



ANNEXATION & ZONING - REZONE APPLICATION

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

FILE NO.: _____
 Date Application Received: _____ Fee Paid: _____
 Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: TG Development
 Applicant Address: PO Box 910188, St. George, UT Zip: 84791
 Phone: _____ Fax: _____ Email: brent@reoxygen.com

Owner Name: Dan Sample
 Owner Address: 12080 W. State St., Star, ID Zip: 83669
 Phone: 208-991-8278 Fax: _____ Email: dsample@cableone.net

Representative (e.g., architect, engineer, developer):
 Contact: Tamara Thompson Firm Name: The Land Group, Inc.
 Address: 462 E. Shore Dr., #100, Eagle, ID Zip: 83616
 Phone: 208-939-4041 Fax: _____ Email: tamara@thelandgroupinc.com

Property Information:

Site Address: 12080 W. State St. Parcel Number: S0407336010
S0407347000
 Total Acreage of Site: 48.43
 Total Acreage of Site in Special Flood Hazard Area: 2.15
 Proposed Zoning Designation of Site: CBD and R-7

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	CBD and Compact	Ag & Residential
Proposed	CBD & R-7	CBD and Compact	Mixed Use
North of site	R-3	Residential Neighborhood	Residential
South of site	RUT	CBD	Vacant
East of site	C-2 & R-7	CBD	Vacant/Future Commercial
West of site	Ag	Commercial	Ag & Residential

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - No

Evidence of Erosion - No

Fish Habitat - No

Floodplain - Zone X

Mature Trees - Yes

Riparian Vegetation - No

Steep Slopes - No

Stream/Creek - Drainage Dist #2, Middleton Mill, Flake Ditch Co.

Unique Animal Life - No

Unique Plant Life - No

Unstable Soils - No

Wildlife Habitat - No

Historical Assets - No

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
X	Copy of neighborhood meeting notice sent to property owners within 300' and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
X	Completed and signed Annexation & Zoning/Rezone Application	
X	Fee	
X	Narrative fully describing the proposed project (must be signed by applicant)	
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit two (2) paper and one (1) electronic copy. 	
X	Recorded warranty deed for the subject property	
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 is authorized to submit this application.	
X	Two (2) 11" X 17" vicinity map showing the location of the subject property	

X	One (1) 8 ½" X 11" vicinity map showing the location of the subject property	
X	One (1) 8 ½" X 11" copy of site plans	
X	Two (2) 24" X 36" copy of site plan	
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
X	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
X	If this application is not accompanied by a plat, conditional use permit, or planned unit development application, submit two (2) copies of a conceptual development plan and elevations for the property.	
X	Two (2) Electronic versions of submitted application including Annexation/Rezone application, narrative, legal description, vicinity map, site plan, and conceptual development plan in pdf format submitted on a disk with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. 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

4.20.2020

 Date

****NOTE:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.



PRELIMINARY PLAT

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ___

Applicant Name: TG Development
Applicant Address: PO Box 910188, St. George, UT Zip: 84791
Phone: 435-862-9515 Fax: _____ Email: brent@reoxygen.com

Owner Name: Dan Sample
Owner Address: 12080 W. State St., Star, ID Zip: 83669
Phone: 208-991-8278 Fax: _____ Email: dsample@cableone.net

Representative (e.g., architect, engineer, developer):
Contact: Tamara Thompson Firm Name: The Land Group, Inc.
Address: 462 E. Shore Dr., #100, Eagle, ID Zip: 83616
Phone: 208-939-4041 Fax: _____ Email: tamara@thelandgroupinc.com

Property Information:

Subdivision Name: Noterra
Site Location: 12080 W. State St.
Approved Zoning Designation of Site: CBD and R-7
Parcel Number(s): S0407347000 S0407336010

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	CBD and Compact	Ag & Residential
Proposed	CBD & R-7	CBD and Compact	Mixed Use
North of site	R-3	Residential Neighborhood	Residential
South of site	RUT	CBD	Vacant
East of site	C-2 & R-7	CBD	
West of site	Ag		Ag & Residential

SITE DATA:

Total Acreage of Site - 48.43 Ac
 Breakdown of Acreage of Land in Contiguous Ownership - 48.43
 Total Acreage of Site in Special Flood Hazard Area - 2.15
 Dwelling Units per Gross Acre - 6.04
 Minimum Lot Size - 3000 SF
 Minimum Lot Width - 24'

Total Number of Lots - 149
 Residential - 118
 Commercial - 23
 Industrial - 0
 Common - 8

Total Number of Units - 118
 Single-family - 118 (98 attached)
 Duplex - _____
 Multi-family - _____

Percent of Site and Total Acreage of Common Area - 21.4 % / 4.17 acres
 Percent of Common Space to be used for drainage - less than 10%
 Describe Common Space Areas (amenities, landscaping, structures, etc.) - park, picnic shelter, landscaping, walking path

 Proposed Dedicated Lots & Acreage (school, parks, etc): none

Public Streets - yes, as shown Private Streets - yes, as shown
 Describe Pedestrian Walkways (location, width, material) - paved multi-use pathway and sidewalk
 Describe Bike Paths (location, width, material) - paved multi-use pathway

