CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **August 19, 2025**

FILE(S) #: FP-25-05 Final Plat, Stardale Place Subdivision

REQUEST

The Applicant is seeking approval of a Final Plat for Stardale Place Subdivision consisting of 22 residential lots and 4 common lots on 3.39 acres. The property is located at 331, 343 and 385 N. Center Street in Star, Idaho, and is generally located on the southwest corner of N. Center Street and W. 3rd Street. Ada County Parcel No's. R8108001065, R8108001125, R8108001183, R8108001185, and R8108001240.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:
Antonio Conti
Ackerman-Estvold
7661 W. Riverside Drive
Garden City, Idaho 83714

APPLICANT:
Carmen Weber
Ackerman-Estvold
7661 W. Riverside Drive
Garden City, Idaho 83714

OWNER:
Graybird LLC
710 West 100 South
Smithfield, Utah 84335

PROPERTY INFORMATION

Land Use Designation -	Residential (R-7-DA)
Acres -	3.39
Residential Lots -	22
Common Lots -	4
Commercial -	0

HISTORY

May 3, 2022	Application was originally scheduled for public hearing and was tabled to June 7, 2022.
June 7, 2022	Application was scheduled for public hearing and was tabled to June 21, 2022 to allow applicant to make changes as requested by the Council.
June 21, 2022	Council approved applications for Annexation and Zoning (AZ-22-04), Rezone (RZ-21-04), Development Agreement (DA-22-02), and Preliminary Plat (PP-22-03) for Stardale Place Subdivision. The preliminary plat was approved for a maximum 22 single-family residential lots, and 44 common lots on 3.39 acres.
June 19, 2024	The Administrator approved a Time Extension (TE-24-10) for Stardale Place Subdivision. The Applicant's Preliminary Plat approval was extended to July 19, 2025.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Stardale Place Subdivision, consisting of 22 single-family residential lots, and 4 common lots on 3.39 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

Staff Reviewed Comments from the Original Preliminary Plat Approval/Findings of Fact:

PRELIMINARY PLAT:

The original Preliminary Plat submitted contains 26 single family residential lots and 3 common area lots on 3.39 acres with a proposed density of 7.67 dwelling units per acre. **The lots will have access and frontage from public streets.** Lots will range in size from 3,434 square feet to 6,687 square feet with the average buildable lot being 3,979 square feet. The submitted preliminary plat is showing a local road with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be from N. Center Street. Sidewalks are proposed to be attached with a 5-foot, concrete sidewalk. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 0.51 acres (15%) of usable open space which satisfies the Unified Development Code.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 1 site amenity. The applicant is proposing a walking path with connections to the north and south, enhancing community connectivity.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
  Internal sidewalks are proposed at five-foot (5') widths and will be attached throughout the development.

- Lighting
  Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan**.** All proposed light locations satisfy City code. **Applicant has not provided a streetlight design/cut sheet for City approval. Applicant will be required to work with Staff and submit a cut sheet and design before signature of the final plat**.

- Street Names
  Applicant has not provided documentation from Ada County that the street name is acceptable and have been approved. This will be required at final plat

- Subdivision Name
  Applicant has provided a letter from Ada County that the subdivision name has been approved and reserved for this development.

- Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements for the open areas. Streets in the development do not show the appropriate number of trees. These will need to be added once driveways are designed to receive occupancy permits.**

- Setbacks – **The applicant is not requesting any setback waivers.**

- Block lengths – All blocks meet the 750' block length requirement.

- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. This documentation was included in the application packet.

- Phasing – The development is proposing to be built out in a single phase.

Staff analysis of Final Plat Submittal:

Compliance with Council Conditions of Approval – Staff confirmed that the correct number of residential lots with lot lines aligned with neighbors to the north,

The Preliminary Plat was approved with 22 single-family residential lots, and 4 common lots on 3.39 acres. The Final Plat complies with the approved, revised preliminary plat.

Common/Open Space and Amenities – **Amenities for the development include an approximately 8,496 square foot park that will have a gazebo with park benches. The original approval included a total of 22,757 square feet (.52 acres), or approximately 15.4% total open space, including 18,640 square feet (.43 acres), or approximately 12.8% usable open space.**

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. **The included landscape plan appears to satisfy the tree requirements. The plan indicates native seeding in the park/open space. The applicant shall update the landscape plan and include grass within the open space area. The updated plan shall also detail the site amenities, including a gazebo and park benches.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. **The Applicant has not provided a streetlight design that is in compliance with the city requirements and approved for installation. The applicant has not provided a street light plan showing lights at all the required locations. These will be required prior to signing the final plat.**

Setbacks – Council approved Setbacks shall be as follows:

- 5' side yard setbacks for all homes

Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

Street Names – Applicant has provided documentation that the proposed street name has been applied for, but no documentation of approval has been provided. This will be required prior to signing the mylar.

Mailbox Cluster – **Applicant shall provide documentation from Star Postmaster depicting the approved location for the mailbox cluster for the development.** The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the

postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times**. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.

Streets – The street into the subdivision was originally approved as a public street during the preliminary plat approval. The applicant has indicated that the street was built as a private street, although it was built to public street standards. Unless the applicant receives approval from City Council, the street shall be public and meet all requirements of ACHD and the City.

Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

    i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
    ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
        1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural**

elements shall be provided for all single-family residential structures. These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:

2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
5. Additional landscaping buffers may also be required.

2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

a. **<u>1 to 50 units = minimum of 5 architectural styles and/or floorplans</u>**
b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
c. 101 and over units = minimum of 10 architectural styles and/or floorplans

3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

4. Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

<u>Sidewalks</u> – Sidewalks are proposed to be 5 foot wide throughout the development and will be attached.

<u>Streets</u> – Development local roads are proposed to be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way.

<u>Block lengths</u> – The block meets the 750' length requirement.

<u>Fencing</u> – **Applicant has not provided a fencing plan. Fence shall be consistent throughout the development. A plan shall be submitted for Staff review/approval prior to signing the final plat.**

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on July 7, 2025.

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

A. The Plat is in conformance with the Comprehensive Plan.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

Conditions included in the Findings of Fact & Development Agreement.

- The development is approved for a maximum of 22 single-family residential lots.
- A second amenity shall be provided in the development. The applicant shall work with City Staff on exact type.
- A pathway shall be constructed within Lot 19 to connect with the subdivision to the south. Applicant shall coordinate location with the developer to the south. Pathway shall be concrete. Detached sidewalks shall be constructed along N. Center Street.
- Setbacks shall be approved as follows: 5' side yard setbacks for all homes. All other setbacks will adhere to the code for the R-7 residential zone.

Conditions Specific to Signature of Final Plat.

1. **The street within the subdivision shall be a public street, unless the City Council separately approves a private street application. If Council does approve the private street, all requirements and standards for private streets shall be included as part of these conditions of approval. Final plat will not be signed until the street issue is resolved and inspections are completed.**
2. **All individual lots shall retain drainage on-site and shall not drain onto adjacent residential lots or adjacent properties.**
3. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city $1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at $22,000. $22,000 is due (22 residential lots x $1,000) to be paid before signing the final plat.**

4. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
5. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat**.
6. **Prior to signature of final plat, the applicant shall provide approval from the Star Postmaster for the location of mailbox cluster.**
7. **Prior to signature of final plat, the applicant shall provide a fencing plan for Staff review/approval. Fencing shall be consistent throughout the development.**
8. **Prior to signature of final plat, the applicant shall submit a streetlight plan showing location of lights and a design plan/cutsheet of the proposed streetlights for Staff review/approval.**
9. **Prior to signature of final plat, the applicant shall submit a revised landscape plan removing the native seeding and showing grass within the park/common area lot. The plan shall also detail the 2 site amenities (gazebo & benches).**
10. Documentation from Ada County that the proposed street name has been approved for use shall be given to Staff.

Additional Conditions of Approval

1. The approved Final Plat for Stardale Place Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
3. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
4. All entrances into the subdivision shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
5. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
6. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
7. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**

8. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
9. As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
10. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
11. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
12. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
14. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
15. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
18. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed

180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)

19. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
20. A separate sign application is required for any subdivision sign.
21. Applicant shall provide the City with an electronic copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
22. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
23. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
24. All common areas shall be maintained by the Homeowners Association.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
26. **A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.**

COUNCIL DECISION

The Star City Council _____ File # FP-25-05 Stardale Place Subdivision, Final Plat on _____, _____. 2025.

VICINITY MAP FOR

STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W., CITY OF STAR, ADA COUNTY, IDAHO.

JANUARY 2022 SCALE: 1" = 1000' SHEET 1 OF 1

N

1/2 1/4 0 1/2 Full

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".

Scale: 1" = 1000'

NO.	REVISIONS	BY	DATE	APPR.

ACKERMAN ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

SCALE (H): 1"=1000'
SCALE (V): N/A
DRAWN BY: ALA
DESIGNED BY: ALA
CHECKED BY: AMC
DATE: 1/18/22

PROJECT NO. R21227
DRAWING NAME
DRAWING NAME

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS DEPICTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ACKERMAN-ESTVOLD SHALL BE WITHOUT LIABILITY TO ACKERMAN-ESTVOLD.

July 27, 2023

City of Star
Planning and Zoning
10769 W. State Street
Star, ID 83669

RE: Letter of Intent and Statement of Compliance

To whom it may concern,

This is a Letter of Intent for Stardale Place Subdivision, consisting of 5 parcels for a total of 3.39 acres at 385 North Center Street, Star, Idaho. The proposed plat consists of 22 single-family residential lots and has a gross density of 6.78 dwelling units per acre. The single-family lots vary from 3,525 sf to 5,842 sf, with an average of 4,155 sf.

The open space consists of concrete sidewalks, grass, and trees, located in the common lots and boulevard. This open space makes up approximately 20.4% of the total area of the property, and includes concrete sidewalks, a gazebo, and benches.

The final plat maintains substantial compliance with the approved Preliminary Plat and Conditions of Approval, notwithstanding the following changes:

1. The number of buildable lots was reduced from 26 to 22
2. The amount of common open space was increased from 0.51 Acres to 0.69 Acres
3. The amount of open space was relocated with no reduction to the total amount 4. The number of open space lots is the same

Respectfully submitted,

Antonio M Conti, P.E., P.L.S.

