

ORDINANCE NO. 441-2026
(RUSTY FLATS SUBDIVISION REZONE)

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN STAR, ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 10909 W NEW HOPE ROAD, STAR, IDAHO; THE PROPERTY IS OWNED BY OWEN HAMMOND; ESTABLISHING THE ZONING CLASSIFICATION OF THE REZONED PROPERTY AS RESIDENTIAL DISTRICT WITH A DEVELOPMENT AGREEMENT (R-3-DA) OF 5.9 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2024 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the city limits of Star, Idaho and particularly described in Section 2 of this Ordinance have requested, in writing, rezone of said real property; and

WHEREAS, the Mayor and Council held a public hearing on July 7, 2026 on the proposed rezone of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested rezone should be granted and that the property be zoned Residential with a Development Agreement (R-3-DA), pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: WHEREAS, the owner(s) of the real property situated in the City of Star and particularly described in Section 2 of this Ordinance have requested, in writing, rezone of said real property to the City of Star; and

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Star, Idaho, is hereby rezoned. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential with a Development Agreement (R-3-DA), as provided by the

Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential with a Development Agreement (R-3-DA) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2026.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk



EXHIBIT A

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
RUSTY FLATS SUBDIVISION**

04/09/2026
25-5068
(MLW)

RUSTY FLATS SUBDIVISION LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 11 OF BLOCK 1 OF RUSTY SPUR RANCHETTES SUBDIVISION NO. 3, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 66 OF PLATS AT PAGE 6758, AS SHOWN ON RECORD OF SURVEY NO. 13864, FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO, UNDER INSTRUMENT NO. 2023-01461 LYING IN THE NW 1/4 OF SECTION 5, T.4N., R.1W., B.M., ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 16TH CORNER ON THE WEST LINE OF SECTION 5, T.4N., R.1W., B.M., FROM WHICH THE NORTHWEST 16TH CORNER OF SAID SECTION 5 BEARS S89°08'09"E 1317.71 FEET; THENCE S89°08'09"E ALONG SAID 16TH LINE A DISTANCE OF 349.21 FEET TO A POINT; THENCE S0°51'51"W 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, MARKED BY A 5/8" IRON PIN, ALSO BEING THE POINT OF BEGINNING;

THENCE S89°08'09"E 508.01 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 11 TO A POINT;

THENCE LEAVING SAID NORTH BOUNDARY S01°01'14"W 506.20 FEET ALONG A LINE EAST OF AND PARALLEL WITH SAID WEST BOUNDARY OF LOT 11 TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 11;

THENCE N89°08'09"W 508.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, MARKED BY A 5/8" IRON PIN;

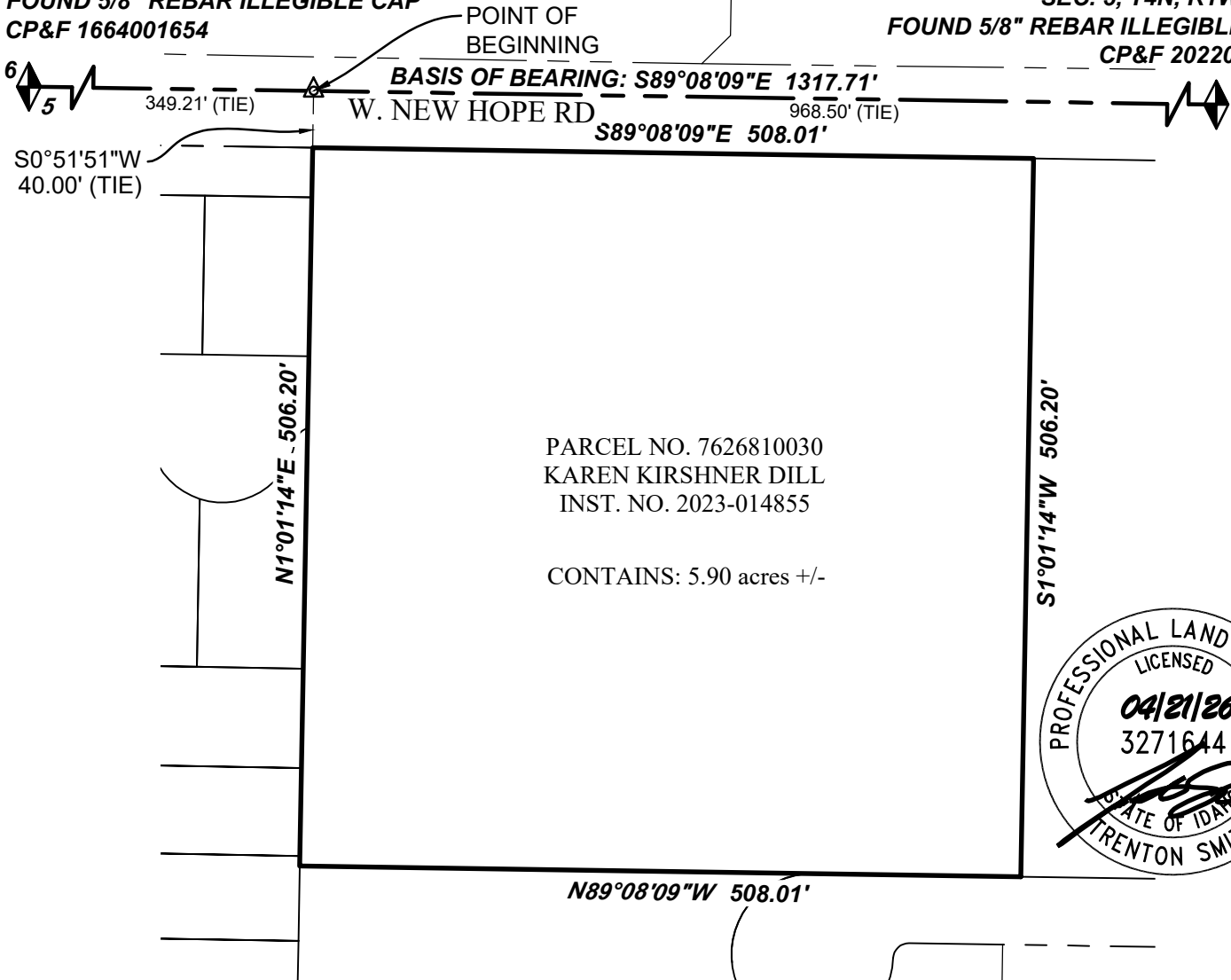
THENCE ALONG THE WEST BOUNDARY OF SAID LOT 11 N01°01'14"E 506.20 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5.90 ACRES +/-



NORTH 16TH CORNER ON WEST LINE
SEC. 5, T4N, R1W, B.M.
FOUND 5/8" REBAR ILLEGIBLE CAP
CP&F 1664001654

NORTHWEST 16TH CORNER
SEC. 5, T4N, R1W, B.M.
FOUND 5/8" REBAR ILLEGIBLE CAP
CP&F 2022090250



GRAPHIC SCALE



(IN FEET)
1 inch = 120ft.



