



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: February 4, 2025

FILE(S): FP-24-16, Final Plat, Addington Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Addington Subdivision, Phase 1, consisting of 15 residential lots and 1 common lot on 2.93 acres. The subject property is located north of State Street on the east side of N. Highbrook Way in Star, Idaho. Ada County Parcel Number R8108003014.

APPLICANT/REPRESENTATIVE:

Tamara Thompson
The Land Group, Inc.
462 E. Shore Drive
Eagle, Idaho 83616

OWNER:

P. Eric Davis
STC Development LLC.
199 N. Capital Blvd., Ste. 300
Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation - Residential R-7-DA

Acres - **2.93** acres

Residential Lots - **15**

Common Lots - 1

Light Office Lots - 0

Commercial Lots - 0

HISTORY

- September 19, 2017 Council approved annexation and zoning (R-7) as part of the Sample Property Annexation, Ordinance 264.
- April 19, 2022 Council approved the applications for preliminary plat (PP-22-02) and Private Road (PR-22-01) for Addington Subdivision.
- April 19, 2022 Staff received a request for reconsideration from the applicant stating that certain items were not considered during the public hearing.
- July 19, 2022 Council granted the request for reconsideration with specific allowances on what conditions of approval would be considered. A hearing date of September 6, 2022, was scheduled.
- September 6, 2022 Council voted 4-0 to approve the Preliminary Plat with modified conditions of approval, through reconsideration.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Addington Subdivision consisting of 15 residential lots and 1 common lots on 2.93 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

PRELIMINARY PLAT & PRIVATE STREET:

The Preliminary Plat submitted contains 34 single family residential lots and 1 common area lots on 5.58 acres with a proposed density of 6.09 dwelling units per acre. The lots will have access and frontage from a proposed private street. Lots will range in size from 2,716 square feet to 5,408 square feet with the average buildable lot being 3,603 square feet. Lots will include zero-lot-lines to accommodate the proposed attached dwelling units. **The submitted preliminary plat is showing a private road with four different width dimensions. None of these widths currently meet the City of Star requirement of 36 feet from back of curb to back of curb of travel lane.** The applicant is requesting a waiver of these standards. Primary access for the development will be on Addington Lane from N. Highbrook Way. Applicant is providing an emergency access in approximately the middle of the development to the south connecting to the entrance street to Albertsons. Applicant is also proposing an emergency access at Center Street with bollards to prevent direct access. The preliminary plat indicates a small, T-type turn-

around at the end of street. **Staff and the Star Fire District are concerned with the functionality of this proposed “turn-around” and recommends a revision to the preliminary plat to accommodate residents, delivery drivers, trash collection and emergency services. This can be accomplished with either an approved cul-de-sac turn around, or direct connection to Center Street. This connection would require a revision to the plat to include a public street rather than the proposed private street. Staff will require one of these options as a condition of approval.** 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 1.18 acres (21.15%) of common open space which satisfies the Unified Development Code requirement of 15 percent. **It appears that the applicant is only proposing 12,095 square feet of usable open space which is less than 24,306 square feet (10%) required by the Unified Development Code. The applicant shall demonstrate that the required open space is provided within the development.**

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 shade structure in a pocket park with a walking path.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks
Internal sidewalks are proposed at five-foot (5') widths and will be both attached and detached 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 lighting locations satisfy City code.
Applicant has provided a streetlight plan. The applicant will need to provide a design/cut sheet for City approval. Applicant will be required to work with Staff and submit an updated cut sheet and design before signature of the final plat. Staff also suggests a streetlight be placed at the intersection of the emergency access.
- Street Names
Applicant has not provided documentation from Ada County that the street name is acceptable and has 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. The plan does not show the appropriate number of required street trees. These will need to be added once driveways are designed to meet the requirement and receive occupancy permits.**
- Setbacks – The applicant is not requesting any setback waivers and will follow the approved setbacks for the R-7 zone.
- Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster within the development as a single location.
- Phasing – The applicant has not provided a phasing plan for the development. It is assumed that the subdivision will be built in a single phase.
- Storm Water - Will be retained on site and utilize Drain 9 and two pervious paver sections in the private road.

G. Existing Site Characteristics:

Existing Site Characteristics: The property is currently vacant ground.

Irrigation/Drainage District(s): Middleton Irrigation Association
Middleton Mill Ditch Company
P.O. Box 848
Middleton, Idaho 83644

Flood Zone: This property is not currently located in a Flood Hazard Area.
FEMA FIRM Panel Number: 16001C0130J & 16001C0125J
Effective Date: 6/19/2020

Special *On-Site Features:*

- ✧ Areas of Critical Environmental Concern – No known areas.
- ✧ Evidence of Erosion – No evidence.
- ✧ Fish Habitat – No.
- ✧ Floodplain – No.
- ✧ Mature Trees – None.
- ✧ Riparian Vegetation – No.
- ✧ Steep Slopes – None.
- ✧ Stream/Creek – None.
- ✧ Unique Animal Life – No unique animal life has been identified.
- ✧ Unique Plant Life – No unique plant life has been identified.
- ✧ Unstable Soils – No known issues.
- ✧ Historical Assets – No historical assets have been observed.
- Wildlife Habitat – No known sensitive wildlife habitat observed.

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 15 residential lots and 1 common lot. The plat was approved for a maximum of 34 residential lots. After Phase 1, there are 19 lots remaining for future phases.

Lot Layout – The density of Addington Estates Phase 1 is 5.12 du/acre. The Final Plat indicates lot sizes range in size from 3,304 square feet to 6,103 square feet. The average buildable lot is 3,600 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – The development contains 32,684 square feet of open space, which equates to approximately 25% of the development. The amenity will be a covered picnic area and large grassy play area.

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 does not appear to satisfy street tree requirements.**

If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-7 zone as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-6 to R-11 attached housing	35'	15' to Living Area. 20' to Garage Face 10' if Alley Load	15', 4' if Alley Load	0' for Common Walls 5' at End of Building	20'

Mailbox Cluster – Applicant has provided documentation from the Star Postmaster depicting the approved location for the mailbox cluster. 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.



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. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - 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.

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.

Street Names – The applicant has provided documentation from the Ada County Street Naming Committee that the proposed street name is approved. The name is reflected properly on the submitted final plat.

Subdivision Name – The applicant has provided documentation that the proposed subdivision name has been approved by Ada County Development Services. The name is reflected accurately on the final plat.

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. The Applicant has provided a street light design/cut sheet with this application that meets the requirements of the city.

Fencing – Applicant is proposing a 6-foot vinyl fence with lattice top around the perimeter of the development. Fencing will be installed as per plans.

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

Floodplain – The property is not located in a Flood Hazzard Area.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 9, 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.
The Council 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 or Development Agreement.

- A Fire District approved cul-de-sac turn-around shall be provided at the eastern end of the proposed private street. The turn-around shall include an emergency access to the east and onto N. Center Street.
- Street widths shall be 36' back of curb to back of curb, where possible to meet City requirements.
- \$1,000 per lot ITD proportionate shares shall be collected for each building lot within the development at the time of final plat.
- A pathway aligning to the north to provide pedestrian connectivity to the proposed subdivision to the north shall be included in the revised preliminary plat. Staff shall provide the exact location prior to final plat submittal.
- **Provide within the development public easements on the private street sidewalks and the pathway connection to the north. All pathways shall be improved with either concrete or paved surfaces. – (As revised by Council through the reconsideration request).**
- **Meet all conditions for the original preliminary plat application.**
- **Council approves waiver to minimum frontage width requirement.**
- **The applicant shall install "No Parking, Tow Away Area" on bottleneck areas of the roadway.**
- **Provide streetlight at emergency access on east side of development.**

Additional Conditions of Approval

1. The approved Final Plat for Addington Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Per the approved Findings of Fact, 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 \$34,000. \$15,000 is due (15 residential lots x \$1000) to be paid before signing the final plat for Phase 1.**

3. **The applicant shall pay all required emergency services mitigation fees to the City, as determined by City Council.**
4. **Applicant shall provide a revised preliminary plat and landscape plan showing the private street meeting the City of Star requirements of 50 feet of easement with 36 feet, from back of curb to back of curb of travel lane, in as many sections as possible, as approved by Council. The revised plat and plan shall indicate that the sidewalks and pathway to the north are to be provided with a recorded public access easement, and that all pathways shall be improved with a concrete or paved surface. The pathway to the north (Phase 2) shall be aligned with the pathway located in the future subdivision to the north. Staff shall provide the exact location to the applicant.**
5. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
6. **The mailbox cluster must be covered and reasonably lit.**
7. 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. A streetlight shall be provided near the eastern emergency access. Even after installation, streetlights may require shielding to prevent light trespass.**
8. **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.**
9. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
10. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
11. 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.**
12. The private streets shall have a minimum street width of 36' and shall otherwise be constructed to ACHD standards, unless otherwise approved by Council and the Fire District. The private street shall meet all requirements of the Star Fire District.

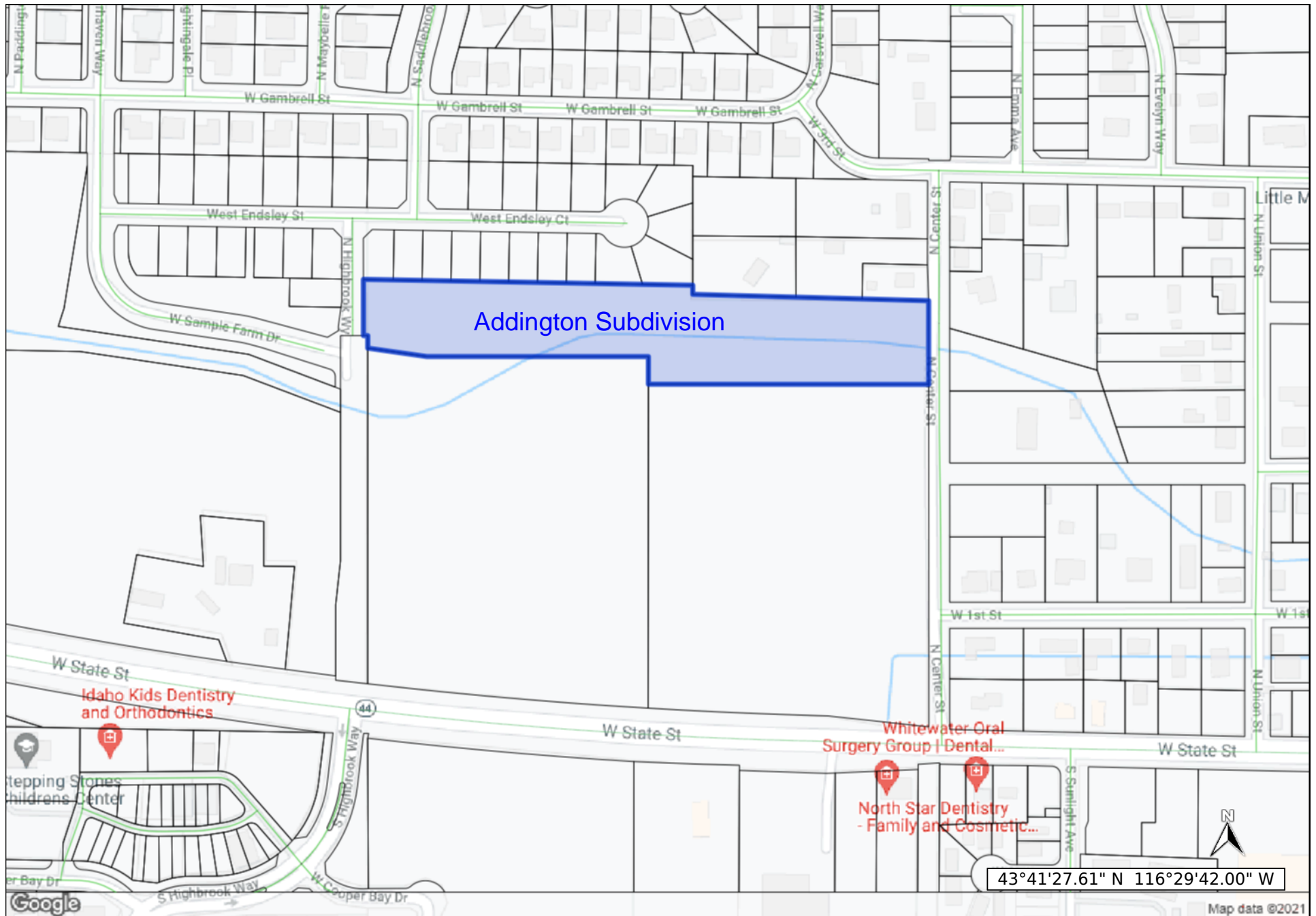
13. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, with the submittal of the final plat application.**
14. The property associated with this approved Final Plat, in addition to the property of all future phases 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.
15. 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.
16. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
17. 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.
18. 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)
19. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
20. 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.
21. 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.)
22. 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.
23. A separate sign application is required for any subdivision sign.
24. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
25. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

26. 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.
27. 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.
28. All common areas shall be maintained by the Homeowners Association.
29. 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.**
30. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
31. **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.
32. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-16 Addington Subdivision Phase 1 Final Plat,
on _____, _____ 2025.

Vicinity Map





November 26, 2024

Shawn Nickel
Planning Director and Zoning Administrator
City of Star – Planning and Zoning Department
10769 W. State Street
Star, ID 83669

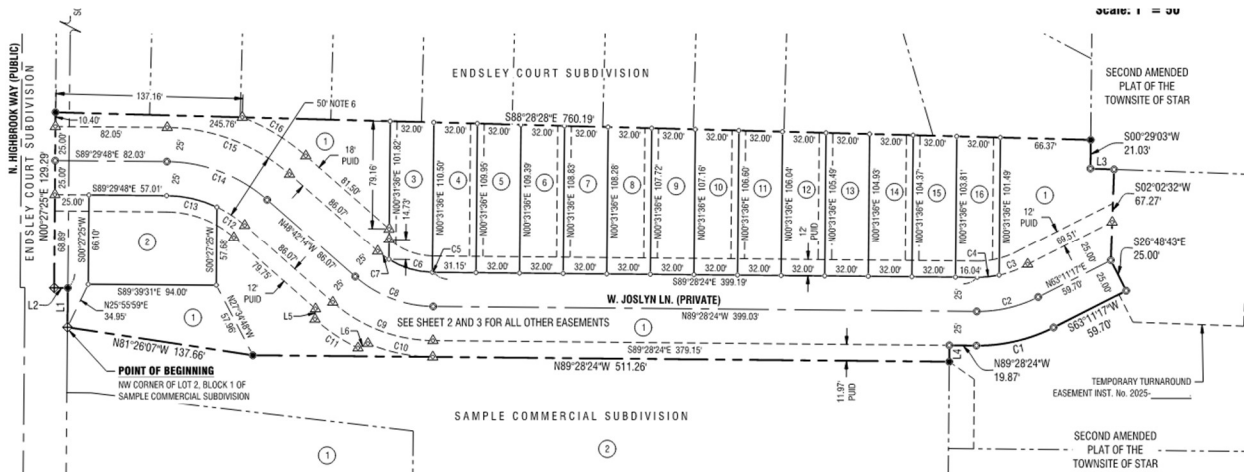
RE: Addington Subdivision Phase 1
Final Plat | PN 121064

Dear Shawn,

Attached to this letter is the final plat application for the Addington Subdivision, Phase 1. This application includes the western portion of parcel R8108003014.