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

****All information must be filled out to be processed.*

FILE NO.: FP-25-05
Date Application Received: 04/28/2025 Fee Paid: _____
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ☑ Owner ___ Representative ___

Applicant Name: Carmen Weber
Applicant Address: 7661 W. Riverside Dr., Garden City, ID Zip: 83714
Phone: (208) 853-6470 Email: carmen.weber@ackerman-estvold.com

Owner Name: Graybird LLC
Owner Address: 710 West 100 South, Smithfield, Utah Zip: 84335
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Antonio Conti Firm Name: Ackerman-Estvold
Address: 7661 W. Riverside Dr., Garden City, ID Zip: 83714
Phone: (208) 853-6470 Email: Antonio.Conti@ackerman-estvold.com

Property Information:

Subdivision Name: Stardale Place Subdivision Phase: NA

Parcel Number(s): R8108001125, R8108001240, R8108001065, R8108001185, & R8108001183

Approved Zoning: _____ Units per acre: 6.49 DU/AC

Total acreage of phase: 3.39 acres Total number of lots: 27

Residential: 23 Commercial: NA Industrial: NA

Common lots: 4 Total acreage of common lots: 12,598 s.f. Percentage: 21%

Percent of common space to be used for drainage: 0 Acres: 0

Special Flood Hazard Area: total acreage NA number of homes NA

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	26	23
Number of Common Lots:	4	4
Number of Commercial Lots:	NA	NA
Roads:	Included as 1 of the 4 common lots Stardale Place (Private)	Included as 1 of the 4 common lots Stardale Place (Private)

Amenities: Walking Paths _____ _____

_____ _____

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: Stardale Place Subdivision Phase: NA

Special Flood Hazard Area: total acreage NA number of homes NA

a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0300F/16027C0259G
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X
Base Flood Elevation(s): AE NA .0 ft., etc.: NA

c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
✔	Completed and signed copy of Final Plat Application	BN
✔	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✔	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council.	BN
✔	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
✔	Electronic copy of current recorded warranty deed for the subject property	
✔	If the signature on this application is not the owner of the property, an **original** notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	BN
✔	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
✔	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
✔	Electronic copy of vicinity map showing the location of the subject property	BN
✔	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
✔	One (1) 11" X 17" paper copy of the Final Plat	BN
✔	Electronic copy of the Final landscape plan**	

☑	One (1) 11” X 17” copy of the Final landscape plan	BN
☑	Electronic copy of site grading & drainage plans**	BN
☑	Electronic copy of originally approved Preliminary Plat**	BN
☑	Electronic copy of a Plat with all phases marked with changes, if applicable**	
☑	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
☑	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	BN
☑	Electronic copy of streetlight **design** and **location** information	BN
☑	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
NA	Electronic copy of all easement agreements submitted to the irrigation companies	
NA	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
☑	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R’s shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.	BN
☑	**Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance**: • One (1) 11” X 17” and (1) 18” X 24” **recorded** copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R’s • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf’s are required for all plans – No Scanned PDF’s please.	
☑	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*

_____ 4/17/2025

Applicant/Representative Signature Date

PRELIMINARY PLAT FOR

STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W., CITY OF STAR, ADA COUNTY, IDAHO.

JUNE 2022 SCALE: 1" = 20' SHEET 1 OF 1

N

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 20'

LEGEND:

- ● SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350
- ▲ FOUND MONUMENT AS NOTED
- ○ CALCULATED POINT - NOTHING FOUND OR SET
- B.O.B. BASIS OF BEARING
- CP&F CORNER PERPETUATION AND FILING RECORD
- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT

PRELIMINARY PLAT DATA

TOTAL SITE AREA	3.39 ACRES
SINGLE-FAMILY RESIDENTIAL (64.60%)	2.19 ACRES
RIGHT-OF-WAY (26.84%)	0.91 ACRES
COMMON AREA (15.34%)	0.52 ACRES
EXISTING ZONING	R-4
PROPOSED ZONING	R-7
SINGLE-FAMILY RESIDENTIAL LOTS	23
OPEN SPACE/COMMON LOTS	3
PUBLIC ROAD	1
TOTAL LOTS	27
GROSS RESIDENTIAL DENSITY	6.78 DU/ACRE
NET RESIDENTIAL DENSITY (EXCLUDES PUBLIC STREET & OPEN SPACE)	10.50 DU/ACRE