**DEVELOPMENT AGREEMENT
RUSTY FLATS SUBDIVISION REZONE**

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and Owen Hammond, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately 5.9 acres in size, currently located within Ada County, zoned Rural Transition (R-1) and more particularly described in **Exhibit A** of Ordinance 441-2026, which is attached hereto and incorporated by reference herein (the "Properties");

WHEREAS, Owner has requested that the Property be rezoned, and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the Owner agrees to the zoning designation of the Property in accordance with this Agreement;

WHEREAS, Owner and Developer filed with the City of Star, a Request to Rezone the Property to Residential with a Development Agreement (R-3-DA), as File No. RZ-26-02/DA-26-02/PP-26-02, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner and Developer's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcel shown on **Exhibit A**, Owner is allowed to develop the entire 5.9 acres as follows:

- Zoning Classifications: The zoning classifications shall be Residential with a Development Agreement (R-3-DA) on 5.9 Acres;
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Preliminary Plat and Renderings, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. Uses. The development is hereby approved for a maximum of 18 Single-Family Residential lots, along with multiple common lots and all site amenities illustrated in **Exhibit B**, and listed within the approved **Findings of Fact, Conclusions of Law**. Building elevations consistent with the **Exhibit C** shall be constructed within this development. A minimum of three (3) architectural elements shall be provided on the front elevation of all single-family residential structures. A minimum of 5 architectural styles and/or floorplans shall be provided for this development.

2.4 Additional Requirements/Considerations:

- Direct access to Kenzie Lane private street shall be prohibited
- Applicant to provide open space amenities as illustrated in public hearing exhibits
- The Applicant shall bond for the sidewalk improvements on Brandon Road prior to signature of final plat
- Emergency access to include “grasscrete” type surface and width to satisfy Star Fire District access requirements
- The applicant shall work with the neighboring subdivision to the west to match fencing within both developments. A fencing plan shall be submitted at final plat showing the design.
- Council adopts the submitted building elevations into the Development Agreement

2.5 Proportionate Share Agreement for ITD Improvements. Owner has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Owner shall pay a traffic mitigation fee as determined by the Idaho Transportation Department as follows: the Owner will pay the City \$1,000.00 per residential dwelling unit/lot prior to signature on the final plat or at the time of building permit, whichever is applicable. The City will allocate the funds to

roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.6 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.7 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent Owner of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert to its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star, Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: Owen Hammond
3591 N. Hope Valley Lane
Eagle, Idaho 83616

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this _____ day _____, 2026.

Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

Owen Hammond

Notary Public for State of Idaho
Residing at: _____
My Commission Expires: _____



EXHIBIT A

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

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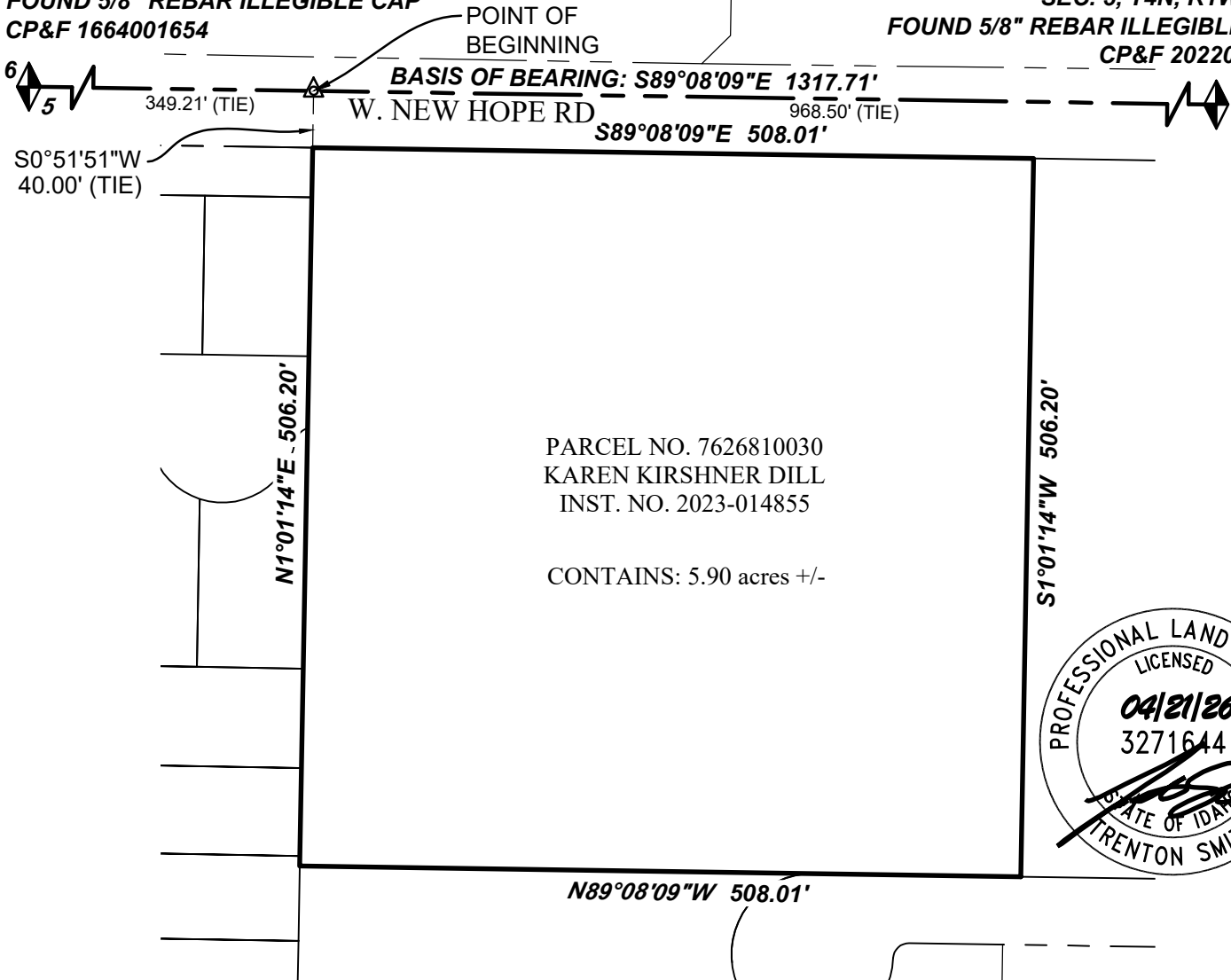
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CONTAINS: 5.90 ACRES +/-