The Addington Subdivision preliminary plat modification, file number PP-22-02 MOD was approved by Star City Council on October 15, 2024. The original preliminary plat and private street (PP-22-02 & PR-22-01) was approved in April 2022.

The preliminary plat contains 31 single family residential lots and 3 common lots on 5.58 acres with a density of 5.56 du/acre. Phase 1 includes 15 building lots and 1 common lot on 2.93 acres for a density of 5.12 du/acre.



The average lot size is 3,600 SF. The lot sizes range from 6,103 to 3,304 SF.

The open space (minus the roadway) is 32,684sf/127,690sf= 25.59%; including the roadway is 73,688sf/127,690sf = 57.70%

The open space amenities include an 8' x 8' covered picnic area and grassy play areas.

The approved dimensional standards are:

Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
	Front (1)	Rear	Interior Side	Street Side
35'	15' to living area 20' to garage 10' if alley load	15' 4' if alley load	0' for common walls 5' at end of building	20'

The minimum lot width is approved at 31'.

A temporary turnaround will be constructed, to be removed with construction of phase 2.

The final plat is consistent with the approved preliminary plat and associated conditions of approval.

Sincerely,



Tamara Thompson
 Director of Client Services
The Land Group, Inc.



FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-16</u>
Date Application Received: <u>12-2-2024</u> Fee Paid: <u>\$2460.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: The Land Group, Inc. - Tamara Thompson
Applicant Address: 462 E. Shore Dr., Eagle, ID Zip: 83616
Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Owner Name: STC Development, LLC. - P. Eric Davis
Owner Address: 199 N. Capital Blvd., Suite 300, Boise, ID Zip: 83702
Phone: 208.331.0110 Email: davis@retailwest.com

Representative (e.g., architect, engineer, developer):
Contact: Tamara Thompson Firm Name: The Land Group, Inc.
Address: 462 E. Shore Dr., Eagle, ID Zip: 83616
Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Property Information:

Subdivision Name: Addington Subdivision Phase: 1

Parcel Number(s): R8108003014

Approved Zoning: R-7 Units per acre: ±5.11

Total acreage of phase: ±2.93 Total number of lots: 16

Residential: 15 Commercial: N/A Industrial: N/A

Common lots: 1 Total acreage of common lots: ±1.69 Percentage: 57.74%

Percent of common space to be used for drainage: 0.00% Acres: 0.00

Special Flood Hazard Area: total acreage n/a number of homes n/a

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>16 - All attached single family</u>	<u>15 - (14) attached & (1) detached</u>
Number of Common Lots:	<u></u>	<u></u>
Number of Commercial Lots:	<u></u>	<u></u>
Roads:	<u></u>	<u></u>

Amenities: _____

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

Subdivision Name: Addington Subdivision Phase: 1

Special Flood Hazard Area: total acreage n/a number of homes n/a

- 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): #160xxxxxC, 160xxxxxE, etc.: 16001C0125J
 FIRM effective date(s): mm/dd/year 6/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X - Area of Minimal Flood Hazard
 Base Flood Elevation(s): AE _____.0 ft., etc.: n/a
- 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 (√)
X	Completed and signed copy of Final Plat Application	BN
X	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.	BN
X	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: <ul style="list-style-type: none"> • 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
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
X	Electronic copy of current recorded warranty deed for the subject property	BN
X	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
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
X	One (1) 11" X 17" paper copy of the Final Plat	BN
X	Electronic copy of the Final landscape plan**	BN

X	One (1) 11" X 17" copy of the Final landscape plan	BN
X	Electronic copy of site grading & drainage plans**	BN
X	Electronic copy of originally approved Preliminary Plat**	BN
N/A	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	BN
X	Electronic copy of streetlight design and location information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	BN
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
X	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
	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • 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.	

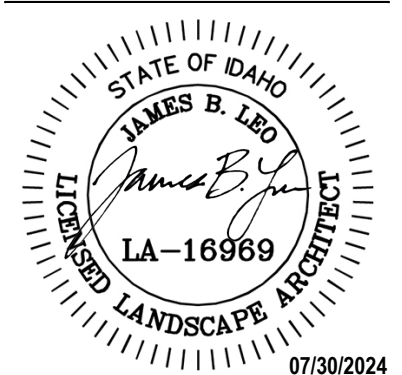
FEE REQUIREMENT:

*** 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.*


 Applicant/Representative Signature
 P. ERIC DAVIS

11/25/2024
 Date

1.	



Project No.: 121064
 Date of Issuance: 07.30.2024
 Project Milestone: Amended Preliminary Plat

Landscape Plan
Overall

PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	
TREES						
	AN	ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE	2" CAL.	B&B	CLASS II; MATURITY: 35' H X 25' W	
	FR	FRAXINUS PENNSYLVANICA 'RUGBY' TM / PRAIRIE SPIRE ASH	2" CAL.	B&B	CLASS II; MATURITY: 40' H X 20' W	
	LE	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	2" CAL.	B&B	CLASS III; MATURITY: 55' H X 25' W	
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / COLUMNAR SWEET GUM	2" CAL.	B&B	CLASS II; MATURITY: 50' H X 8' W	
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	QM	QUERCUS MACROCARPA / BURR OAK	2" CAL.	B&B	CLASS III; MATURITY: 50' H X 40' W	
SHRUBS						
	AL	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY	3 GAL		MATURITY: 1.5' H X 3.5' W	
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL		MATURITY: 2.5' H X 2.5' W	
	CA	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	5 GAL		MATURITY: 5' H X 5' W	
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		MATURITY: 4' H X 3' W	
	CS	CORNUS ALBA 'SIBIRICA' / REDBARK DOGWOOD	5 GAL		MATURITY: 9' H X 5' W	
	EU	EUONYMUS JAPONICUS 'GREENSPIRE' / GREENSPIRE UPRIGHT EUONYMUS	2 GAL		MATURITY: 6' H X 3' W	
	HK	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL		MATURITY: 2' H X 2' W	
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL		MATURITY: 15H X 3W	
	LM	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL		MATURITY: 2' H X 2' W	
	PH	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	2 GAL		MATURITY: 2' H 6' W	
	PM	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	2 GAL		MATURITY: 3' H X 3' W	
	PS2	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL		MATURITY: 5H X 5W	
	RT	RHUS TYPHINA 'BAILTIGER' / TIGER EYE STAGHORN SUMAC	5 GAL		MATURITY: 6W X 6H	

Landscape Plan Notes:

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- B. ALL PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
- C. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
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- F. ALL NON-TURF PLANTERS SHALL RECEIVE 4" LAYER OF DECORATIVE MULCH.
- G. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
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Preliminary Plat Landscape Notes:

- 1. NO SLOPES GREATER THAN 20% SLOPE EXIST OR ARE PROPOSED ON THIS SITE.
- 2. REFER TO PLAN SHEETS FOR SIGHT TRIANGLES PER STAR ORDINANCE.
- 3. FENCING BY OWNER, BUILDER, OR DEVELOPER.
- 4. ANY TREES PLANTED WITHIN A PARKWAY STRIP SHALL BE CENTERED IN PARKWAY STRIP.
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Street Tree Notes:

- 1. TREES SHALL NOT BE PLANTED WITHIN A MINIMUM 5' OF ANY SSWD WATER SERVICE.
- 2. ANY TREES PLANTED WITHIN A CLEAR VISION TRIANGLE SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET (8') ABOVE THE GROUND OR SIDEWALK SURFACE AND 14 FEET (14') ABOVE ADJACENT STREET SURFACE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUNDCOVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE THREE FEET (3') FROM THE LOWEST ADJACENT STREET.
- 3. ROOTBARRIERS SHALL BE INSTALLED AT CURBS AND SIDEWALKS AT STREET TREES WHERE THE PARKWAY STRIP IS LESS THAN 8' WIDE.

Automatic Underground Irrigation Notes:

- A. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- B. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- C. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT NON-MOW FESCUE AREAS, 6" AT SOD LAWN AREAS.
- D. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
- E. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - E.A. PRECISE INDIVIDUAL STATION TIMING
 - E.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - E.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - E.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - E.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- F. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- H. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
- I. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

Landscape Requirements:

AS IDENTIFIED IN THE STAR, IDAHO CITY ORDINANCE:

LANDSCAPE BUFFERS ALONG STREETS (8-8D-2-M)
 ONE (1) TREE PER THIRTY-FIVE (35) LINEAR FEET WITH SHRUBS, LAWN, OR OTHER VEGETATIVE GROUND COVER.

STREET	TREES REQUIRED	TREES PROVIDED
N. HIGHBROOK WAY (LESS DRIVE/EASEMENTS)	3 TREES (120 L.F. / 35)	1 SHADE TREE 4 ORNAMENTAL TREES*
N. CENTER ST (LESS DRIVE/EASEMENTS)	5 TREES (172 L.F. / 35)	3 SHADE TREES 4 ORNAMENTAL TREES*

*COLUMNAR SWEETGUM SUBSTITUTED FOR REQUIRED SHADE TREE AT 2:1 USING ORNAMENTAL TREE SUBSTITUTION ALLOWANCE FROM MUNICIPAL CODE.

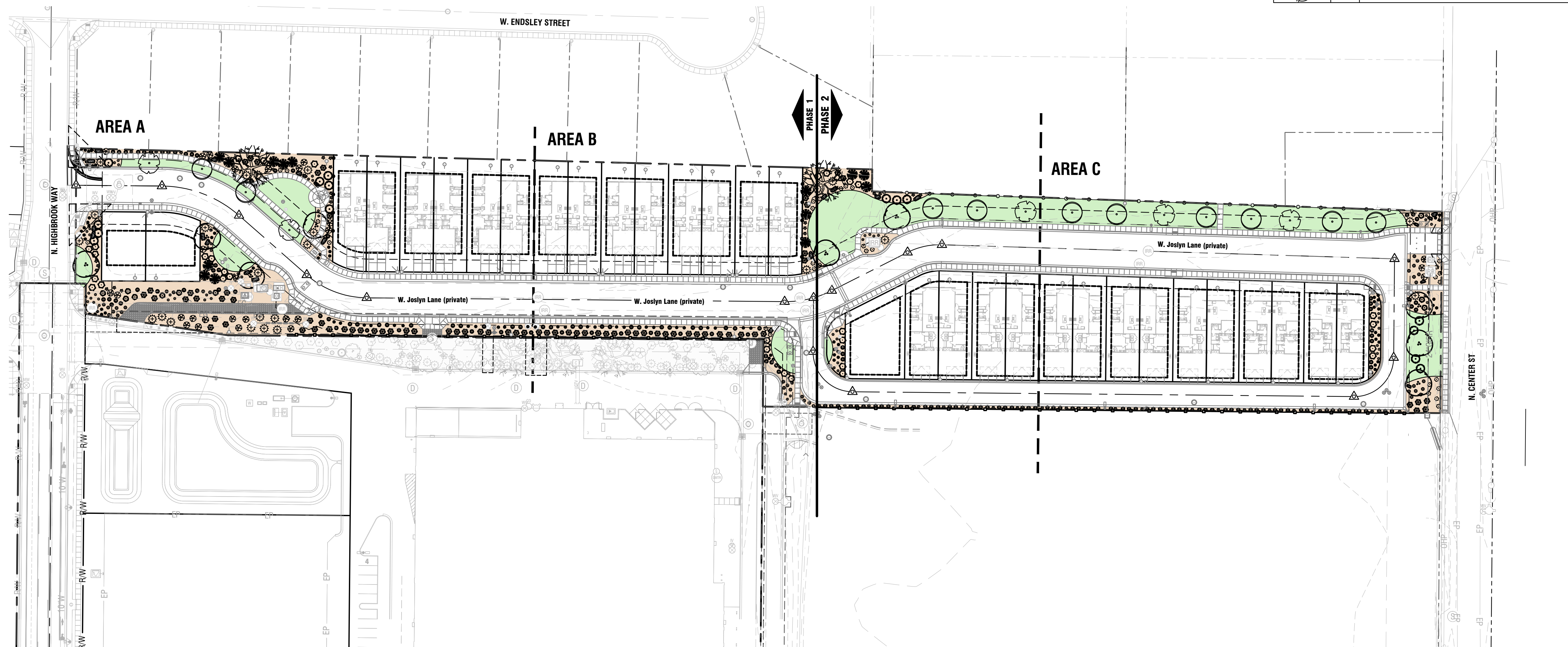
QUALIFIED OPEN SPACE (8-4E-2)
 TOTAL LAND AREA OF ALL COMMON OPEN SPACE SHALL EQUAL OR EXCEED FIFTEEN PERCENT (15%) OF THE GROSS LAND AREA OF DEVELOPMENT. A MINIMUM OF 10% OF THE TOTAL GROSS ACREAGE OF THE DEVELOPMENT SHALL BE FOR USEABLE AREA OPEN SPACE. OPEN SPACE SHALL BE DESIGNATED AS A TOTAL OF 15% MINIMUM FOR RESIDENTIAL DEVELOPMENTS IN ALL ZONES WITH DENSITIES OF R-2 OR GREATER.