FLOOD ZONE DATA:

Total Acreage of Site in Special Flood Hazard Area - 2.15

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0125H
 FIRM effective date(s): mm/dd/year 02/19/2003
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 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.

d. Please see link for help with FEMA information <https://msc.fema.gov/portal/search>

e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water
 Irrigation Water- Middleton Mill and Flaker
 Sanitary Sewer- Star Sewer and Water
 Fire Protection - Star Fire
 Schools - West Ada School District
 Roads - ACHD and ITD

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No Floodplain - Yes
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - Yes
 Riparian Vegetation - No Steep Slopes - No
 Stream/Creek - Yes Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

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

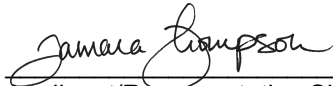
Applicant (√)	Description	Staff (√)
x	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
x	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
x	Completed and signed Preliminary Plat Application	
x	Fee	
x	Narrative fully describing the proposed project (must be signed by applicant)	
x	Legal description of the property (paper and electronic version with engineer's seal): • Submit two (2) paper and one (1) electronic copy	
x	Recorded warranty deed for the subject property	
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 is authorized to submit this application.	
x	Approval of the proposed sub name from Ada County Surveyor's office.	
x	Three (3) 11" X 17" vicinity maps showing the location of the subject property	
x	Three (3) bound 22" X 34" copies of the Preliminary Plat (folded to 8 ½" X 11" size)	
x	One (1) 8 ½" X 11" copies of the Preliminary Plat	
x	Three (3) bound 22" X 34" copies of the landscape plan, including natural features	
x	One (1) 8 ½" X 11" copies of the landscape plan	
x	Three (3) bound 22" X 34" copies of site grading & drainage plans	
x	Phasing plan shall be included in the application if the project is to be phased.	
x	Letter of authorization from the local Post Office approving mail box delivery to subdivision.	
x	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	

x	Names and addresses, printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office.	
x	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by Engineer)	
x	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District.	
x	Two (2) Electronic versions of submitted application including signed Preliminary Plat application, legal description of property, recorded warranty deed, affidavit of legal interest, vicinity map, preliminary plat map, landscape plan, site grading and drainage plans, names and addresses of all canal or irrigation ditches, conceptual engineering plans in pdf format submitted on a disk with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
x	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
x	** Set of plans needs to be submitted to the Ada County Highway District. Date Submitted: <u>4 . 24 . 20</u>	

NOTE: All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. 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

4 . 24 . 20

Date

****NOTE:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.



May 4, 2020

Shawn Nickel
Planning & Zoning Department
City of Star
10769 W. State Street
Star, ID 83669

RE: Norterra Mixed Use | NEC Highway 44 and Can Ada Road
Annexation, Rezone, and Preliminary Plat Applications

Dear Shawn,

Attached to this letter are applications for Annexation and Zoning (with Development Agreement), and preliminary plat for the Norterra Mixed Use development. This application includes parcels S0407336010 (46.43 acres) and S0407347000 (2 acres) for a total of 48.43 acres.

The 48.39-acre site (grey area below) is generally located on the northeast corner of Highway 44 and Can Ada Road. The overall annexation area to the centerline of the adjacent roadways is 52.26 acres.

The properties are currently zoned RUT in Ada County and are utilized for agriculture and a single-family residence with associated out buildings. The properties are within the City of Star Impact Area and contiguous to Star's City Limits. Development within the Star Impact Area requires annexation to the City of Star.

The site is bound on the south by Highway 44 (W. State Street); right-of-way will be dedicated, by others, to ACHD for a future public road extension on the east (N. Highbrook Way). To the north are existing single-family homes, zoned R-3, in the Saddlebrook Subdivision; and N. Can Ada Road to the west.

Current zoning and annexation area (site in grey):



Annexation Area Aerial (site in grey):



The Star Comprehensive plan designates the southern portion of the properties along the Highway 44 frontage as Commercial Business District (CBD), and the northern portion adjacent to the existing residential as Compact Residential.

City of Star Comprehensive Plan (site dashed in grey):



The development applications propose to annex the property to the City of Star and rezone the northern 19.53 acres to R-7 and the southern 28.9 acres as CBD. The proposed zoning is consistent with Star’s Comprehensive Plan.

A concept site plan, phasing, landscape plan, and elevations are included.

The residential lots on the north property line are proposed to be single-family and aligned 1:1 to the properties to the north as a matched transition.

The residential density along the north property line is less than 4 per acre; the density is planned to increase moving north to south with a blended density of approximately 6.04 units per acre. The residential units, not on the north property line, are attached and detached single-family townhouses.