NORTH 16TH CORNER ON WEST LINE
SEC. 5, T4N, R1W, B.M.
FOUND 5/8" REBAR ILLEGIBLE CAP
CP&F 1664001654

NORTHWEST 16TH CORNER
SEC. 5, T4N, R1W, B.M.
FOUND 5/8" REBAR ILLEGIBLE CAP
CP&F 2022090250

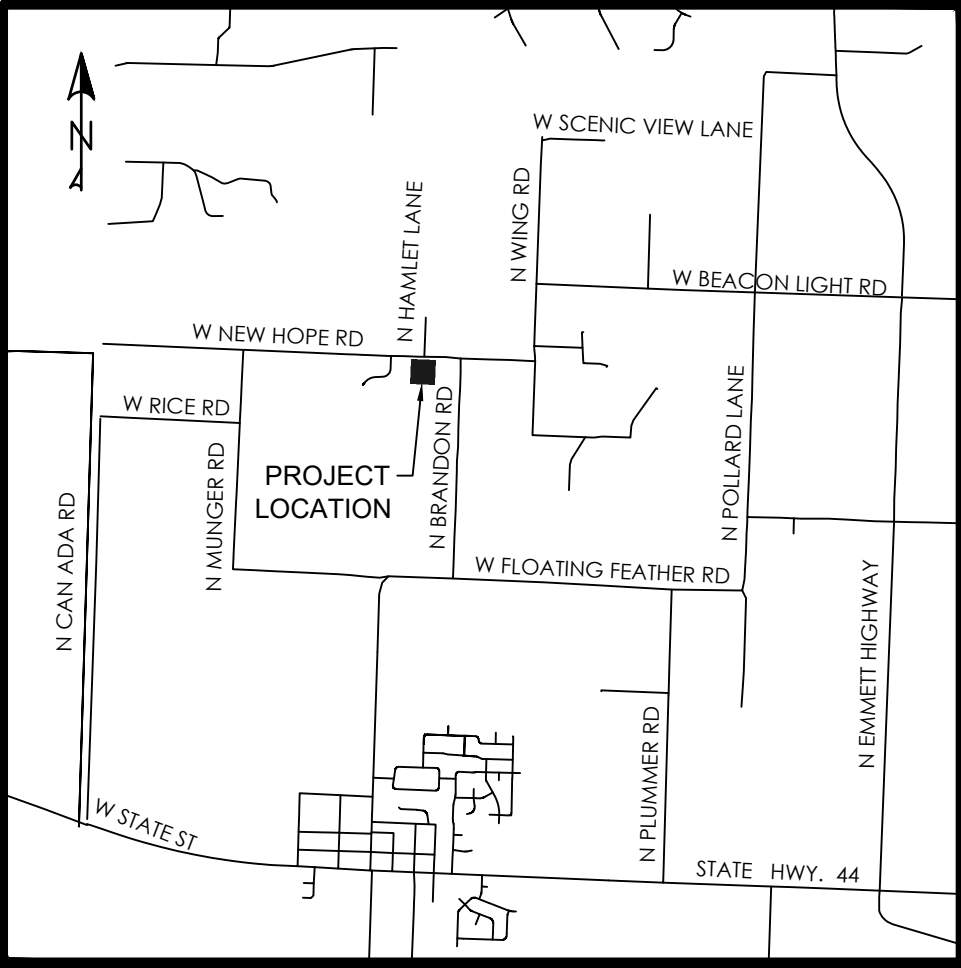


GRAPHIC SCALE



(IN FEET)
1 inch = 120ft.





VICINITY MAP
N.T.S

LEGEND

BOUNDARY LINE
SECTION LINE
SECTION LINE
EXIST. EASEMENT LINE
PUBLIC UTILITY EASEMENT
SETBACK LINE
EXIST. PROPERTY LINE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. IRRIGATION
EXIST. NATURAL GAS
EXIST. COMMUNICATIONS
EXIST. OVERHEAD POWER
EXIST. FENCE
EXIST. IRRIGATION DITCH FLOWLINE
EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
EXIST. EDGE OF ASPHALT
SECTION MONUMENT (FOUND)
SECTION MONUMENT (NOT FOUND)
SET 5/8" REBAR W/ PLASTIC CAP STAMPED
"FOCUS ENGINEERING PL3271644"
FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED
"SC 18790"
FOUND 5/8" REBAR W/ BROKEN CAP "ISG"
EXIST. SEWER MANHOLE
EXIST. WATER VALVE & WATER METER
EXIST. FIRE HYDRANT
EXIST. IRRIGATION BOX & VALVE
EXIST. STREET LIGHT
EXIST. POWER POLE
EXIST. ELECTRICAL BOX
EXIST. COMMUNICATIONS BOX
EXIST. SPOT ELEVATION
XX" STORM DRAIN
XX" SANITARY SEWER
XX" WATER
XX" PRESSURE IRRIGATION
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
IRRIGATION BOX
PRESSURIZED IRRIGATION METER, WATER METER
WATER VALVE, TEE & BEND
PRESSURIZED IRRIGATION VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT

OWNER
OWEN HAMMOND
3591 N HOPE VALLEY LN
EAGLE, ID 83616

DEVELOPER
PAUL HILBIG
2667 E GALA CT, STE 120
MERIDIAN, ID 83642
208-921-2506
paulhilbig@gmail.com

ENGINEER
TOM ROMNEY
FOCUS CONSULTING
1001 N. ROSARIO AVE, SUITE 200
MIDVALE, UT 84047
(801) 633-4428
tromney@focus-es.com

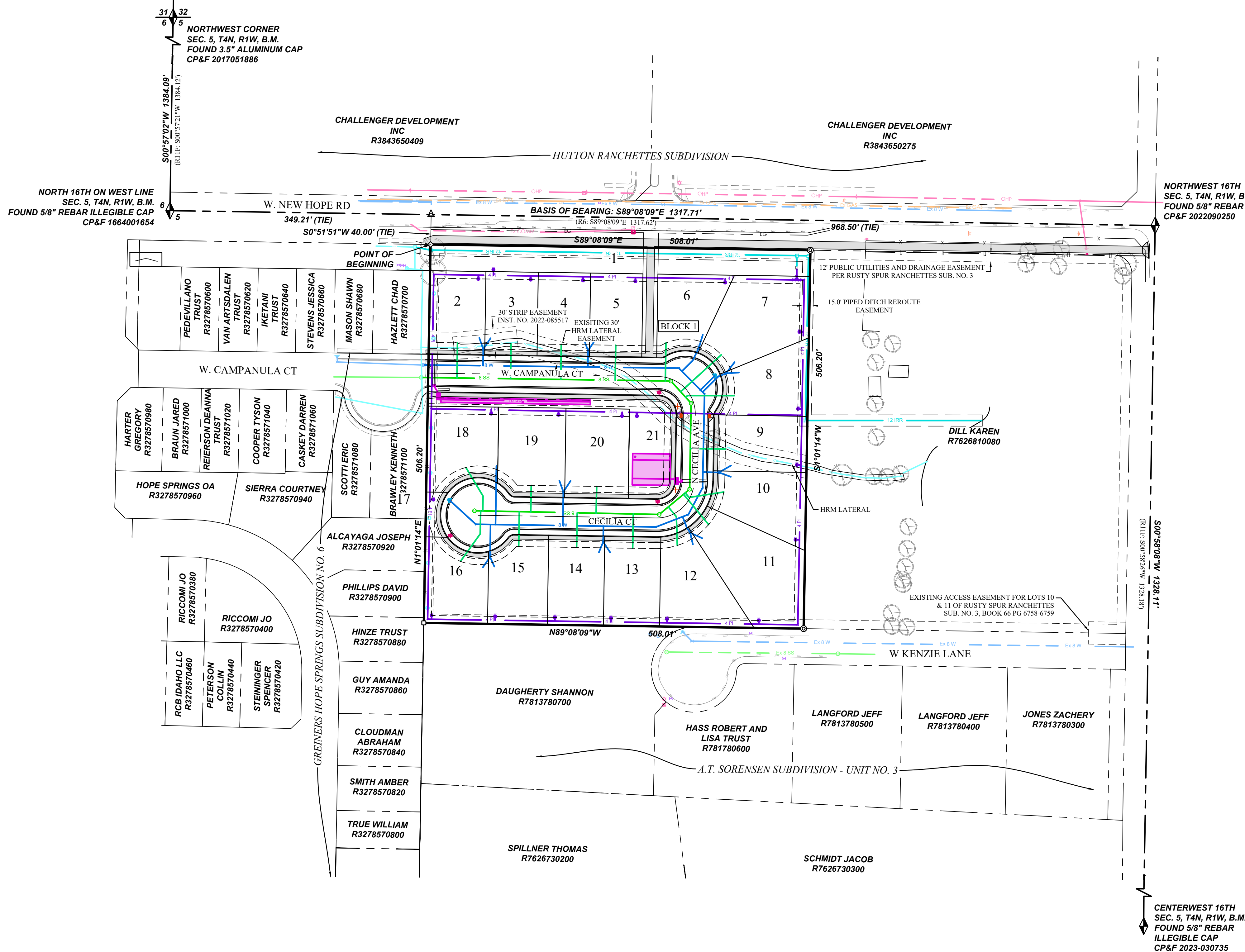
SURVEYOR
TRENTON SMITH
FOCUS CONSULTING
1001 N. ROSARIO AVE, STE 100
MERIDIAN, ID 83642
(208) 974-0075
tsmith@focus-es.com

RUSTY FLATS SUBDIVISION PRELIMINARY PLAT

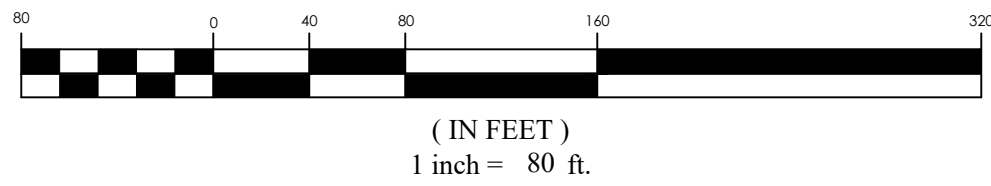
A PORTION OF LOT 11, BLOCK 1, RUSTY SPUR RANCHETTES SUBDIVISION NO. 3
AS SHOWN ON RECORD OF SURVEY NO. 13864 AS PARCEL "D"

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, ADA COUNTY, IDAHO

EXHIBIT B



GRAPHIC SCALE



FLOOD PLAIN DATA
TOTAL ACREAGE OF SITE IN SPECIAL FLOOD HAZARD AREA : 0 ACRES
THE CURRENT FLOOD ZONE FOR THIS PROPERTY IS ZONE X.
FIRM PANEL: 16001C0130J
EFFECTIVE DATE(S): 06/19/2020
PROPERTY DOES NOT FALL WITHIN SHOWN FLOOD ZONE