REQUIRED S.F.	PROVIDED S.F.
36,459.72 S.F. (15% x 243065 S.F.)	54,014.4 S.F. (22.22%)

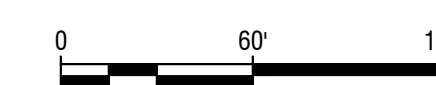
NEW RESIDENTIAL SUBDIVISION COMMON AREA LANDSCAPES SHALL BE COMPRISED OF THE FOLLOWING: LAWN, EITHER SEED OR SOD, A MINIMUM OF ONE DECIDUOUS SHADE TREE PER FOUR THOUSAND (4,000) SQUARE FEET. (8-8D-2-J-5)

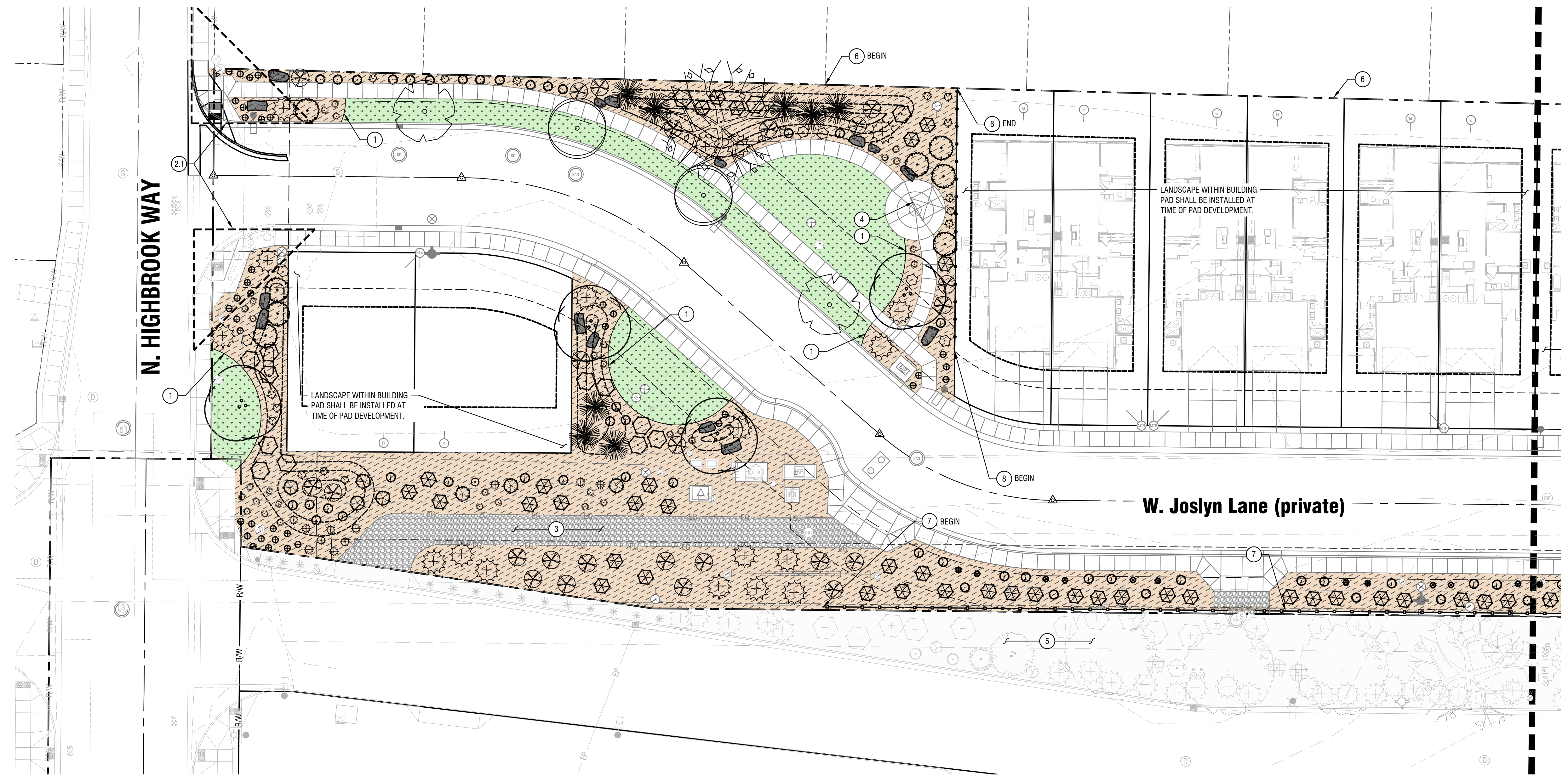
PROVIDED S.F.	REQUIRED TREES	PROVIDED TREES
54,014.4 S.F.	14 TREES (54014.4 / 4000)	43 TREES*

*A MIX OF DECIDUOUS SHADE AND CONIFEROUS TREES HAVE BEEN PROVIDED IN THE COMMON LOTS AND THROUGHOUT THE SITE.



Landscape Plan - Overall
 Horizontal Scale: 1" = 60'





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Material Legend:

TURF SOD	4"-DEPTH BLACK & TAN ROCK MULCH.
CONCEPTUAL LANDSCAPE BERM, 1' CONTOURS.	LARGE LANDSCAPE BOULDERS, 4'-6" DIA. TYP PER DETAIL 4/L1.50.

Keynotes:

- 1. PLANTER CUT EDGE PER DETAIL 1/L1.50.
- 2. CLEAR VISION TRIANGLE. ALL IMPROVEMENTS WITH VISION TRIANGLE SHALL CONFORM TO CITY CODE.
- 2.1. 40-FT X 40-FT STREET INTERSECTION TRIANGLE
- 2.2. 20-FT X 10-FT STREET TO DRIVEWAY TRIANGLE
- 3. MAINTENANCE ROAD FOR GRAVITY IRRIGATION OR PUBLIC UTILITY. REFER TO UTILITY PLAN OR MORE INFORMATION.
- 4. 8' X 8' SHADE STRUCTURE AT PLAZA WITH TABLE.
- 5. LANDSCAPE IMPROVEMENTS PREVIOUSLY INSTALLED BY ADJACENT DEVELOPMENT. RETAIN & PROTECT.
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Landscape Plan - Area A
Horizontal Scale: 1" = 20'

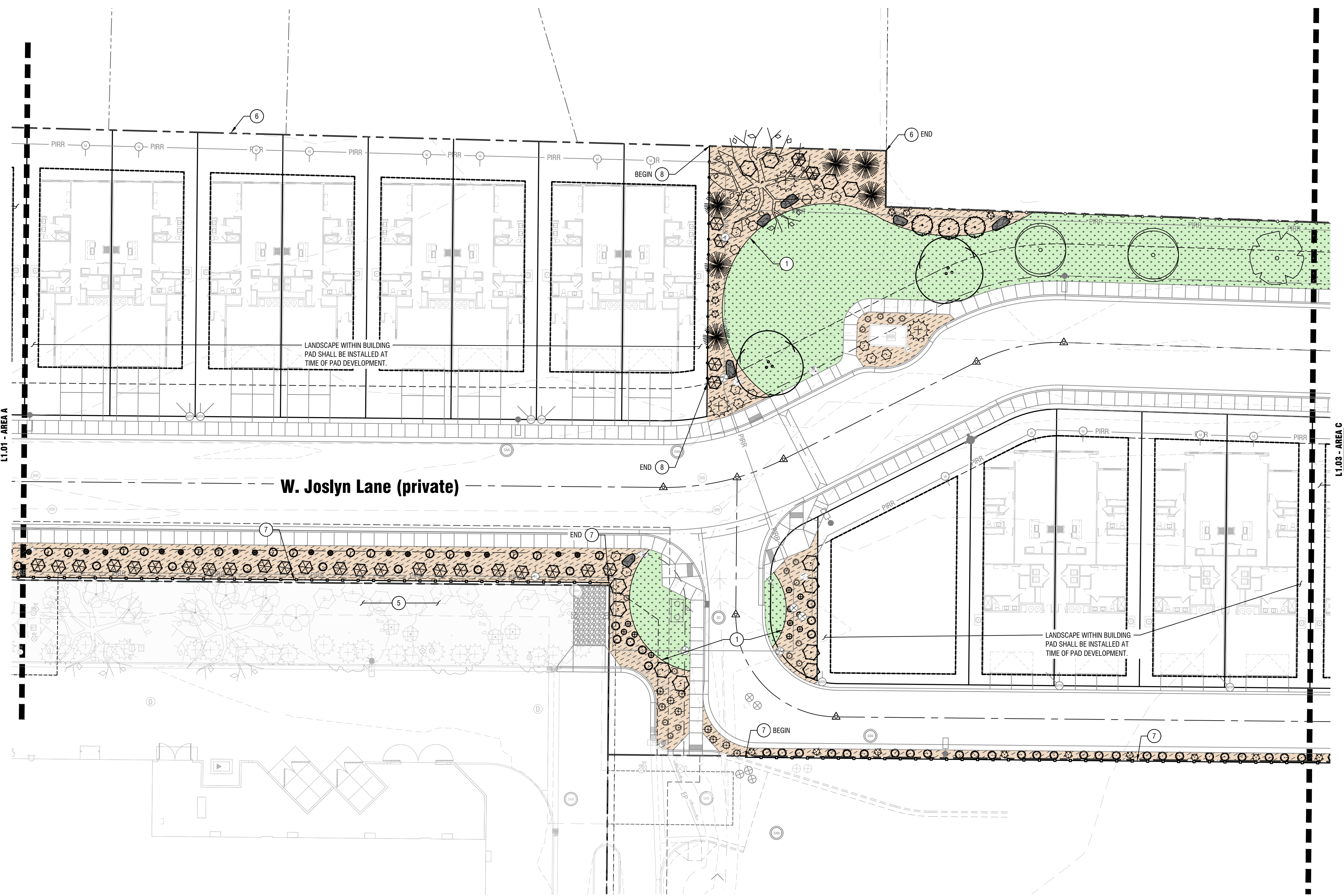
PLANT SCHEDULE						PLANT SCHEDULE (CONTINUED)						PLANT SCHEDULE (CONTINUED)						
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS	
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							CS	CORNUS ALBA 'SIBIRICA' / REDBARK DOGWOOD	5 GAL		MATURITY: 9' H X 5' W		RT	RHUS TYPHINA 'BAILTIGER' / TIGER EYE STAGHORN SUMAC	5 GAL		MATURITY: 6'W X 6'H	
							EU	EUONYMUS JAPONICUS 'GREENSPIRE' / GREENSPIRE UPRIGHT EUONYMUS	2 GAL		MATURITY: 6' H X 3' W							
							HX	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL		MATURITY: 2' H X 2' W							

Revisions

1.	

Project No.: 121054
Date of Issuance: 07.30.2024
Project Milestone: Amended Preliminary Plat

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



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Landscape Plan - Area B
 Horizontal Scale: 1" = 20'



SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES					
	AN	ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE	2" CAL.	B&B	CLASS II; MATURITY: 35' H X 25' W
	FR	FRAXINUS PENNSYLVANICA 'RUGBY' TM / PRAIRIE SPIRE ASH	2" CAL.	B&B	CLASS II; MATURITY: 40' H X 20' W
	LE	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	2" CAL.	B&B	CLASS III; MATURITY: 55' H X 25' W
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / COLUMNAR SWEET GUM	2" CAL.	B&B	CLASS II; MATURITY: 50' H X 8' W
	PO	PINUS NIGRA 'OREGON GREEN' / OREGON GREEN PINE	6' HT.	B&B	CONIFEROUS; MATURITY: 18' H X 12' W

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	QM	QUERCUS MACROCARPA / BURR OAK	2" CAL.	B&B	CLASS III; MATURITY: 50' H X 40' W
SHRUBS					
	AL	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY	3 GAL.		MATURITY: 1.5' H X 3.5' W
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.		MATURITY: 2.5' H X 2.5' W
	CA	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	5 GAL.		MATURITY: 5' H X 5' W
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.		MATURITY: 4' H X 3' W
	CS	CORNUS ALBA 'SIBIRICA' / REDBARK DOGWOOD	5 GAL.		MATURITY: 9' H X 5' W
	EU	EUONYMUS JAPONICUS 'GREENSPIRE' / GREENSPIRE UPRIGHT EUONYMUS	2 GAL.		MATURITY: 6' H X 3' W
	HX	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL.		MATURITY: 2' H X 2' W

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
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	LM	LAVANDULA ANGSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL.		MATURITY: 2' H X 2' W
	PH	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	2 GAL.		MATURITY: 2' H 6' W
	PM	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	2 GAL.		MATURITY: 3' H X 3' W
	PS2	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL.		MATURITY: 5H X 5W
	RT	RHUS TYPHINA 'BAILTIGER' / TIGER EYE STAGHORN SUMAC	5 GAL.		MATURITY: 6'W X 6'H

Revisions

1.	

Project No.: 121054
 Date of Issuance: 07.30.2024
 Project Milestone: Amended Preliminary Plat

Landscape Plan Area B

Final Plat for

Addington Subdivision - Phase 1

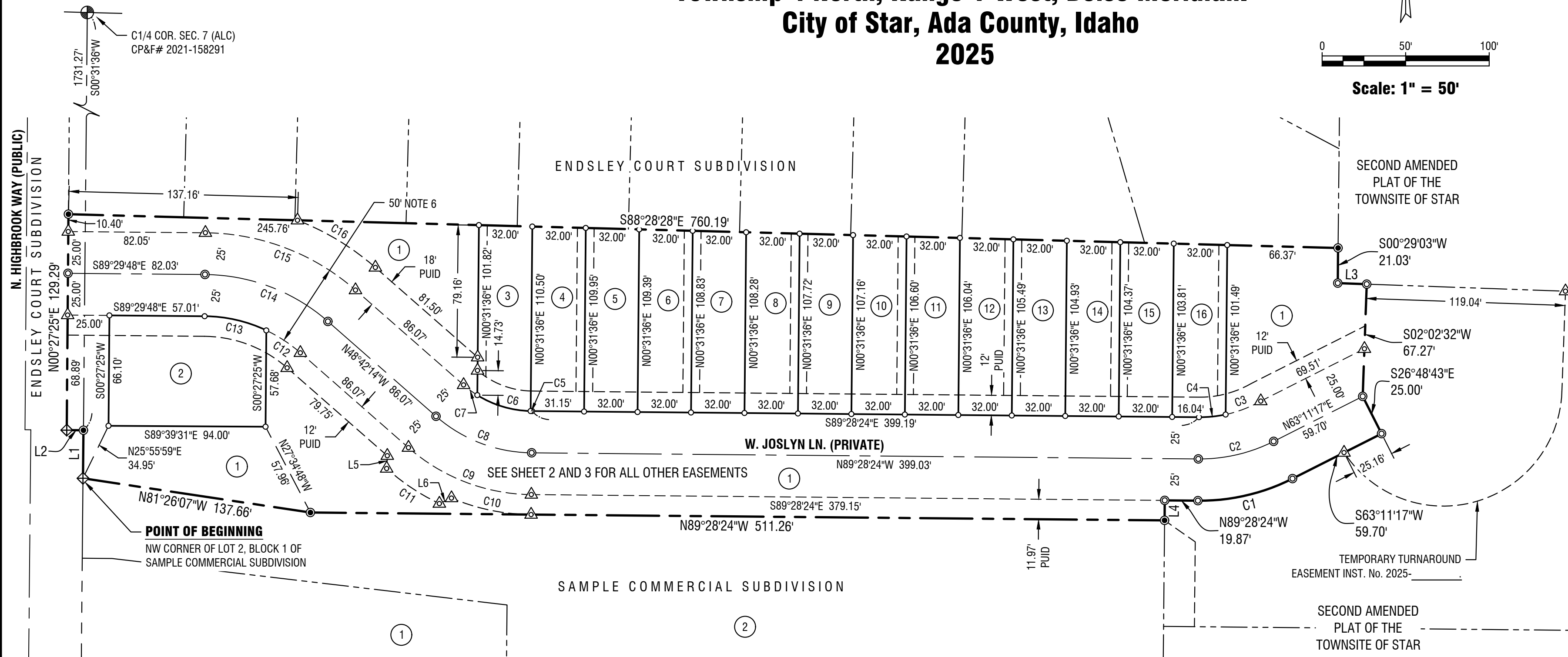
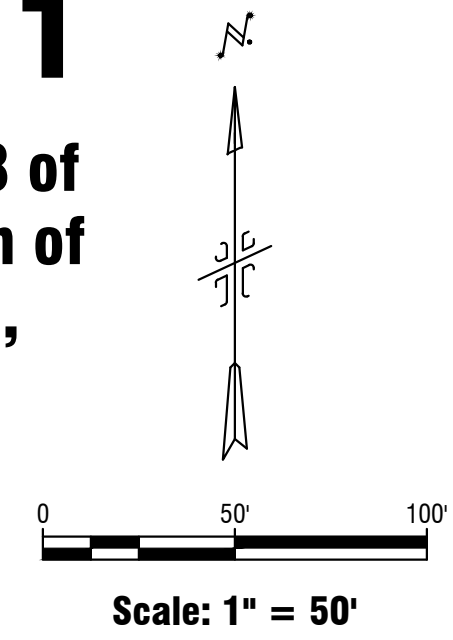
A parcel of land being a Re-Subdivision of a portion of Block 8 of the Second Amended Plat of the Townsite of Star and a portion of the Southeast quarter of the Southwest quarter of Section 7, Township 4 North, Range 1 West, Boise Meridian.
 City of Star, Ada County, Idaho
 2025