AMENITIES
1. WALKING PATHWAYS
2. GAZEBO
3. BENCHES

NOTES

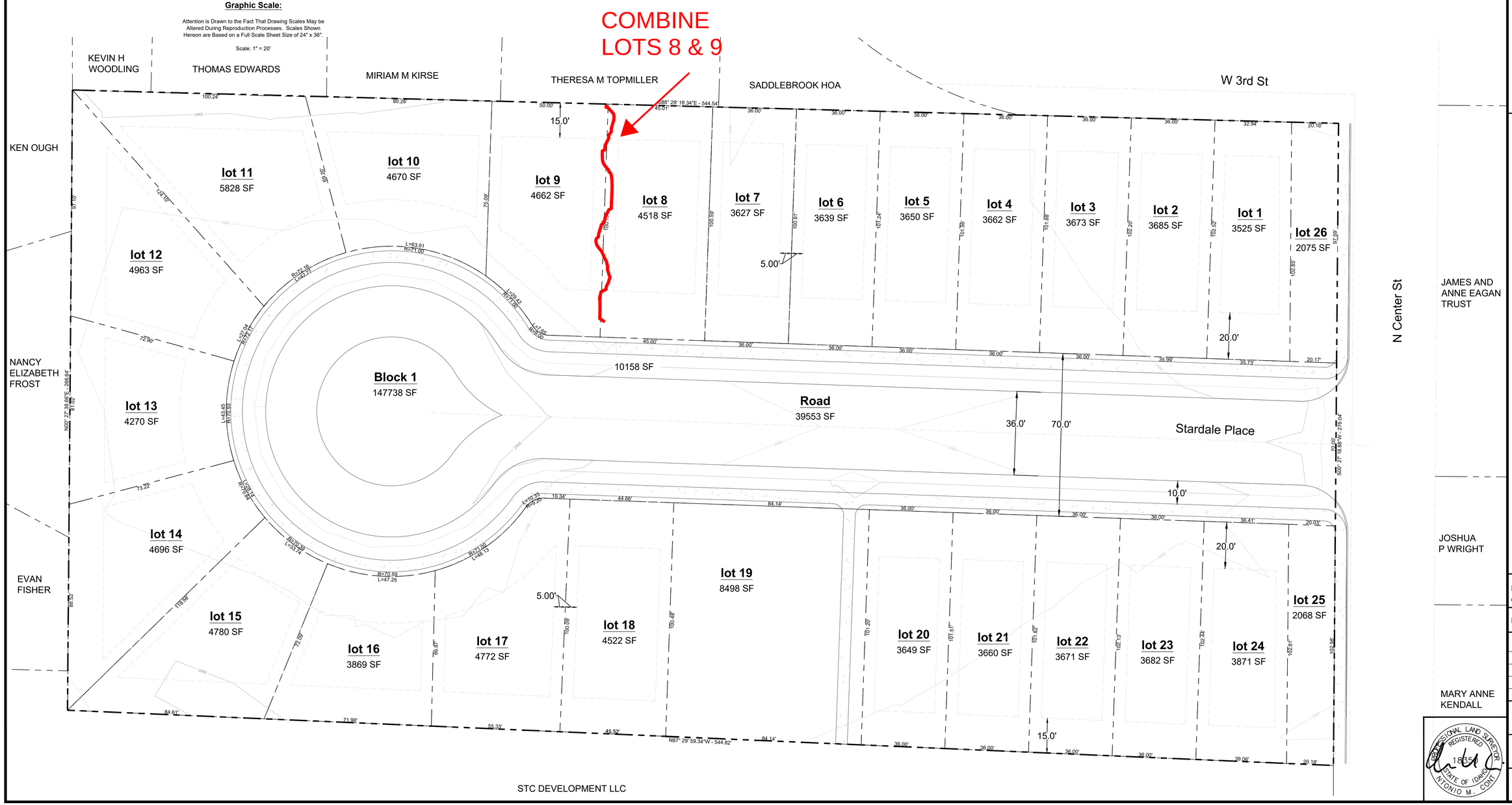
1. SANITARY SEWER AND DOMESTIC WATER SERVICES TO BE PROVIDED BY EXTENSION OF STAR SEWER & WATER DISTRICT
2. SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 16001C0130J DATED 06/19/2020.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
4. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
5. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
6. IRRIGATION WATER SHALL BE PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
8. LOTS 19, 25, AND 26 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY STARDALE PLACE HOME ASSOCIATION OR ITS ASSIGNS.
9. LOTS 25 AND 26 WILL CONTAIN UNDERGROUND SEEPAGE BEDS FOR DRAINAGE OF THE SUBDIVISION.

OWNER OF RECORD
FRANK ROWE
343 N CENTER STREET
STAR, ID 83669

FREMANTLE DEVELOPMENT
784 S CLEARWATER LOOP STE B
POST FALLS, ID 83854

DEVELOPER
BRUCE HESSING
2338 W BOULDER BAR DR
MERIDIAN, ID 83646

ENGINEER/SURVEYOR
ANTONIO CONTI PE, PLS
7661 WEST RIVERSIDE DR., STE 102
GARDEN CITY, ID 83714



STC DEVELOPMENT LLC

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STARDALE PLACE SUBDIVISION
385 N CENTER STREET
STAR, IDAHO

DRAWN BY: CDJ
CHECKED BY: AMC

DATE: 06/13/2022

REVISIONS

	DATE
#	--/--/----
#	--/--/----
#	--/--/----

Project No. R21227

PRELIMINARY PLAT

1.0

PROFESSIONAL LAND SURVEYOR REGISTERED 18350 STATE OF IDAHO ANTONIO M. CONTI

FINAL PLAT FOR

STARDALE PLACE SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, T.4N., R.1W., CITY OF STAR, ADA COUNTY, IDAHO.