LEGAL DESCRIPTION

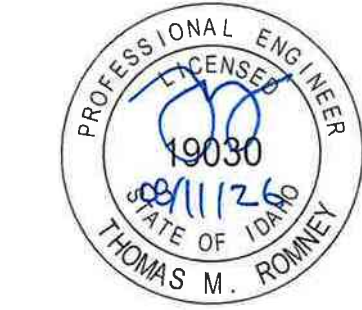
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CONTAINS: 5.90 ACRES +/-

NOTES

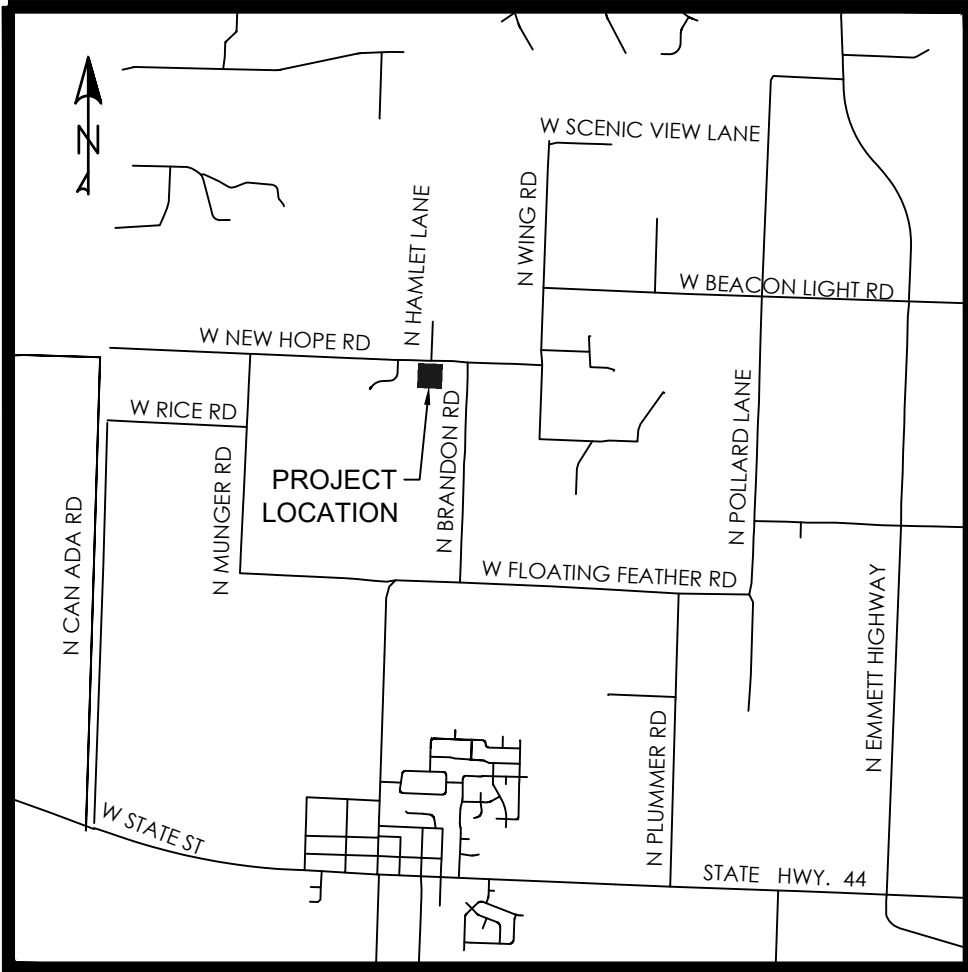
- A 10 FOOT PUBLIC UTILITY & IRRIGATION EASEMENT WILL BE DEDICATED BEHIND BACK OF SIDEWALK ON CECILIA CT & W. CAMPANULA CT. THE EXTERIOR BOUNDARY OF THE SUBDIVISION ALSO INCLUDES A 10-FOOT EASEMENT FOR THE PURPOSES OF UTILITIES AND IRRIGATION.
- THE NORTH 12'-FEET OF LOT 1 HAS A DEDICATED PUBLIC UTILITY AND DRAINAGE EASEMENT PER RUSTY SPUR RANCHETTES SUBDIVISION NO. 3.
- WATER AND SEWER WILL BE RUN THROUGH THE DEDICATED STREETS OF W. CAMPANULA CT AND CECILIA CT.
- STORM DRAINAGE EASEMENTS WILL BE LOCATED ON COMMON LOT #22, BLOCK 1.
- LOTS #12 & 13, BLOCK 1 WILL NOT HAVE ACCESS TO W. KENZIE LANE WITHOUT AGREEMENT WITH NEIGHBOR.
- COMMON LOT #6, BLOCK 1 TO SERVE AS FIRE ACCESS

RUSTY FLATS SUBDIVISION
A PART OF THE SW QUARTER OF THE NW QUARTER OF SECTION 5
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF STAR, ADA COUNTY, IDAHO



REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		
7		
8		
9		

Drawn: MLW
Scale: 1"=80'
Date: 08/11/2026
Sheet:
Checked: JTS
Job #: 25-5068



VICINITY MAP
N.T.S

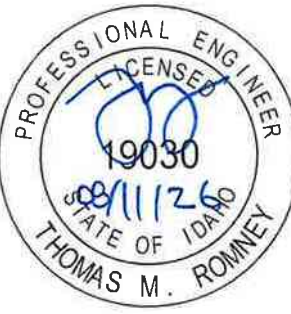
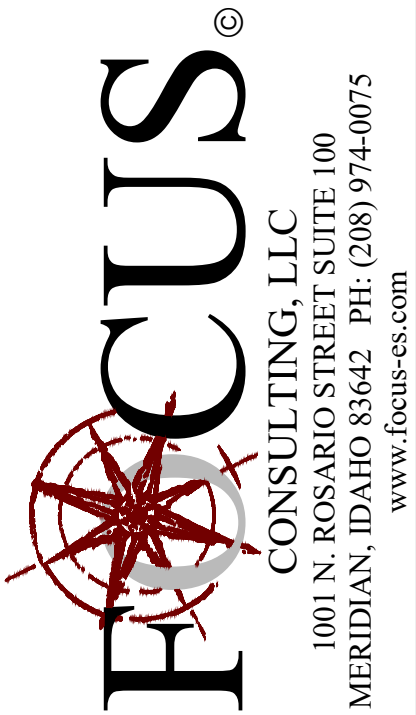
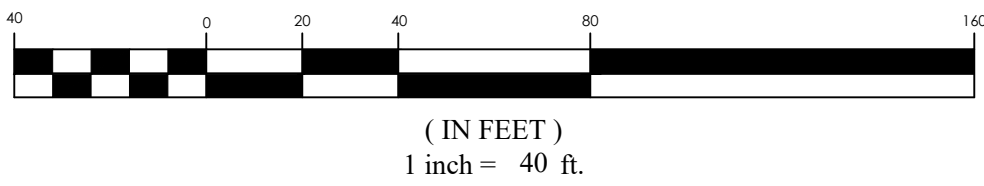
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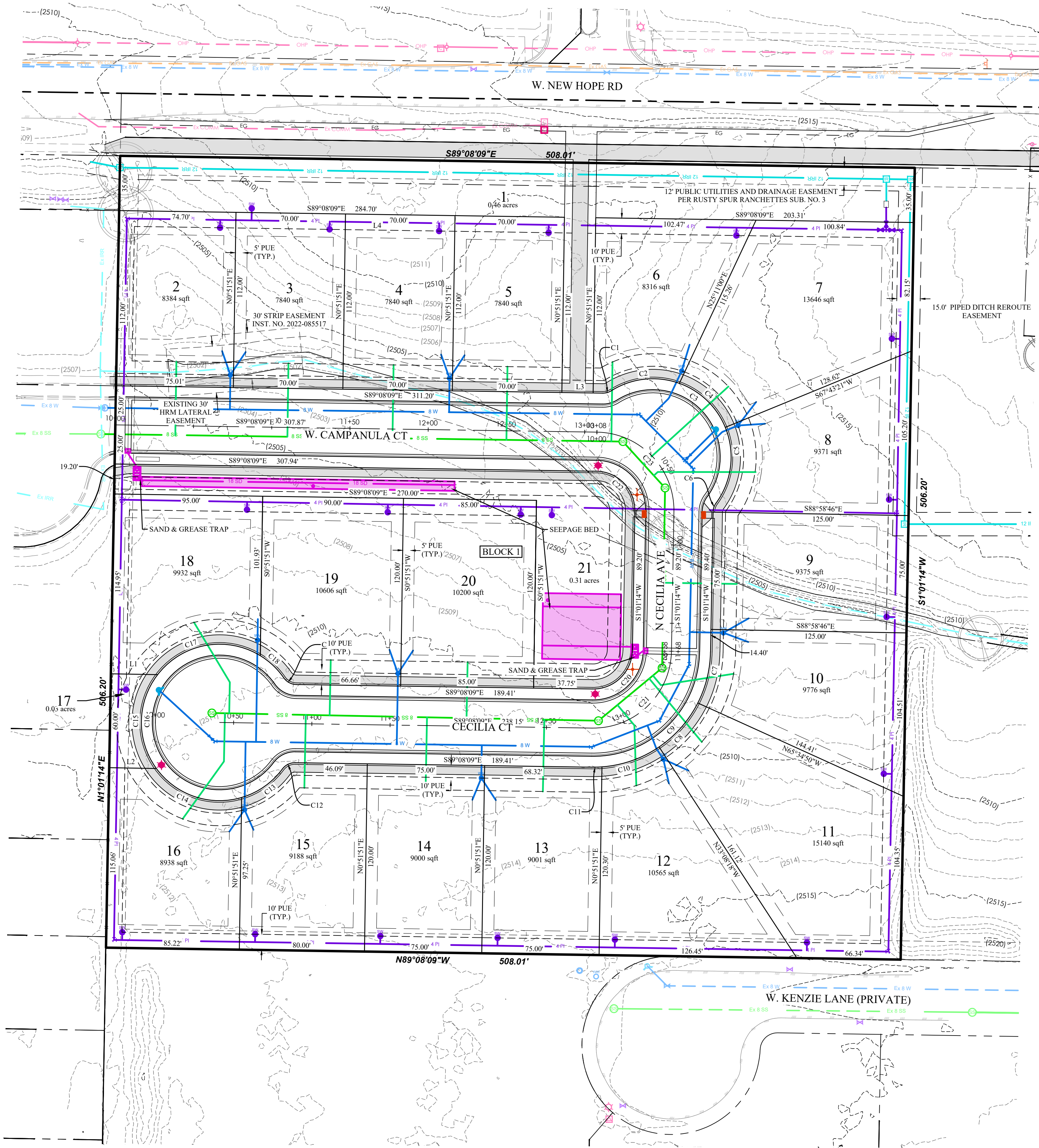
GRAPHIC SCALE



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CITY OF STAR, ADA COUNTY, IDAHO