Reference Surveys

1. PLAT for SAMPLE COMMERCIAL SUBDIVISION, BOOK 125 OF PLATS AT PAGE 19927, RECORDS OF ADA COUNTY, IDAHO.
2. PLAT for ENDSLEY COURT SUBDIVISION, BOOK 117 OF PLATS AT PAGE 17841, RECORDS OF ADA COUNTY, IDAHO.
3. SECOND AMENDED PLAT OF THE TOWNSITE OF STAR, BOOK 3 OF PLATS AT PAGE 138, RECORDS OF ADA COUNTY, IDAHO.
4. RECORD OF SURVEY No. 5676, RECORDS OF ADA COUNTY, IDAHO.
5. RECORD OF SURVEY No. 8422, RECORDS OF ADA COUNTY, IDAHO.
6. RECORD OF SURVEY No. 14445, RECORDS OF ADA COUNTY, IDAHO.

Notes

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE, PRIVATE ROADWAY, AND THE EXTERIOR SUBDIVISION BOUNDARY HAVE A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, PRESSURE IRRIGATION, AND PROPERTY DRAINAGE (PUID) EASEMENT, UNLESS DIMENSIONED OTHERWISE.
2. EACH SIDE OF INTERIOR LOT LINES FOR LOTS 3-16, BLOCK 1 HAVE A FIVE (5) FOOT WIDE (PUID) EASEMENT, UNLESS DIMENSIONED OTHERWISE. LOTS THAT CONTAIN ATTACHED DWELLINGS SHARING A COMMON WALL ALONG A COMMON LOT LINE, LOTS 3&4, 5&6, 7&8, 9&10, 11&12, 13&14, 15&16, SHALL NOT BE ENCUMBERED BY THE EASEMENTS ALONG SAID SHARED COMMON LOT LINE.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT. CURRENT REGULATION FOR THE FRONT SETBACKS IS 15' TO LIVING SPACE AND 20' TO THE GARAGE.
4. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION AND SHALL BE SUBJECT TO THE CITY OF STAR APPROVAL.
5. LOT 1, BLOCK 1; IS A NON-BUILDABLE COMMON USE LANDSCAPING AREA LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE ADDINGTON COMMUNITY ASSOCIATION, INC. OR ASSIGNS, FOR SUCH USES AS DESIGNATED WITHIN THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR THE SUBDIVISION, RECORDED IN INSTRUMENT No. _____, RECORDS OF ADA COUNTY, AS AMENDED FROM TIME TO TIME.
6. A PORTION OF LOT 1, BLOCK 1 IS ENCUMBERED WITH A ROADWAY INGRESS/EGRESS ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2-16, BLOCK 1. SAID EASEMENT SHALL BE OWNED AND MAINTAINED BY THE ADDINGTON COMMUNITY ASSOCIATION, INC. OR ASSIGNS
7. DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE, UNLESS AMENDED IN THE DEVELOPMENT AGREEMENT OR CUP CONDITIONS.
8. IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 (1)(b) THE OWNER OF THIS SUBDIVISION HAS PROVIDED AN UNDERGROUND IRRIGATION SYSTEM AND SHALL BE OWNED & MAINTAINED BY THE ADDINGTON COMMUNITY ASSOCIATION, INC. LOTS WITHIN THE SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE MIDDLETON MILL DITCH COMPANY FOR SAID IRRIGATION WATER. EASEMENTS ARE PROVIDED FOR ALL PRESSURE IRRIGATION PIPING.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, 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 SUBJECT TO A LICENSE AGREEMENT WITH THE ADA COUNTY HIGHWAY DISTRICT AS RECORDED IN INSTRUMENT No. 2022-048056, RECORDS OF ADA COUNTY, IDAHO.
11. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH THE DRAINAGE DISTRICT No. 2 AS RECORDED IN INSTRUMENT No. 2021-020382, AND TO THE ADDENDUM TO THE LICENSE AGREEMENT RECORDED IN INSTRUMENT No. 2021-147958, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH THE MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC., AND THE FLAKE DITCH COMPANY, AS RECORDED IN INSTRUMENT No. 2021-036679, RECORDS OF ADA COUNTY, IDAHO.
13. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT #DA-20-05, ASSOCIATED WITH REZONE APPLICATION #AZ-20-05 RECORDED IN INSTRUMENT No. 2021-034559 AND ALL SUBSEQUENT MODIFICATIONS.
14. DIRECT ACCESS TO N. HIGHBROOK WAY FROM ANY BUILDABLE LOT IS PROHIBITED.
15. THIS SUBDIVISION IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 16001C0135J.



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	58.69'	123.00'	27°20'19"	S76°51'27"W	58.13'
C2	46.76'	98.00'	27°20'19"	N76°51'27"E	46.32'
C3	22.57'	74.37'	17°23'04"	N69°06'31"E	22.48'
C4	16.09'	73.00'	12°37'38"	S84°12'47"W	16.06'
C5	0.85'	63.00'	0°46'32"	N89°05'08"W	0.85'
C6	33.70'	63.00'	30°39'01"	N73°22'22"W	33.30'
C7	10.27'	63.00'	9°20'37"	S53°22'33"E	10.26'
C8	62.62'	88.00'	40°46'10"	S69°05'19"E	61.30'
C9	80.41'	113.00'	40°46'10"	S69°05'19"E	78.72'
C10	48.97'	124.12'	22°36'19"	S78°17'22"E	48.65'

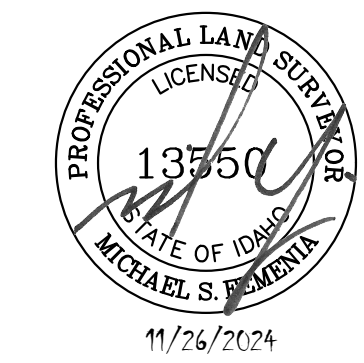
Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	38.03'	131.00'	16°38'05"	S56°21'02"E	37.90'
C12	24.47'	88.00'	15°56'05"	N56°40'16"W	24.39'
C13	38.18'	88.00'	24°51'29"	N77°04'03"W	37.88'
C15	98.25'	138.00'	40°47'34"	S69°06'01"E	96.19'
C16	54.78'	155.90'	20°07'57"	S58°45'51"E	54.50'

Line Table		
LINE	BEARING	LENGTH
L1	N00°31'36"E	28.77'
L2	N89°27'08"W	10.00'
L3	S87°57'28"E	17.33'

Line Table		
LINE	BEARING	LENGTH
L4	S00°31'36"W	11.97'
L5	S02°39'41"W	7.67'
L6	N65°27'08"E	7.98'

Legend

- ⊕ FOUND ALUMINUM (ALC)/BRASS (BCP) CAP MONUMENT
- FOUND 5/8" REBAR WITH PLASTIC CAP, MSF 13550 OR AS SHOWN
- ⊕ FOUND 1-1/4" COPPER DISC, TLG PLS 13550
- ⊙ SET 5/8"x24" REBAR WITH PLASTIC CAP, MSF 13550
- SET 1/2"x24" REBAR WITH PLASTIC CAP, MSF 13550
- ⊕ SET 1-1/4" COPPER DISC W/MAGNET, PLS 13550
- △ CALCULATED POINT (NOTHING FOUND OR SET)
- ① LOT NUMBER
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- CENTERLINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- TIE LINE
- PUID PUBLIC UTILITY, IRRIGATION, AND DRAINAGE EASEMENT



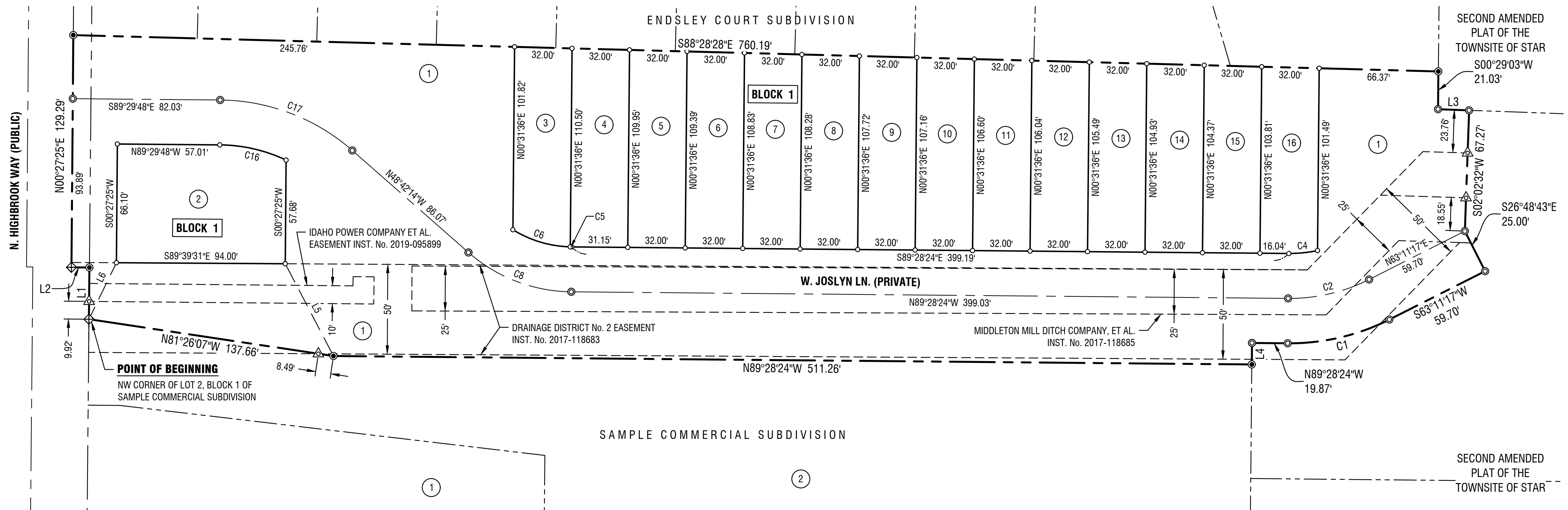
Survey Narrative

THIS PLAT WAS PREPARED FOR THE DEVELOPMENT OF THE ADDINGTON SUBDIVISION PHASE 1. THE PROPERTY BEING PLATTED IS ADJACENT TO THE SOUTHERLY BOUNDARY LINE OF ENDSLEY COURT SUBDIVISION, THE WEST RIGHT OF WAY OF HIGHBROOK WAY (SAMPLE COMMERCIAL SUBDIVISION), THE CORNER MONUMENTS FOR SAID SUBDIVISION AND RIGHT OF WAYS WERE HELD FOR THOSE BOUNDARY LINES. THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 7 WERE HELD FOR THE BASIS OF BEARINGS.



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 Eagle, ID 83616
 208-939-4041

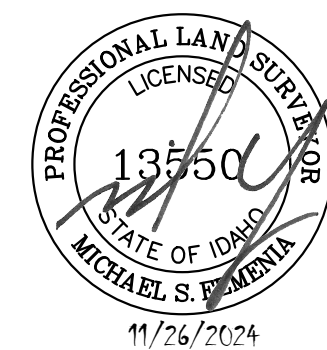
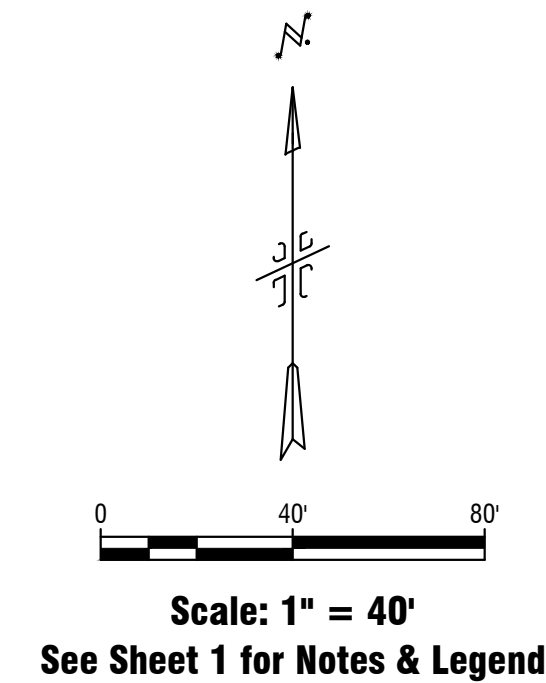
Final Plat for Addington Subdivision - Phase 1



1 Easements for Drainage District No. 2 (Drain 9A), Middleton Mill Ditch Company et al. (Flake Lateral), and Idaho Power Company et al.