2025 SCALE: 1" = 40' SHEET 1 OF 3

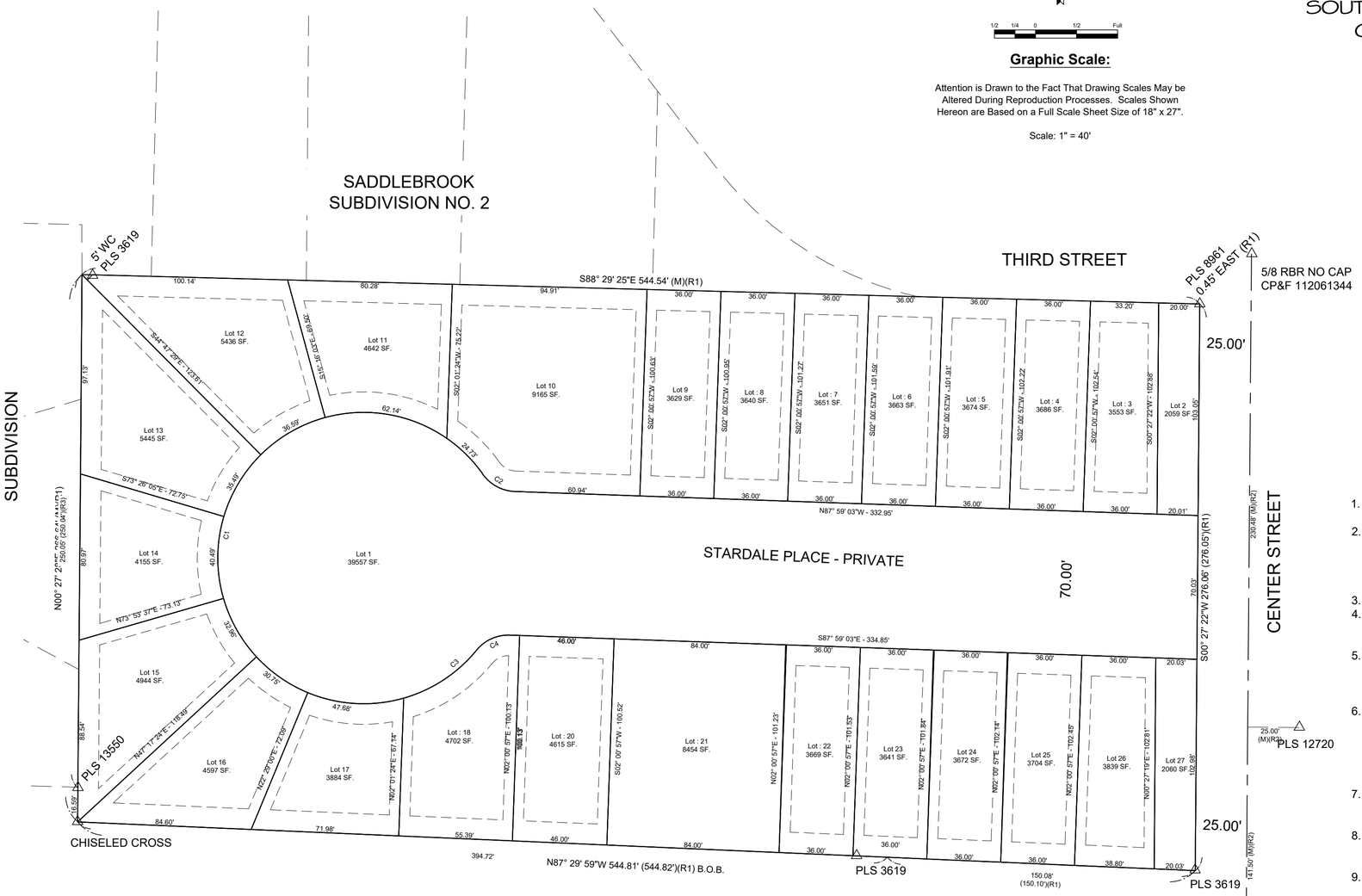
N

1/2 1/4 0 1/2 Full

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 18" x 27".

Scale: 1" = 40'



Curve Table			
Curve #	Length	Radius	Chord
C1	353.95'	71.00'	S2° 00' 57"W 85.82'
C2	18.44'	20.00'	S61° 34' 36"E 17.79'
C3	43.13'	71.00'	S56° 36' 21"W 42.47'
C4	18.44'	20.00'	S65° 36' 31"W 17.79'

LEGEND:

- ● SET 5/8" REBAR WITH PLASTIC CAP MARKED LS 18350
- ▲ FOUND MONUMENT AS NOTED
- ○ CALCULATED POINT - NOTHING FOUND OR SET

B.O.B. BASIS OF BEARING

CP&F CORNER PERPETUATION AND FILING RECORD

- SUBJECT PARCEL
- PROPERTY LINE
- REFERENCE BOUNDARIES
- EASEMENT LINE

NOTES:

1. BASIS OF BEARING: SOUTH LINE OF SUBJECT PARCEL BEING N87°29'59"W AS ESTABLISHED BETWEEN FOUND MONUMENTS
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF THE ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. EASEMENTS TO BE PROVIDED PER CITY OF STAR STANDARDS.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF RE-SUBDIVISION.
5. LOTS 1, 2, 21 AND 27 ARE COMMON AREA LOTS HAVING A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE, AND WILL BE OWNED AND MAINTAINED BY THE STARDALE PLACE HOMEOWNERS ASSOCIATION.
6. ALL LOT LINES COMMON TO ANY PRIVATE ROADS, REAR LOT LINES, EXTERIOR BOUNDARY LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT TEN FOOT WIDE (10') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE. INTERIOR LOT LINES ARE HEREBY DESIGNATED AS HAVING A PERMANENT A FIVE FOOT WIDE (5') EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
7. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL STORMWATER AND DRAINAGE FACILITIES TO CONTAIN ALL WATER TO THE PROPERTY.
8. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.
9. THE DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503 RIGHT TO FARM ACT, WHICH STATES " NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM PANEL 16027C0300F AND 16027C0259G, CITY OF STAR, ADA COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT

REFERENCES

R1 UNFILED SURVEY BY BRIGGS ENGINEERING
R2 ROS 12158
R3 ENDSELY COURT SUBDIVISION

PROFESSIONAL LAND SURVEYOR LICENSED 18350 STATE OF IDAHO ANTONIO M. CONTI

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CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF STARDALE PLACE SUBDIVISION;

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, BLOCK 8, SECOND AMENDED PLAT OF THE TOWNSHIP OF STAR, BOOK 3 OF PLATS, PAGE 138, RECORDS OF ADA COUNTY, IDAHO, ALSO BEING IN THE SW ¼ OF THE SE ¼ OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE SOUTHEAST 1/16TH CORNER OF SAID SECTION 7, ALSO BEING THE INTERSECTION OF W 3RD STREET AND N CENTER STREET; THENCE NORTH 88°29'18" WEST 25.00 FEET ALONG THE NORTH LINE OF SAID SW 1/4 SE 1/4 AND CENTERLINE OF W 3RD STREET TO A POINT LYING ON THE EASTERLY BOUNDARY OF SADDLEBROOK SUBDIVISION - PHASE TWO RECORDED IN IN BOOK 90 OF PLATS AT PAGES 10560 THROUGH 10564, RECORDS OF ADA COUNTY; THENCE SOUTH 00°27'22" WEST 25.00 FEET ALONG SAID EASTERLY BOUNDARY TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF SAID N CENTER STREET SOUTH 00°27'22" WEST 276.0 FEET TO A 5/8" REBAR; THENCE LEAVING SAID RIGHT OF WAY NORTH 87°29'59" WEST 544.81 FEET TO AN 'X' CHISELED IN A CONCRETE IRRIGATION STRUCTURE; THENCE NORTH 00°27'28" EAST 266.64 FEET ALONG THE EASTERLY BOUNDARY OF ENDSLEY COURT SUBDIVISION RECORDED IN BOOK 117 OF PLATS AT PAGES 17841 THROUGH 17846, RECORDS OF ADA COUNTY, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SADDLEBROOK SUBDIVISION - PHASE TWO; THENCE ON THE SOUTH LINE OF SAID SADDLEBROOK SUBDIVISION SOUTH 88°29'25" EAST 544.54 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.392 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

PUBLIC UTILITY, IRRIGATION AND DRAINAGE. EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

_____

GRAYBIRD, LLC DATE

ACKNOWLEDGEMENT

STATE OF_____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED BRAYDEN SPARROW, KNOWN TO ME TO BE THE MANAGER OF GRAYBIRD, LLC, THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEROF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF _____

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ANTONIO M. CONTI, PLS 18350

PROFESSIONAL LAND SURVEYOR
LICENSED
18350
STATE OF IDAHO
ANTONIO M. CONTI

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APPROVAL OF CITY ENGINEER
I, the Undersigned, City Engineer in and for the City of Star, Ada County, Idaho, on this Day, _____, hereby approve this Plat.

_____
Star City Engineer Date

APPROVAL OF CITY COUNCIL
I, the Undersigned, City Clerk in and for the City of Star, Ada County, Idaho, do hereby Certify that at a Regular Meeting of the City Council held on the _____ Day of _____, 202___, This Final Plat was Approved and Accepted.

_____
City Clerk, Star, Idaho Date

ADA COUNTY HIGHWAY DISTRICT COMMISIONERS
The Foregoing Plat was Accepted and Approved by the Board of Ada County Highway District Commissioner on the _____ Day of _____, 202___.

_____
President Date

HEALTH CERTIFICATE
Sanitary Restrictions as Required by Idaho Code, Title 50, Chapter 13 have been Satisfied According to the Letter to be read on file with the County Recorder or His/Her Agent Listing the Conditions of Approval.
Sanitary Restrictions may be Reimposed, in Accordance with Section 50-1326, Idaho Code, by the Issuance of a Certificate of Disapproval.