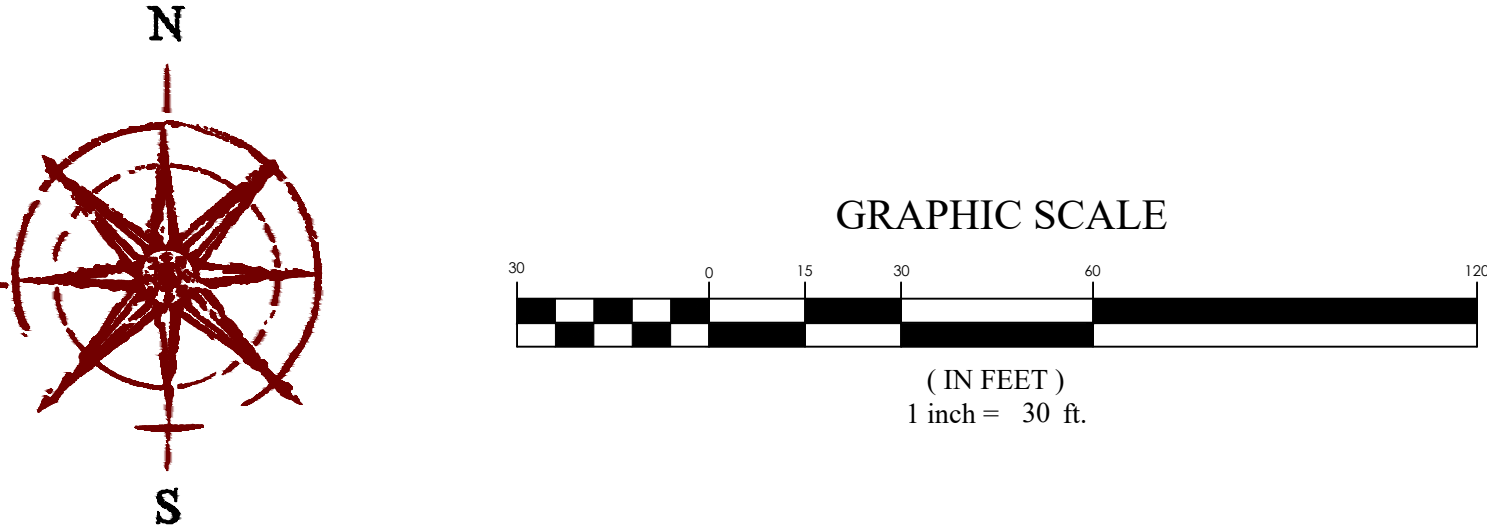
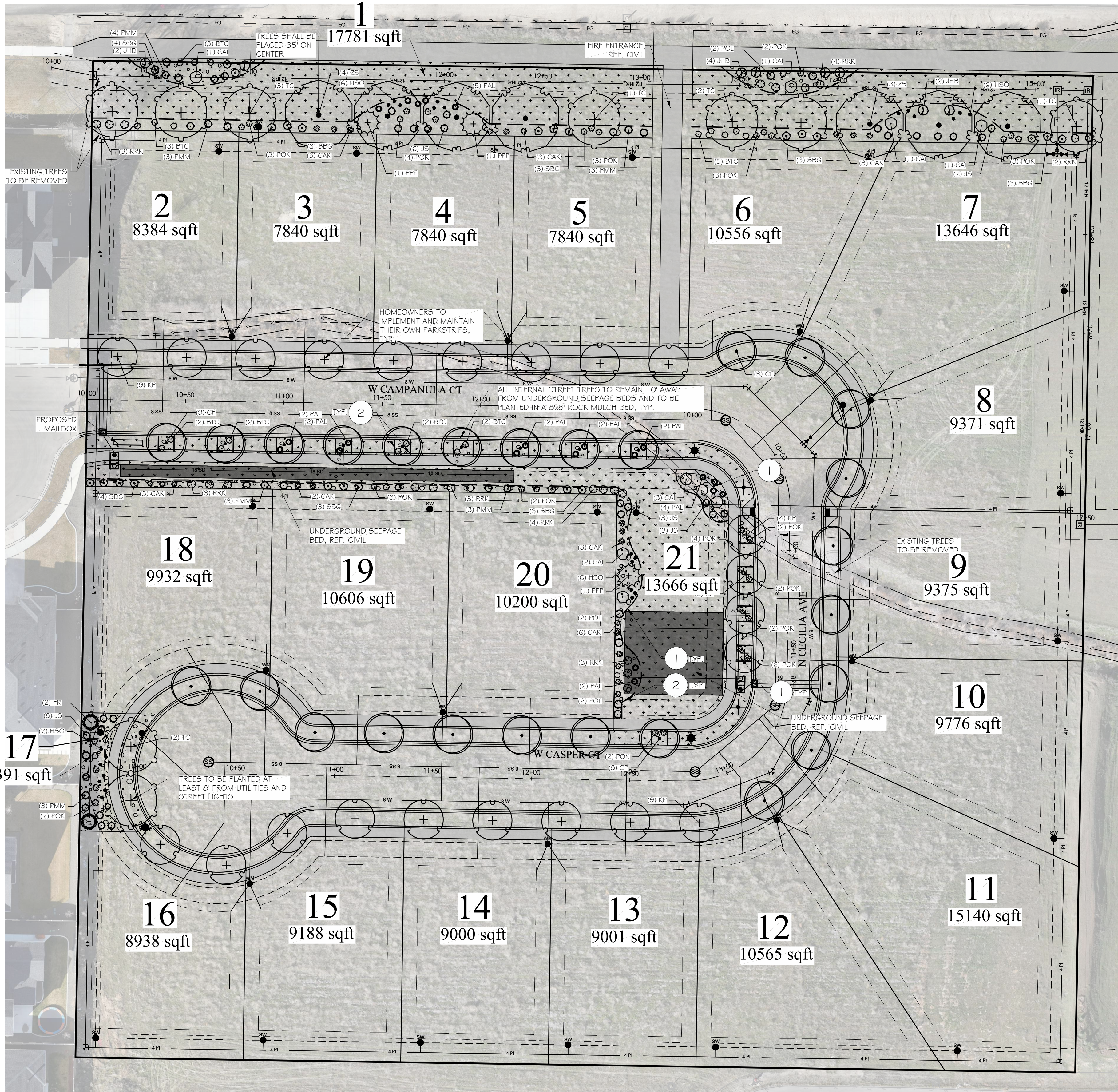
LEGEND

- BOUNDARY LINE
- SECTION LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- PUBLIC UTILITY EASEMENT
- SETBACK LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. FENCE
- EXIST. IRRIGATION DITCH FLOWLINE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- SET 5/8" REBAR W/ PLASTIC CAP STAMPED
"FOCUS ENGINEERING PLS3271644"
- FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED
"CSC 18780"
- FOUND 5/8" REBAR W/ BROKEN CAP "ISG"
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX & VALVE
- EXIST. STREET LIGHT
- EXIST. POWER POLE
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- EXIST. SPOT ELEVATION
- XX SD
- XX SS
- XX W
- XX P
- XX STORM DRAIN
- XX SANITARY SEWER
- XX WATER
- XX PRESSURE IRRIGATION
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- IRRIGATION BOX
- PRESSURIZED IRRIGATION METER, WATER METER
- WATER VALVE, TEE & BEND
- PRESSURIZED IRRIGATION VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT



REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

Drawn:	MLW	Checked:	JTS
Scale:	1"=40'	Job #:	25-5068
Date:	08/11/2026		
Sheet:			



LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH RYZOMATIUS TALL FESCUE BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK TYPE(S) SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL AS HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

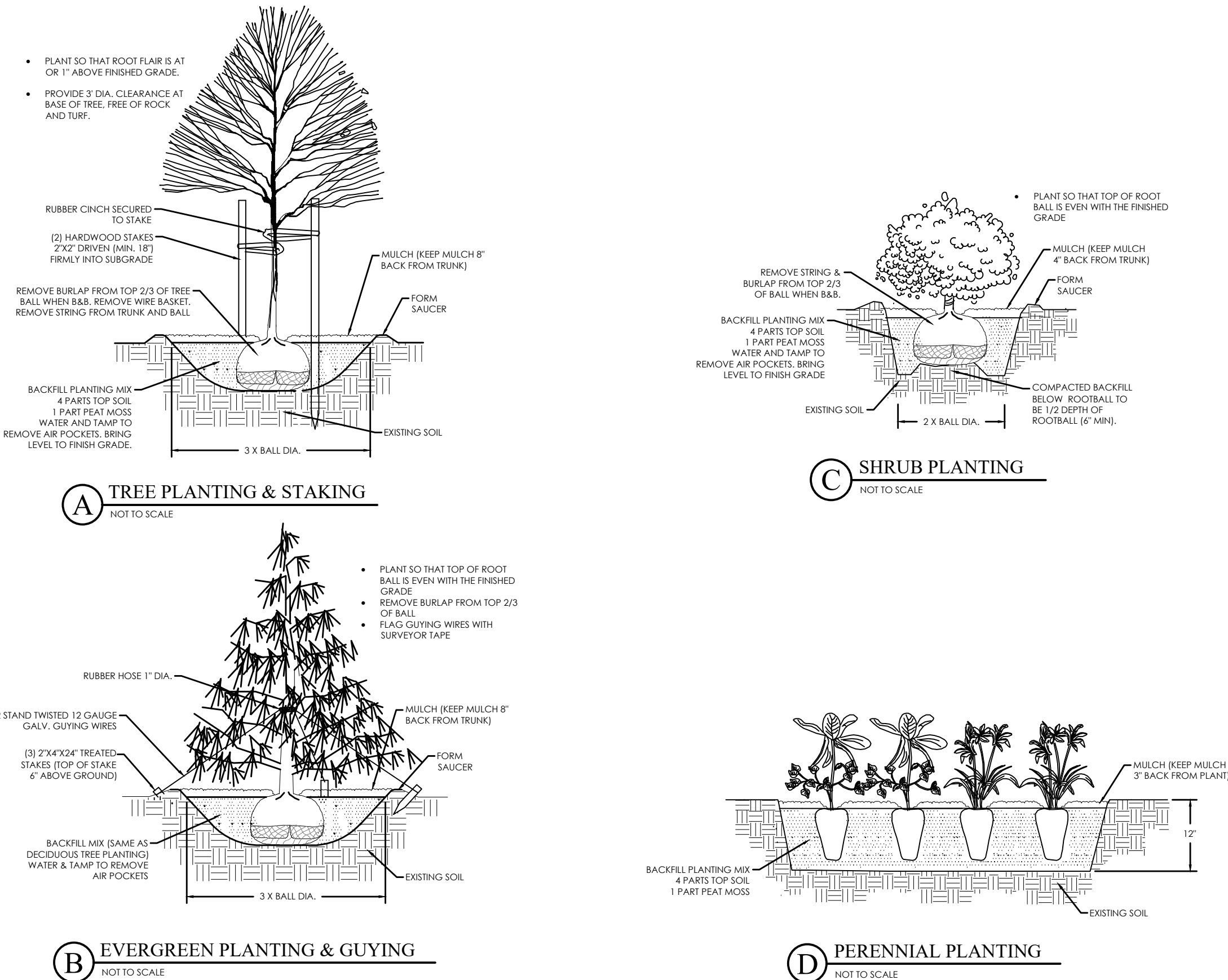
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud *	1.5" Cal.	26
FR	Fagus sylvatica 'Red Obelisk'	Red Obelisk European Beech	1.5" Cal.	2
KP	Koelreutena paniculata	Golden Rain Tree *	1.5" Cal.	22
TC	Tilia cordata	Littleleaf Linden	1.5" Cal.	9
ZS	Zelkova serrata	Japanese Zelkova	1.5" Cal.	7
EVERGREEN TREES				
JS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	6" Ht.	27
PPF	Picea pungens 'Fastigiata'	Columnar Colorado Spruce	6" Ht.	3
SHRUBS				
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	5 gal.	19
CAI	Cornus alba 'Bailhali' TM	Ivory Halo Dogwood	5 gal.	9
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	8
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	6
PMM	Pinus mugo 'Mops'	Mops Mugo Pine	5 gal.	19
RRK	Rosa x 'Red Knock Out'	Red Knock Out Rose	5 gal.	22
SBG	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	5 gal.	26
ORNAMENTAL GRASSES				
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	23
POK	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	1 gal.	40
PERENNIALS				
H50	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	25
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	21
SYMBOL				
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
GROUND COVERS				
RTF	Turf Sod	Ryzomatious Tall Fescue	sod	23,852 sf

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	DECORATIVE ROCK, TYPE T.B.D.	6,130 sf
	2	STEEL EDGING	1,334 lf

*NOTE ALL TREES IN PARKSTRIPS IN FRONT OF LOTS 2-20 WILL BE MAINTAINED AND IMPLEMENTED BY INDIVIDUAL RESIDENCES



RUSTY FLATS SUBDIVISION
STAR, IDAHO
LANDSCAPE PLAN

REVISION BLOCK	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

LANDSCAPE PLAN	
Scale: 1"=30'	Drawn: AH
Date: 08/11/2026	Job #: 25-5068
Sheet:	L1.0



Housing Types