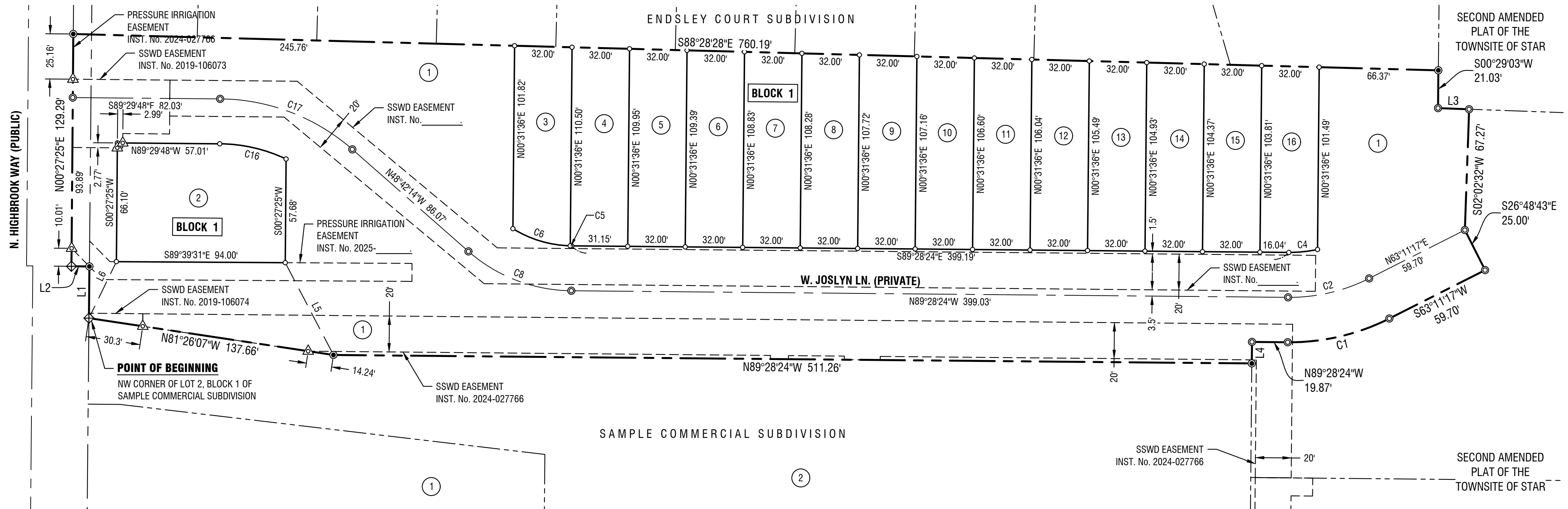
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C6	33.70'	63.00'	30°39'01"	N73°22'22"W	33.30'
C8	62.62'	88.00'	40°46'10"	S69°05'19"E	61.30'
C16	38.18'	88.00'	24°51'29"	N77°04'03"W	37.88'
C17	80.45'	113.00'	40°47'34"	N69°06'01"W	78.76'

Line Table		
LINE	BEARING	LENGTH
L1	N00°31'36"E	28.77'
L2	N89°27'08"W	10.00'
L3	S87°57'28"E	17.33'
L4	S00°31'36"W	11.97'
L5	S27°34'48"E	57.96'
L6	N25°55'59"E	34.95'

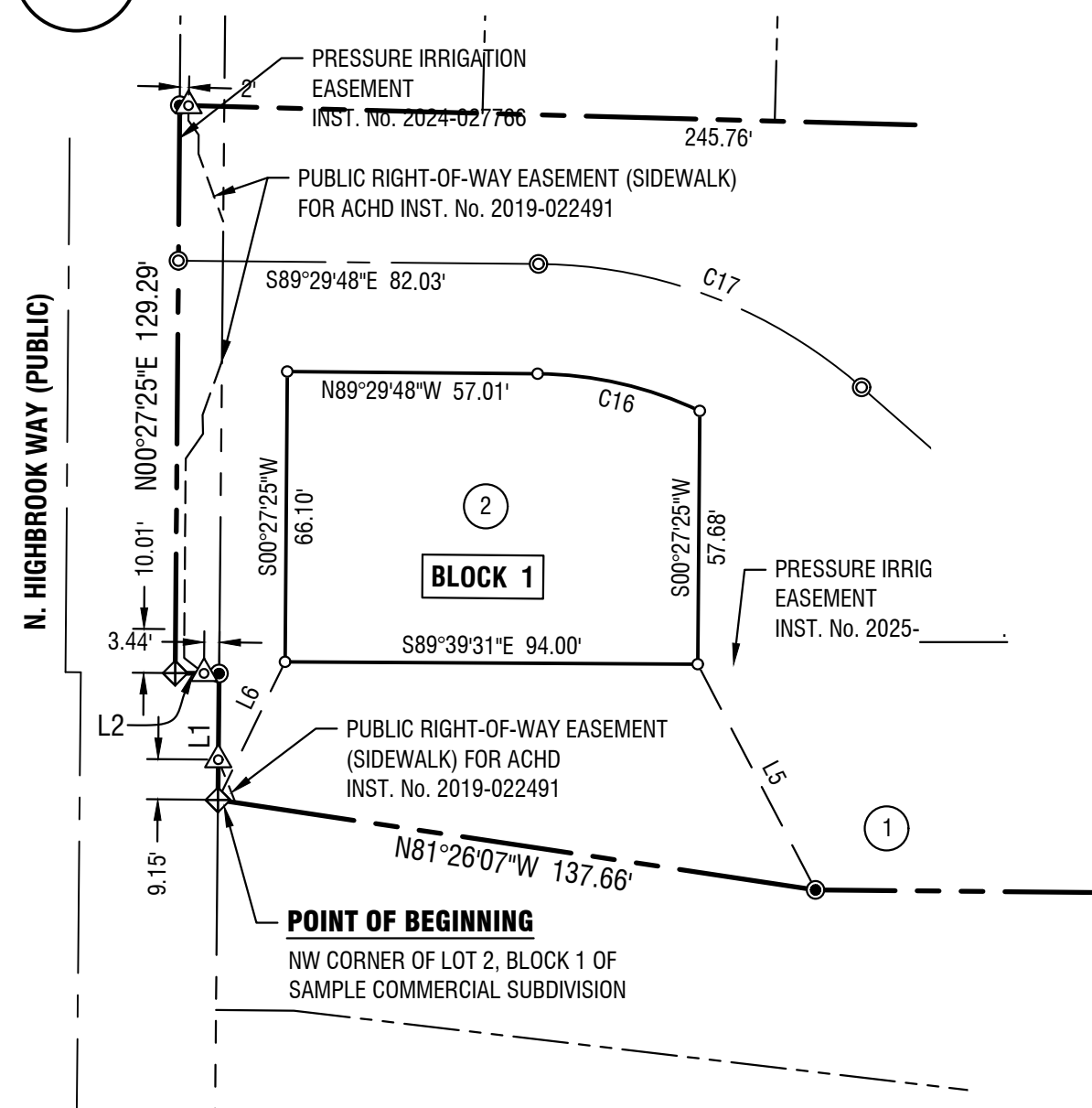


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Final Plat for Addington Subdivision - Phase 1

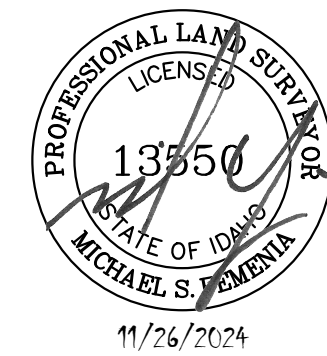
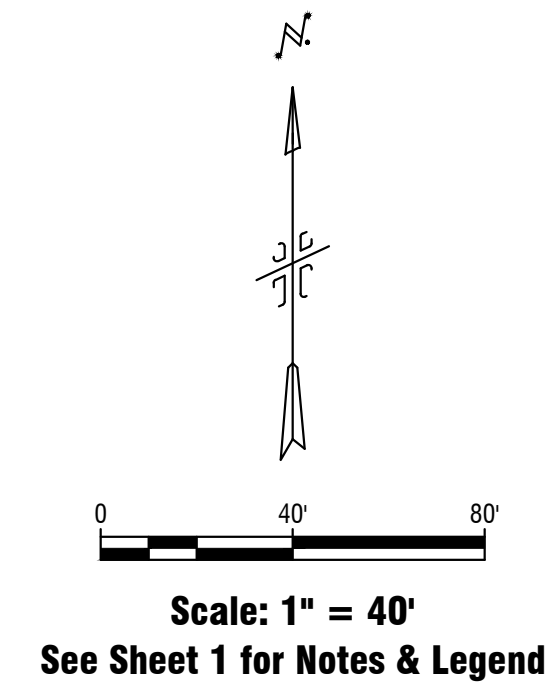


1 Easements for Star Sewer & Water District (SSWD), and Pressure Irrigation



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	58.69'	123.00'	27°20'19"	N76°51'27"E	58.13'
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C6	33.70'	63.00'	30°39'01"	N73°22'22"W	33.30'
C8	62.62'	88.00'	40°46'10"	S69°05'19"E	61.30'
C16	38.18'	88.00'	24°51'29"	N77°04'03"W	37.88'
C17	80.45'	113.00'	40°47'34"	N69°06'01"W	78.76'

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L5	S27°34'48"E	57.96'
L6	N25°55'59"E	34.95'



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2 Easements for Ada County Highway District, and Pressure Irrigation

Final Plat for Addington Subdivision - Phase 1

Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND BEING A RE-SUBDIVISION OF A PORTION OF BLOCK 8 OF THE SECOND AMENDED PLAT OF THE TOWNSITE OF STAR, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, AT BOOK 3, PAGE 138 OF PLATS, ADA COUNTY RECORDS AND A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 7, (FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 88° 16' 03" EAST, 2640.76 FEET DISTANT); THENCE ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 7, NORTH 00°31'36" EAST, 885.62 FEET, TO THE NORTHWESTERLY CORNER OF THE SAMPLE COMMERCIAL SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, AT BOOK 125, PAGE 19927 OF PLATS, ADA COUNTY RECORDS, AND THE POINT OF BEGINNING;
 THENCE CONTINUING ON SAID MID-SECTION LINE, NORTH 00° 31' 36" EAST, 28.77 FEET;
 THENCE LEAVING SAID MID-SECTION LINE, NORTH 89° 27' 08" WEST, 10.00 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH Highbrook Way;
 THENCE ON SAID EASTERLY RIGHT OF WAY LINE, NORTH 00° 27' 25" EAST, 129.29 FEET, TO THE SOUTHWESTERLY CORNER OF BLOCK 2 OF ENDSLEY COURT SUBDIVISION, AS SAME IS SHOWN ON THE OFFICIAL PLAT THEREOF, AT BOOK 117, PAGE 17841 OF PLATS, ADA COUNTY RECORDS;
 THENCE ON THE SOUTH BOUNDARY LINE OF SAID BLOCK 2, SOUTH 88° 28' 28" EAST, 760.19 FEET;
 THENCE LEAVING SAID SOUTH BOUNDARY LINE, SOUTH 00° 29' 03" WEST, 21.03 FEET;
 THENCE SOUTH 87° 57' 28" EAST, 17.33 FEET;
 THENCE SOUTH 02° 02' 32" WEST, 67.27 FEET;
 THENCE SOUTH 26° 48' 43" EAST, 25.00 FEET;
 THENCE SOUTH 63° 11' 17" WEST, 59.70 FEET TO A POINT OF CURVATURE;
 THENCE 58.69 FEET ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 123.00 FEET, A CENTRAL ANGLE OF 27° 20' 19", AND WHOSE CHORD BEARS SOUTH 76° 51' 27" WEST, 58.13 FEET;
 THENCE NORTH 89° 28' 24" WEST, 19.87 FEET;
 THENCE SOUTH 00° 31' 36" WEST, 11.97 FEET, TO THE NORTHEASTERLY CORNER OF SAID SAMPLE COMMERCIAL SUBDIVISION;
 THENCE ON THE NORTH BOUNDARY LINE OF SAID SAMPLE COMMERCIAL SUBDIVISION, NORTH 89° 28' 24" WEST, 511.26 FEET;
 THENCE CONTINUING ON SAID NORTH BOUNDARY LINE, NORTH 81° 26' 07" WEST, 137.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 2.93 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE PRIVATE ROADS AND THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID PRIVATE ROADS AND EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM AN EXISTING STAR SEWER AND WATER DISTRICT MAIN LINE LOCATED IN THE SUBJECT SUBDIVISION, AND STAR SEWER AND WATER DISTRICT, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

STC DEVELOPMENT, LLC an IDAHO LIMITED LIABILITY COMPANY

 BY: P. ERIC DAVIS
 MANAGER

Acknowledgment

STATE OF)
) S.S.
 COUNTY OF)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED P. ERIC DAVIS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

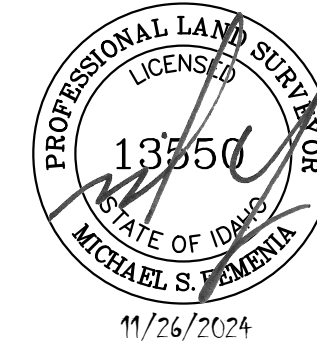
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR _____
 RESIDING IN _____

 MY COMMISSION EXPIRES

Certificate of Surveyor

I, MICHAEL S. FEMENIA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL 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.



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Final Plat for Addington Subdivision - Phase 1

Approval of Central District Health

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 AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH

Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

ON THE _____ DAY OF _____, IN THE YEAR 20_____.

ADA COUNTY HIGHWAY DISTRICT

PRESIDENT

Approval of City Engineer

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO,

ON THIS DAY _____, HEREBY APPROVE APPROVE THIS PLAT.

CITY ENGINEER

Approval of City of Star

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 _____,

IN THE YEAR 20_____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY OF STAR CLERK

Certificate of County Surveyor

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

PLS _____

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.

DATE

COUNTY TREASURER

County Recorder's Certificate

STATE OF IDAHO)
) SS
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT _____ MINUTES PAST _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, IN THE YEAR 20_____.

IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, INSTRUMENT No. _____.