_____
Health Officer Date

CERTIFICATE OF THE COUNTY TREASURER
I, the Undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the Requirements of Idaho Code 50-1308, do Hereby Certify that any and all Current and/or Delinquent County Property Taxes for the Property Included in this Subdivision have been paid in full. This Certification is valid for the next Thirty (30) Days only.

_____
County Treasurer Date

CERTIFICATE OF THE COUNTY SURVEYOR
I, the Undersigned, Professional Land Surveyor for Ada County, Idaho, Hereby Certify that I have Checked this Plat and find that it Complies with the State of Idaho Code Relating to Plats and Surveys.

_____
Ada County Surveyor Date

PROFESSIONAL LAND SURVEYOR
LICENSED
18350
STATE OF IDAHO
ANTONIO M. CONTI

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LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH (BORBONUS LANDSCAPE) OVER DEWITT PRO-5 WEED BARRIER LANDSCAPE FABRIC. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE CIVIL GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
18. STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING OR SODDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

FERTILE-FIBER MULCH MATERIAL

GROW NUTRIBASE FROM 'QUATTRO ENVIRONMENTAL', A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM 'QUATTRO ENVIRONMENTAL' (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER – ECOLOGY CONTROLS M–BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.
GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1–800–768–4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE–FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

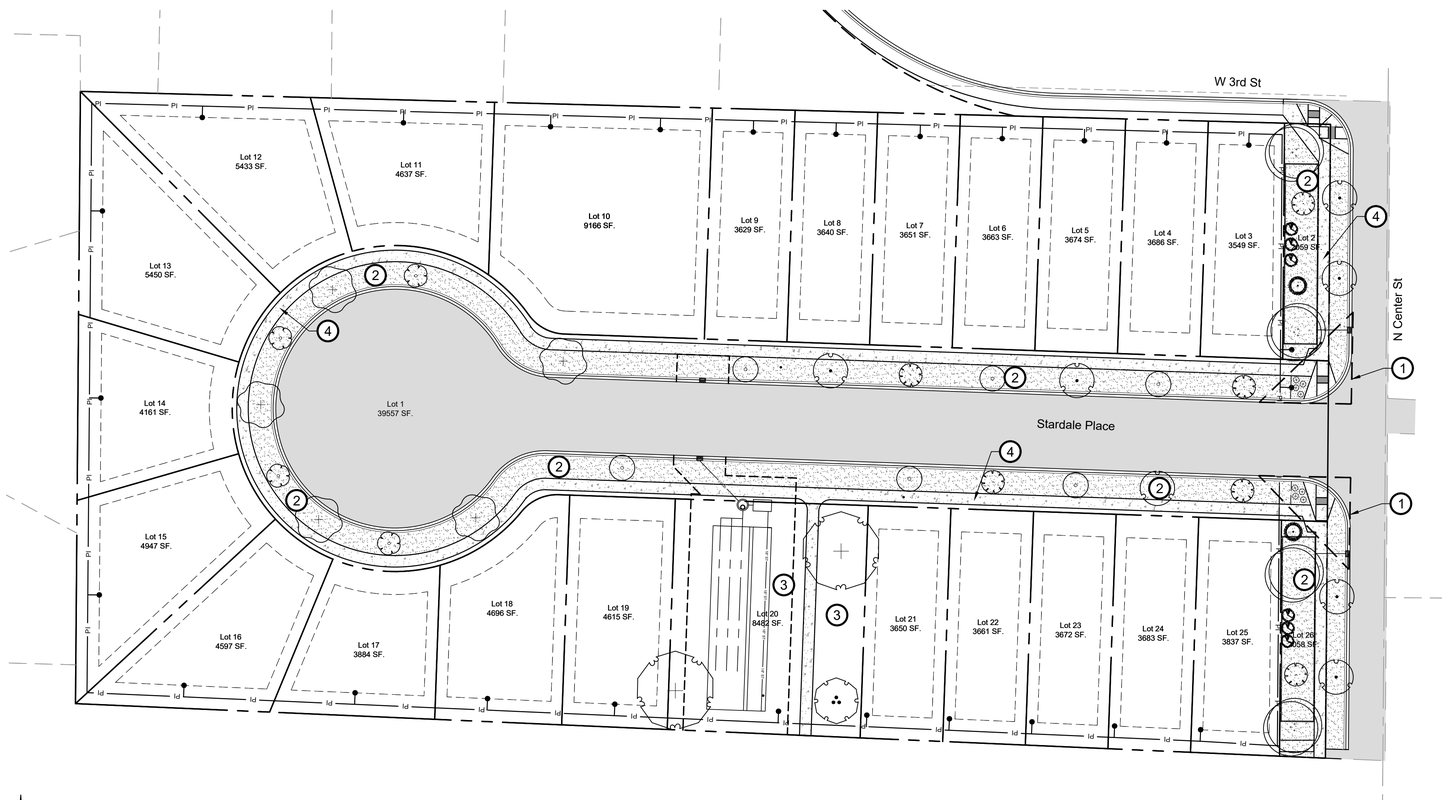
PLANT SCHEDULE

CONIFEROUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	6	Columnar Norway Spruce Picea abies 'Cupressina'	6` Ht.	25`H x 6`W	