DEPUTY

EX-OFFICIO RECORDER

FEE: _____



462 East Shore Drive, Suite 100
Eagle, ID 83616
208-939-4041

Street Tree Notes:

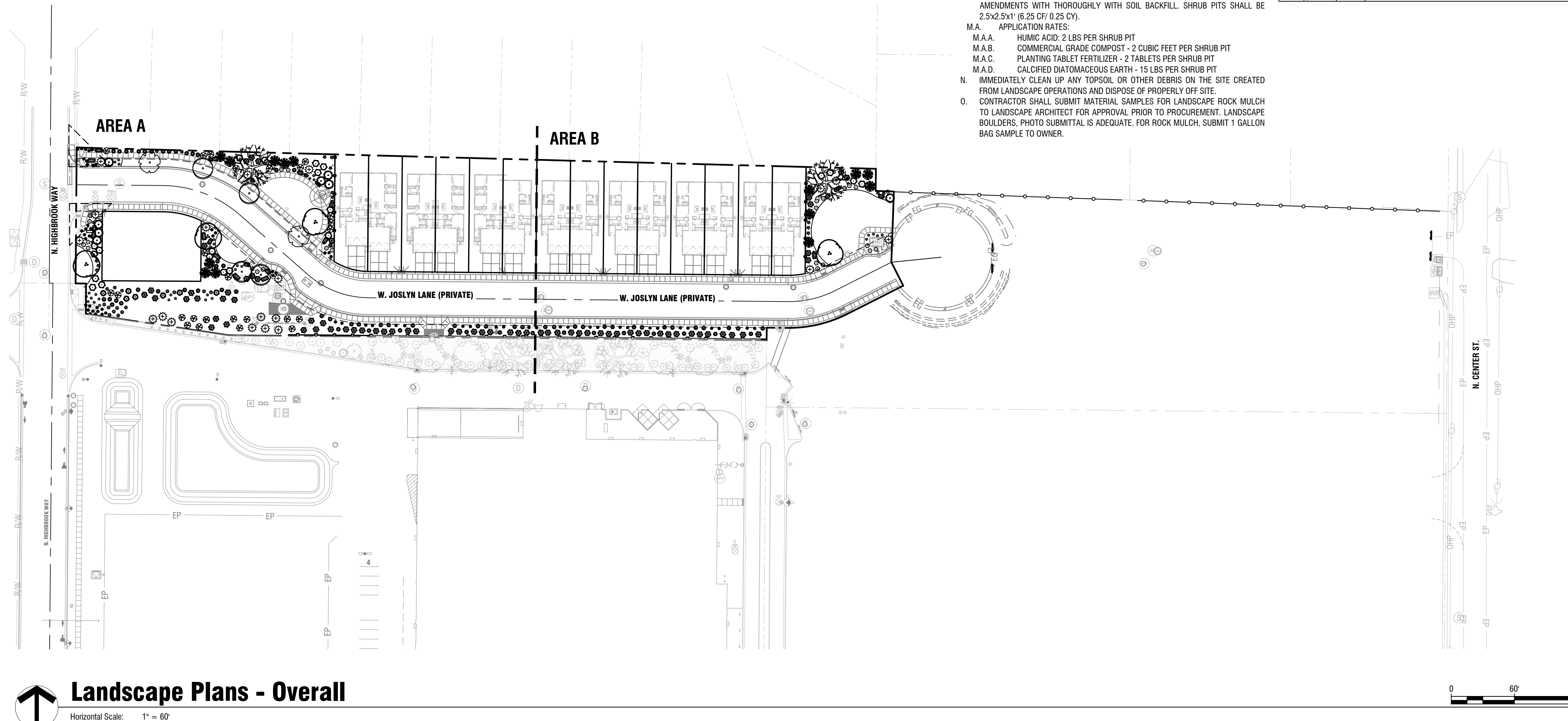
1. TREES SHALL NOT BE PLANTED WITHIN A MINIMUM 5' OF ANY SSWD WATER SERVICE.
2. ANY TREES PLANTED WITHIN A CLEAR VISION TRIANGLE SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET (8') ABOVE THE GROUND OR SIDEWALK SURFACE AND 14 FEET (14') ABOVE ADJACENT STREET SURFACE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUNDCOVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE THREE FEET (3') FROM THE LOWEST ADJACENT STREET.
3. ROOTBARRIERS SHALL BE INSTALLED AT CURBS AND SIDEWALKS AT STREET TREES WHERE THE PARKWAY STRIP IS LESS THAN 8' WIDE.

Landscape Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS. AS REQUIRED TO MEET FINISH GRADES, PLACE 4" OF ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- D. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. 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 PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- E. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT 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.
- F. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- G. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- H. NEW TREE PLANTING, SEE DETAIL 3 & 5/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E.... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- I. NEW SHRUB PLANTING, SEE DETAIL 2/L1.50.
- J. 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.
- K. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. 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.
- L. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
 - L.A. APPLICATION RATES:
 - L.A.A. HUMIC ACID: 25 LBS PER TREE PIT
 - L.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - L.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - L.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
- M. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5'x2.5'x1' (6.25 CF/ 0.25 CY).
 - M.A. APPLICATION RATES:
 - M.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
 - M.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
 - M.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
 - M.A.D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
- N. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- O. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES					
	AN	ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE	2" CAL.	B&B	CLASS II; MATURITY: 35' H X 25' W
	FR	FRAXINUS PENNSYLVANICA 'RUGBY' TM / PRAIRIE SPIRE ASH	2" CAL.	B&B	CLASS II; MATURITY: 40' H X 20' W
	LE	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	2" CAL.	B&B	CLASS III; MATURITY: 55' H X 25' W
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / COLUMNAR SWEET GUM	2" CAL.	B&B	CLASS II; MATURITY: 50' H X 8' W
	PD	PINUS NIGRA 'OREGON GREEN' / OREGON GREEN PINE	6' HT.	B&B	CONIFEROUS; MATURITY: 18' H X 12' W
	OM	QUERCUS MACROCARPA / BURR OAK	2" CAL.	B&B	CLASS III; MATURITY: 50' H X 40' W
SHRUBS					
	AL	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY	3 GAL		MATURITY: 1.5' H X 3.5' W
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL		MATURITY: 2.5' H X 2.5' W
	CA	CORNUS ALBA 'BAILHALD' TM / IVORY HALO DOGWOOD	5 GAL		MATURITY: 5' H X 5' W
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		MATURITY: 4' H X 3' W
	CS	CORNUS ALBA 'SIBIRICA' / REDBARK DOGWOOD	5 GAL		MATURITY: 9' H X 5' W
	EU	EUONYMUS JAPONICUS 'GREENSPIRE' / GREENSPIRE UPRIGHT EUONYMUS	2 GAL		MATURITY: 6' H X 3' W
	HK	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL		MATURITY: 2' H X 2' W
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL		MATURITY: 15H X 3W
	LM	LAVANDULA ANGSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL		MATURITY: 2' H X 2' W
	PH	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	2 GAL		MATURITY: 2' H 6' W
	PM	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	2 GAL		MATURITY: 3' H X 3' W
	PS2	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL		MATURITY: 5H X 5W
	RT	RHUS TYPHINA 'BAILTIGER' / TIGER EYE STAGHORN SUMAC	5 GAL		MATURITY: 6W X 6H



**Addington Subdivision - Phase 1
STC Development**

NE Corner of N. Hightbrook Way & W. Sample Farm Drive
Star, Idaho 83669

Revisions

1.	

NOT FOR CONSTRUCTION

11/26/2024
Project No.: 121064
Date of Issuance: 11/26/2024
Project Milestone: Permit Set

**Landscape Plans
Overall**

L1.00

Landscape Plans - Overall
Horizontal Scale: 1" = 60'

DATE PLOTTED: 11/26/2024 11:26:04 AM
DRAWN BY: J. B. LED
CHECKED BY: J. B. LED
DATE PLOTTED: 11/26/2024 11:26:04 AM

Sheet Notes:

- SEE SHEET L1.00 FOR LANDSCAPE AND STREET TREE NOTES.
- SEE SHEET L1.50 FOR DETAILS.

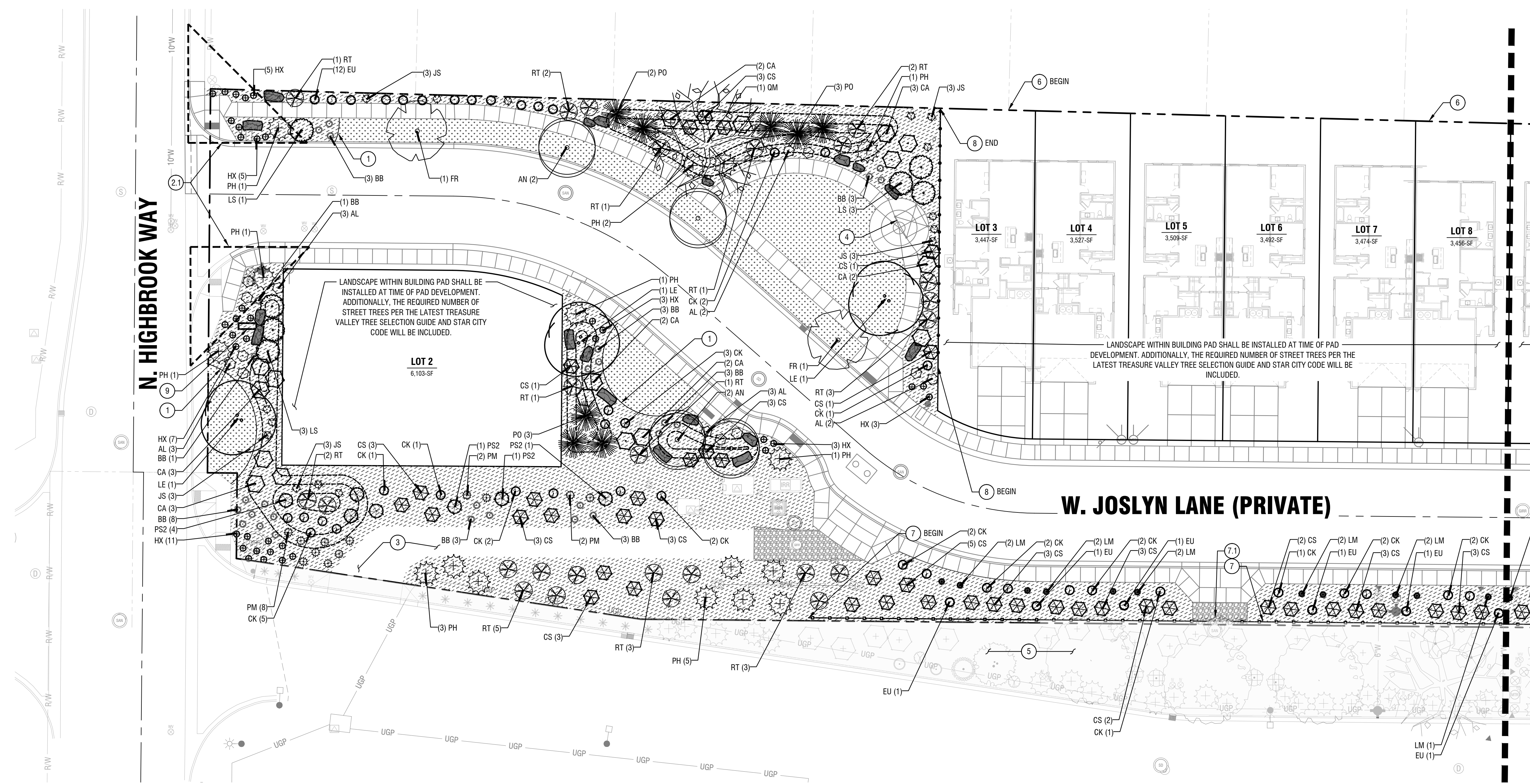
Material Legend:

	70/30 KENTUCKY BLUE/PERENNIAL RYE TURF SOD		4"-DEPTH, 1" BLACK & TAN ROCK MULCH
	LANDSCAPE BERM, 1' CONTOUR INTERVAL		LARGE LANDSCAPE BOULDERS, 4-8" DIA. TYP. PER DETAIL 4/L1.50

Keynotes:

- PLANTER CUT EDGE PER DETAIL 1/L1.50.
- CLEAR VISION TRIANGLE. ALL IMPROVEMENTS WITH VISION TRIANGLE SHALL CONFORM TO CITY CODE.
- MAINTENANCE ROAD FOR GRAVITY IRRIGATION OR PUBLIC UTILITY, REFER TO UTILITY PLAN OR MORE INFORMATION.
- 8' X 8' SHADE STRUCTURE WITH TABLE, BY DEVELOPER.
- LANDSCAPE IMPROVEMENTS PREVIOUSLY INSTALLED BY ADJACENT DEVELOPMENT, RETAIN & PROTECT.
- INSTALL VINYL SCREEN EXTENSION FENCE ON PROJECT SIDE OF EXISTING FENCE. SEE DETAIL 6/L1.50.
- INSTALL 9-FT TALL VINYL SCREEN FENCE PER DETAIL 6/L1.50.
1. 8-FT WIDE TOTAL DOUBLE SWING GATE.
- 4-FT TALL WROUGHT IRON FENCE TO BE INSTALLED WITH HOUSE CONSTRUCTION.
- FUTURE SUBDIVISION SIGN FOR REFERENCE ONLY.

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.



Landscape Plans - Area A
Horizontal Scale: 1" = 20'

**Addington Subdivision - Phase 1
STC Development**

NE Corner of N. Highbrook Way & W. Sample Farm Drive
Star, Idaho 83669

Revisions

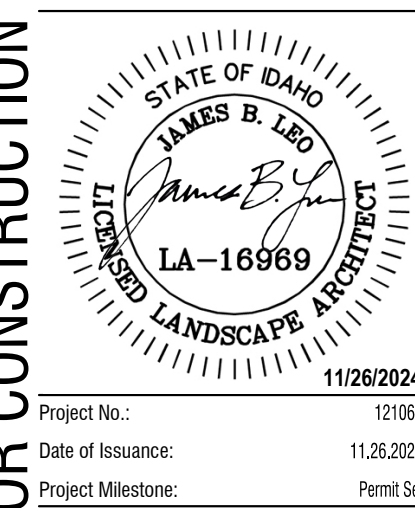
1.	
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PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
TREES					
	AN	ACER TRUNCATUM 'NORWEGIAN SUNSET' / NORWEGIAN SUNSET MAPLE	2" CAL.	B&B	CLASS II; MATURITY: 35' H X 25' W
	FR	FRAXINUS PENNSYLVANICA 'RUGBY' TM / PRAIRIE SPIRE ASH	2" CAL.	B&B	CLASS II; MATURITY: 40' H X 20' W
	LE	LIRIODENDRON TULIPIFERA 'EMERALD CITY' TM / EMERALD CITY TULIP TREE	2" CAL.	B&B	CLASS III; MATURITY: 55' H X 25' W
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / COLUMNAR SWEET GUM	2" CAL.	B&B	CLASS II; MATURITY: 50' H X 8' W
	PO	PINUS NIGRA 'OREGON GREEN' / OREGON GREEN PINE	6' HT.	B&B	CONIFEROUS; MATURITY: 18' H X 12' W

PLANT SCHEDULE (CONTINUED)					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	OM	QUERCUS MACROCARPA / BURR OAK	2" CAL.	B&B	CLASS III; MATURITY: 50' H X 40' W
SHRUBS					
	AL	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SCAPE MOUND BLACK CHOKEBERRY	3 GAL		MATURITY: 1.5' H X 3.5' W
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL		MATURITY: 2.5' H X 2.5' W
	CA	CORNUS ALBA 'BAILHALO' TM / IVORY HALO DOGWOOD	5 GAL		MATURITY: 5' H X 5' W
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		MATURITY: 4' H X 3' W
	CS	CORNUS ALBA 'SIBIRICA' / REDBARK DOGWOOD	5 GAL		MATURITY: 9' H X 5' W
	EU	EUONYMUS JAPONICUS 'GREENSPIRE' / GREENSPIRE UPRIGHT EUONYMUS	2 GAL		MATURITY: 6' H X 3' W
	HX	HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY	1 GAL		MATURITY: 2' H X 2' W