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	7	Columnar Norway Maple Acer platanoides 'Columnar'	2" Cal. B&B	35`H x 15`W	Class II
	5	Pacific Sunset Maple Acer truncatum x platanoides 'Warrenred' TM	2" Cal. B&B	30`H x 25`W	Class I
	1	Pyramidal European Hornbean Carpinus betulus 'Fastigiata'	2" Cal. B&B	35`H x 25`W	Class II
	4	Frans Fontaine Hornbeam Carpinus betulus 'Frans Fontaine'	2" Cal. B&B	35`H x 15`W	Class II
	4	Skyline Honeylocust Gleditsia triacanthos 'Skycole'	2" Cal. B&B	45`H x 35`W	Class II
	2	Slender Silhouette Sweetgum Liquidambar styraciflua 'Slender Silhouette'	2" Cal. B&B	60`H x 8`W	Class II
	2	Swamp White Oak Quercus bicolor	2" Cal. B&B	45`H x 45`W	Class III
	6	Crimson Spire Oak Quercus robur x alba 'Crimschmidt' TM	2" Cal. B&B	45`H x 15`W	Class II
	6	Corinthian Littleleaf Linden Tilia cordata 'Corzam' TM	2" Cal. B&B	45`H x 15`W	Class II

SHRUBS	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	USDA ZONE
	8	Neon Flash Spirea Spiraea japonica 'Neon Flash'	2 gal.	3`H x 3`W	

GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES
	143 sf	1" minus Small Bark Mulch Bark Mulch	---	
	14,363 sf	RTF Sod Rhizomatous Tall Fescue	---	



PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

TOTAL PROPERTY SIZE= 147,738 S.F. - 3.4 ACRES
ZONING DISTRICT= R-7
LOT IMPROVEMENTS AREA= 147,738 S.F.
BUILDABLE LOT COVERAGE: 57,668 S.F.
HARDSCAPE COVERAGE: 29,143 S.F.
LANDSCAPE AREA: S.F. 60,927 S.F.

OPEN SPACE:
REQUIRED COMMON OPEN SPACE: 9,139 S.F. (15% OVERALL SITE)
PROVIDED COMMON OPEN SPACE: 12,599 S.F. (21%)

REQUIRED USABLE OPEN SPACE: 6,092.7 S.F. (10% REQUIRED COMMON OPEN SPACE)
PROVIDED USABLE OPEN SPACE: 12,599 S.F. (21%)
STREET TREES: 4 TREES (1 SHADE TREE/35 FT. REQUIRED)
TOTAL NUMBER OF TREES: 44
TOTAL NUMBER OF TREE SPECIES: 10; 4 SPECIES REQUIRED
LANDSCAPE BUFFER REQUIREMENTS:
WEST LANDSCAPE BUFFER (R-7)
267 LIN. FT.
NO BUFFER REQUIRED

NORTH BOUNDARY LANDSCAPE BUFFER (R-4)
545 LIN. FT.
NO BUFFER REQUIRED

EAST BOUNDARY LANDSCAPE BUFFER (N CENTER ST)
234 LIN. FT.
30 FT. BUFFER PROVIDED
(30 FT. LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 15; 3 SHADE, 3 EVERGREEN PER 100 LINER FEET
PROVIDED TREES - 15

SOUTH BOUNDARY LANDSCAPE BUFFER (C-2)
545 LIN. FT.
10 FT. BUFFER PROVIDED
(10 FT. BUFFER REQUIRED)
8-8D-2 APPLICABILITY SECTION J3
PROPOSED SUBDIVISION FENCE MEETS BUFFER REQUIREMENTS
REQUIRED TREES - 0
PROVIDED TREES - 0

OPEN SPACE LANDSCAPE REQUIREMENTS:
1 DECIDUOUS TREE PER 4,000 SF
12,599 SF/4,000 SF = 3 TREES

CALLOUT NOTES

CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. VISION TRIANGLE
2. PROPOSED TURF AREA
3. PROPOSED NATIVE SEEDING AREA
4. PROPOSED 5' SIDEWALK

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED
CUT EDGE AS DETAILED
PROPERTY LINE (VERIFY)

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
23013	-	-
-	-	-
-	-	-

STATE OF IDAHO SUBMITTED FOR PRELIMINARY NOT FOR CONSTRUCTION LANDSCAPE ARCHITECT

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE + LAND PLANNING + SITE DESIGN + CONSTRUCTION + PROJECT MANAGEMENT
reandpartners.com + 208-514-3300 + 1450 W. Bannock Street, Boise, Idaho 83702

STARDALE
331 AND 385 N CENTER ST
STAR, ID
SUBDIVISION

PRELIMINARY LANDSCAPE PLAN

PROJECT	SHEET
23013	L1.0
DATE: 02/09/23	
DRAWN BY: ESC / CHECKED BY: BSS	

AGENCY REVIEW

PRELIMINARY LANDSCAPE PLAN

30 0 30 60 90
SCALE: 1"= 30'-0"

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Z:_REP Projects\2023\23013 Stardale Subdivision - Hessomm\CAD\Sheets\23013_landscape plan.dwg plotted by: user on Mon, March 13 2023 at 02:35 PM