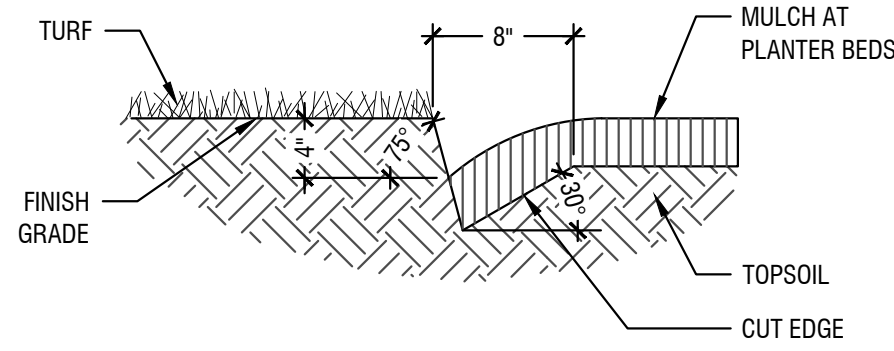
PLANT SCHEDULE (CONTINUED)					
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	5 GAL		MATURITY: 15H X 3' W
	LM	LAVANDULA ANGSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL		MATURITY: 2' H X 2' W
	PH	PINUS SYLVESTRIS 'HILLSIDE CREEPER' / HILLSIDE CREEPER SCOTCH PINE	2 GAL		MATURITY: 2' H X 6' W
	PM	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	2 GAL		MATURITY: 3' H X 3' W
	PS2	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL		MATURITY: 5H X 5W
	RT	RHUS TYPHINA 'BAILTIGER' / TIGER EYE STAGHORN SUMAC	5 GAL		MATURITY: 6' W X 6' H

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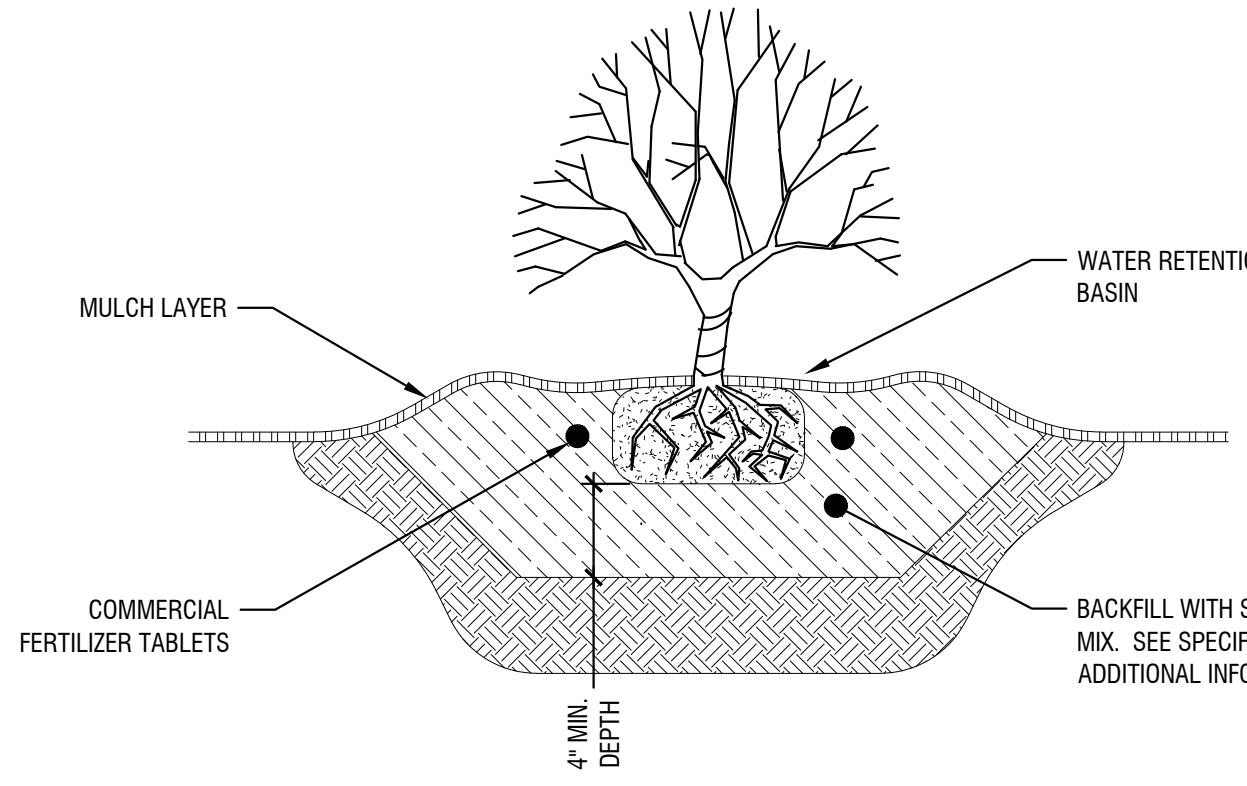


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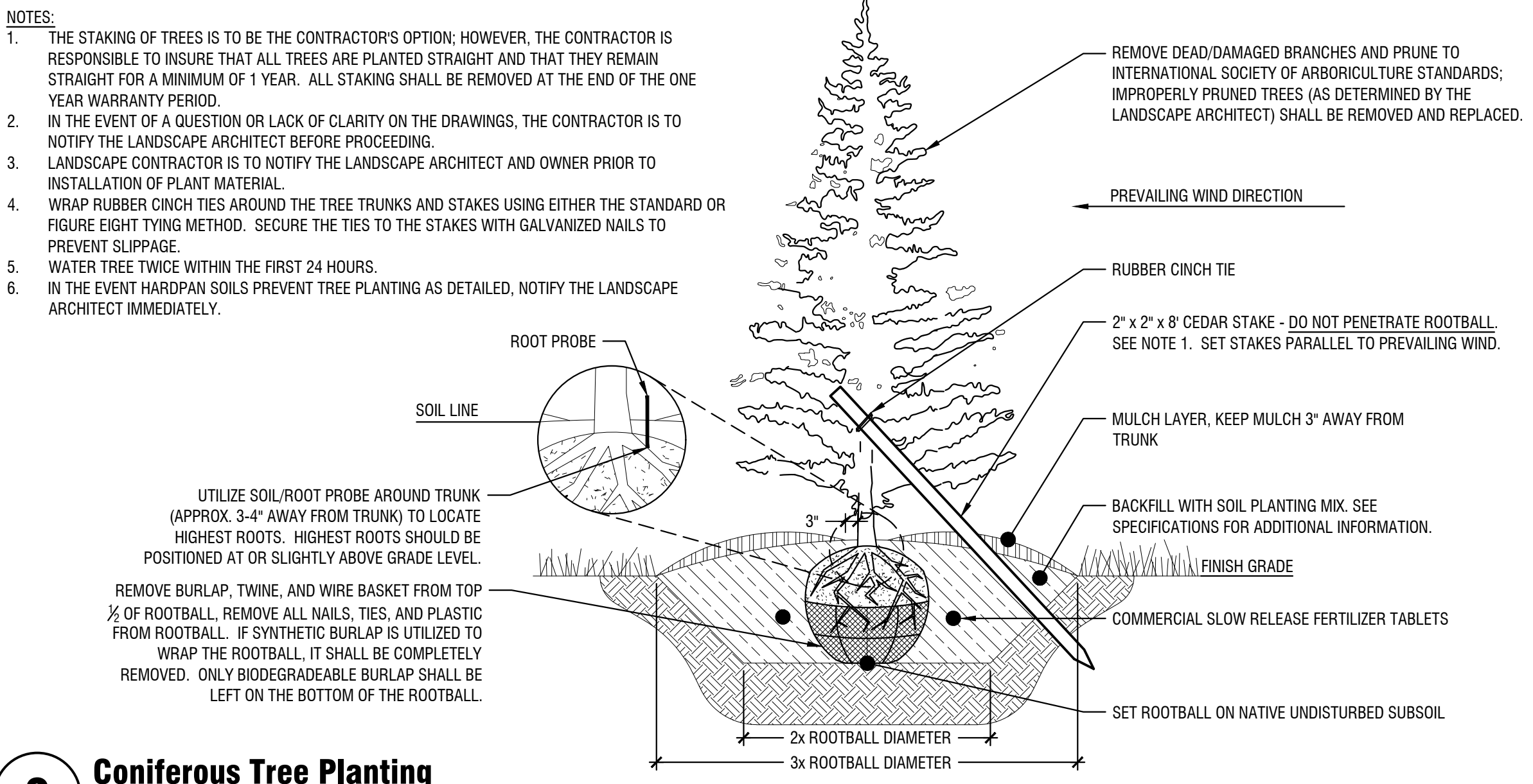
Landscape Plans
Area A



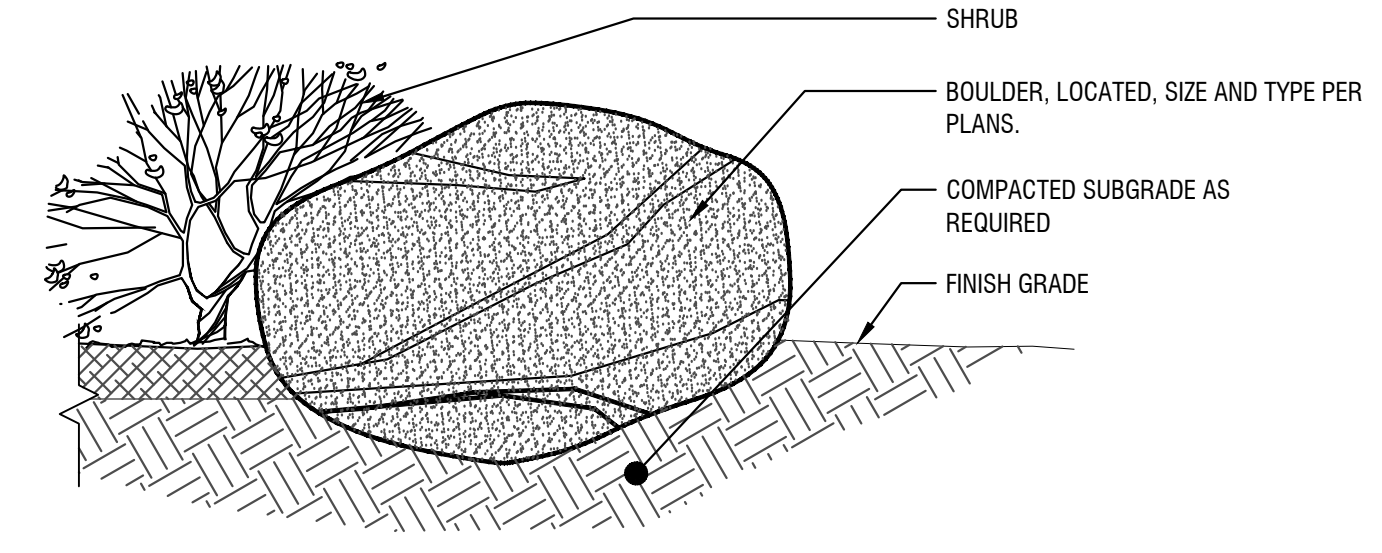
1 Planter Edge Cut Edge
Scale: NTS



2 Shrub Planting
Scale: NTS

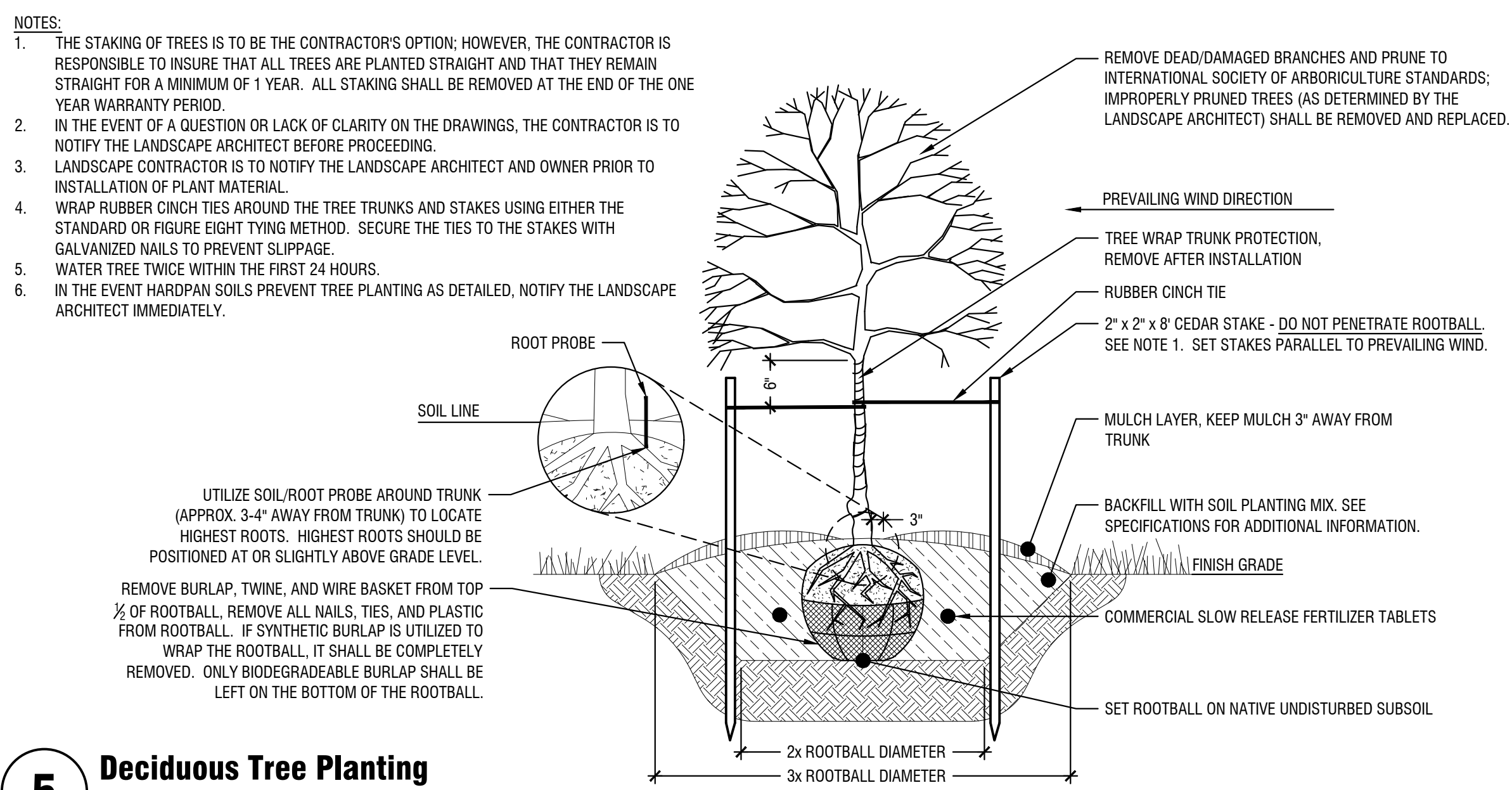


3 Coniferous Tree Planting
Scale: NTS

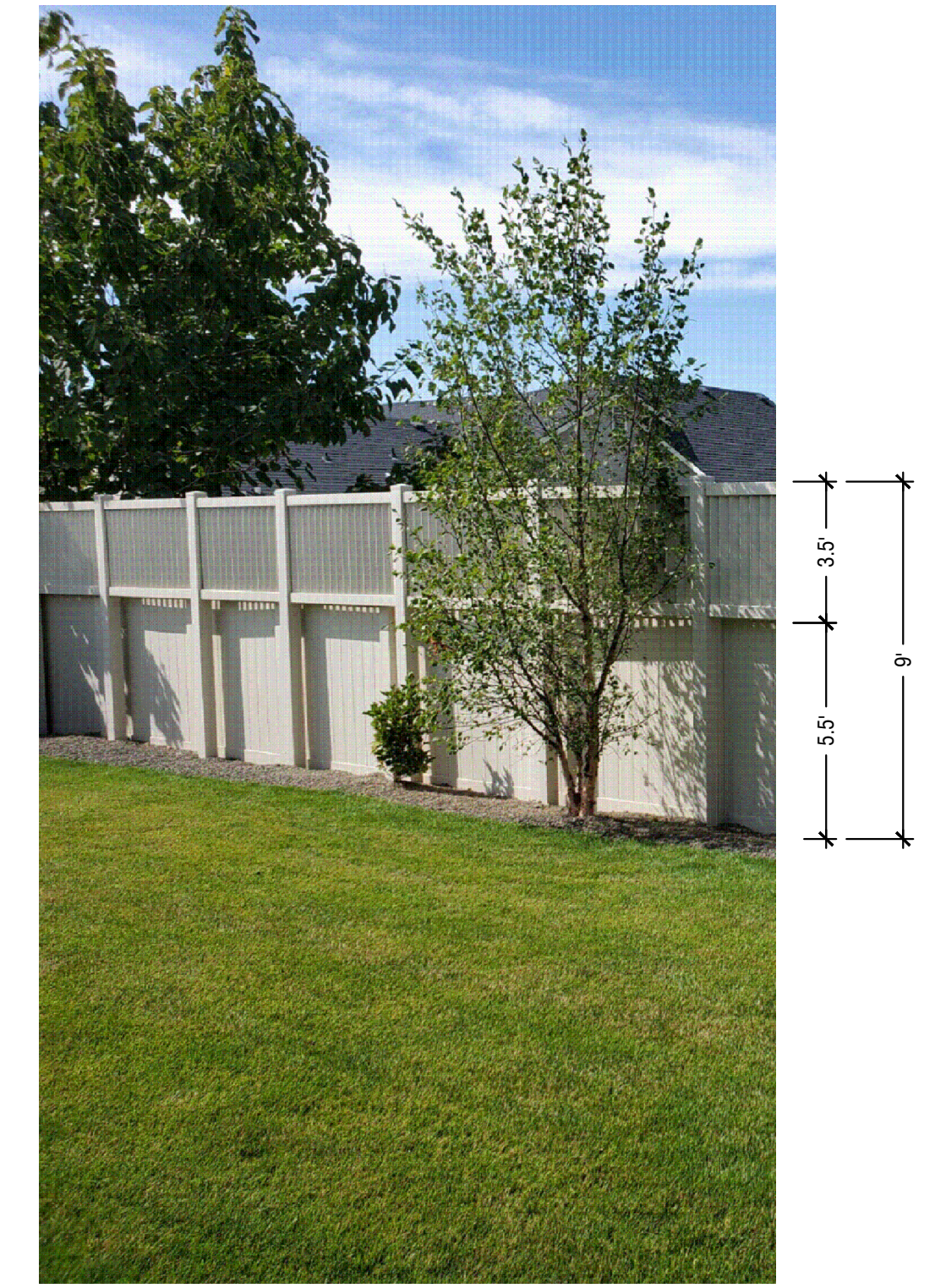


- NOTES:**
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
 2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
 3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
 4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
 5. DO NOT SCAR OR DAMAGE BOULDERS.

4 Boulder Installation
Scale: NTS



5 Deciduous Tree Planting
Scale: NTS



6 Screen Fence Detail
Scale: NTS

**Addington Subdivision - Phase 1
STC Development**

NE Corner of N. Hightbrook Way & W. Sample Farm Drive
Star, Idaho 83669

Revisions

1.	

NOT FOR CONSTRUCTION

11/26/2024
Project No.: 121064
Date of Issuance: 11/26/2024
Project Milestone: Permit Set

**Landscape Plans
Details**

L1.50

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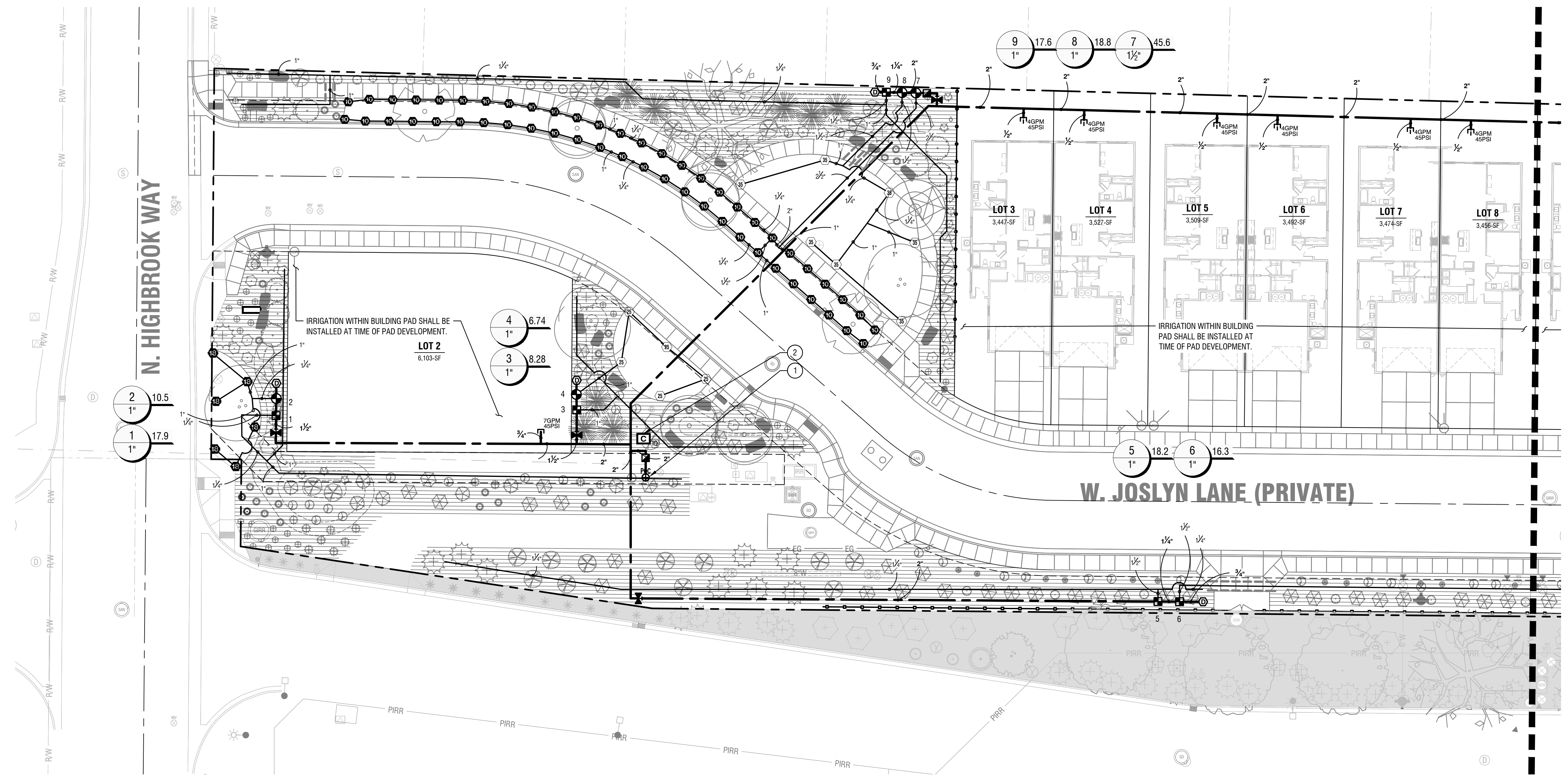
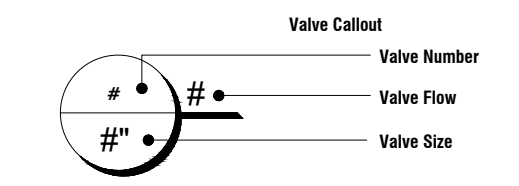
Sheet Notes:

- SEE SHEET L2.00 FOR IRRIGATION SYSTEM NOTES.
- SEE SHEET L2.50 & L2.51 FOR IRRIGATION DETAILS.

Keynotes:

- POINT OF CONNECTION AT 4-IN PIRR STAR TOWN CENTER MAIN LINE. COORDINATE WITH PIRR PLAN SHEET C4.00 SERIES FOR NEW MAIN LINE ROUTING AND SIZE.
- INSTALL IRRIGATION CONTROLLER IN A STAINLESS STEEL ENCLOSURE IN THIS APPROXIMATE LOCATION. IRRIGATION CONTRACTOR SHALL PROVIDE ALL REQUIRED ELECTRICAL CONNECTIONS REQUIRED FOR A FULLY OPERATIONAL SYSTEM. CONTRACTOR SHALL CONNECT ALL LOW VOLTAGE AND 120 VOLT POWER WIRES. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN RIGID STEEL CONDUIT. INSTALL (2) BLUE 14 GAUGE WIRES FROM THE CONTROLLER TO THE LAST VALVE FROM EACH CONTROLLER FOR FUTURE USE.
- STUB AND CAP IRRIGATION MAIN LINE AND IRRIGATION TWO-WIRE AT THIS LOCATION FOR FUTURE EXTENSION. STUB SHALL BE IN A 10-IN ROUND VALVE BOX.

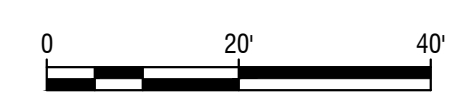
IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30	8/L2.50
	RAIN BIRD 1806-SAM-PRS HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	30	8/L2.50
	RAIN BIRD 5006-PL-PC-FC-MPR-SAM 25 TURF ROTOR. 6.0" POP-UP. PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE). ARC AND RADIUS AS PER SYMBOL. 25 FT - RED. 30 FT - GREEN. 35 FT - BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	45	7/L2.50
	RAIN BIRD XEZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM.		9/L2.50
	AREA TO RECEIVE DRIPLINE NETA-FIM TLV-06-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.		10/L2.50
	RAIN BIRD PESB 1", 1 1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.		6/L2.50
	RAIN BIRD 44-RC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.		5/L2.50
	SHUT OFF VALVE		3/L2.50
	DRAIN VALVE		4/L2.50
	RAIN BIRD ESP-LXD-LXMMSS-LXMMSSPED 50 STATION 2-WIRE. EXTERIOR STAINLESS STEEL PEDESTAL. WITH FLOW SENSING.		2/L2.51
	RAIN BIRD IQ-NCC-EN IQ NCC ETHERNET CARTRIDGE UPGRADES ESP-LX SERIES CONTROLLERS TO SATELLITE CONTROLLERS FOR CENTRAL CONTROL. INCLUDES EMBEDDED ETHERNET NETWORK MODEM WITH RJ-45 PORT, AND PATCH CABLE. REQUIRES LAN NETWORK STATIC IP ADDRESS. ADD WIFI MODEM FOR WIRELESS CONNECTIVITY. USED FOR DIRECT OR SERVER SATELLITE APPLICATIONS.		
	CAP FOR FUTURE USE CAP AT THE MAINLINE OR LATERAL LINE FOR FUTURE USE. THE PRESSURE AND FLOW PROVIDED TO THAT LOCATION ARE INDICATED NEXT TO THE CAP SYMBOL.		
	POINT OF CONNECTION POINT OF CONNECTION AT EXISTING 6-IN PIRR MAIN LINE. COORDINATE WITH PLAN SHEET C4.00 SERIES.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCH. 40 PIPE SHALL BE USED WITH SOLVENT WELD SCH. 40 FITTINGS FROM 1/2" - 2-1/2" PIPE SIZES. ALL PIPE 3" AND ABOVE SHALL BE CLASS 200 WITH DUCTILE JOINT RESTRAIN FITTINGS BY LEEMCO.		1/L2.50
	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCH. 40 PIPE SHALL BE USED WITH SOLVENT WELD SCH. 40 FITTINGS FROM 1/2" - 2-1/2" PIPE SIZES. ALL PIPE 3" AND ABOVE SHALL BE CLASS 200 WITH DUCTILE JOINT RESTRAIN FITTINGS BY LEEMCO.		1/L2.50
	PIPE SLEEVE: PVC CLASS 200 SDR 21 PIPE SLEEVE SHALL BE TWICE THE SIZE OF DESIGNED PIPE DIAMETER FOR MAINLINE AND 4" FOR LATERAL LINES. INSTALL ADDITIONAL 2" SLEEVE AT ALL MAINLINE SLEEVES FOR CONTROL WIRES OR WHERE CONTROL WIRE LEAVES MAINLINE ROUTE.		2/L2.50



L2.02 - AREA B

Irrigation Plans - Area A

Horizontal Scale: 1" = 20'



**Addington Subdivision - Phase 1
STC Development**

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Revisions	
1.	

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11/26/2024
Project No.: 121064
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**Irrigation Plans
Area A**

L2.01

LA 16969, JAMES B. LED, LICENSED PROFESSIONAL ENGINEER, STATE OF IDAHO, LICENSE NO. LA-16969, EXPIRES 11/26/2024. PROJECT NO. 121064, DATE OF ISSUANCE: 11/26/2024. PROJECT MILESTONE: PERMIT SET.