The proposed R-7 building setbacks are:

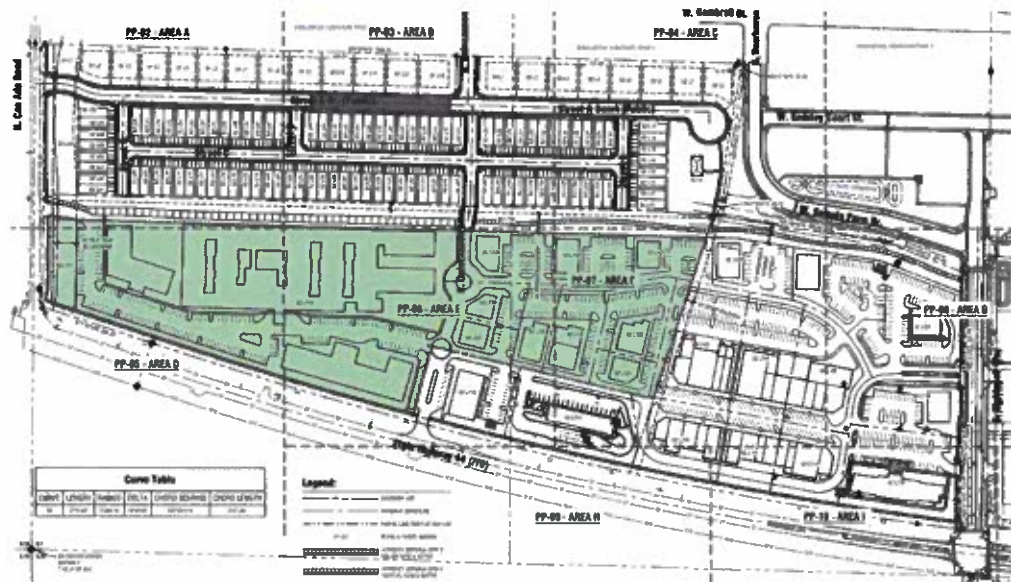
DIMENSIONAL STANDARDS:

<u>R-7 (Code)</u>	<u>PROPOSED:</u>
MINIMUM STREET FRONTAGE	35-FT / 24-FT
FRONT SETBACK:	15-FT / 15-FT
REAR SETBACK:	15-FT / 10-FT
INTERIOR SIDE SETBACK:	5-FT / 5-FT
STREET SIDE SETBACK:	20-FT (LOCAL) / 10-FT
STREET LANDSCAPE BUFFER:	35-FT (COLLECTOR) / 35-FT
MAXIMUM BUILDING HEIGHT:	35-FT / 35-FT

The CBD zoned properties are planned with approximately 338,300 SF. The uses are planned to be consistent with the use matrix in the City’s development code. However, a development agreement is proposed to allow some uses that may be listed as conditional. Drive-thru uses for a bank, fast food, convenience store, and a pharmacy are included with this application. Drive thru uses will not require future City approval regardless of their distance to a residential use or another drive-thru.

Other commercial uses anticipated include: Senior Housing (Assisted, Independent, Nursing), car wash, hotel, fuel station, office and retail. These uses will be principally permitted and not require future City approval regardless of their distance to a residential use.

Senior Housing is proposed as a permitted use in the areas highlighted in green. Should senior housing be proposed on other areas of the site, not highlighted in green, conditional use permit approval is required.



The property is in the Middleton Mill Irrigation District and Drainage District #2 (DD2). The drain that bisects the property is proposed to be piped. Piping the DD2 easement creates a large landscape / open space buffer located between the commercial properties and the townhouses.

Contact information for the irrigation district and DD2 are:

Middleton Mill Irrigation District: mm_mi@juno.com

Drainage District #2: c/o S. Bryce Farris, P.O. Box 7985, Boise, ID 83707, bryce@sawtoothlaw.com

Preliminary Plat:

In total, the preliminary plat includes 149 lots.

Project Site: 48.43 total acres

New Public R/W: 3.73 acres

Commercial uses: 28.9 acres, up to 338,300 building SF, 23 lots

Residential: 19.53 acres, 118 units, 6.04 units/acre

 Single Family homes (north property line): 20 units

 Townhouse: 98 units

 Common Lots: 8

The project amenities include a park with picnic structure in the northeast portion of the site and pedestrian paths throughout as shown on the landscape plans. The overall open space is 21.4%; usable open space is 17.4%. The open space and site amenities are located in common lots and will be maintained by the homeowner's association.

Buildings will be designed in a traditional modern theme and will be constructed using a variety of high-quality materials including cementitious siding and cultured stone. Buildings shall be designed with elevations that create interest through the use of broken planes, windows, cornices and fenestrations that produce a rhythm of materials and patterns.

A 50' setback is included on the CanAda Road frontage; 20' setback along Hwy 44; 20' along Highbrook Way; and 10' along the new local street.

The mixed-use project is proposed with one direct access to Hwy 44. The location is coordinated to align with a new development south of Highway 44.

A stub road from the north, N. Quincannon Way, will be extended south and east-west (Street A) through the property. This extension is the only proposed public road. All other drives are proposed to be private.

Two accesses to CanAda Road and the future Highbrook Way are proposed to the west and east respectively.

A traffic impact study (TIS) is underway and will be submitted to ACHD and ITD. Comments from ACHD and ITD have not been received but are anticipated prior to the City's staff report being finalized.

Storm water will be retained on site. The property within Flood Zone X will be filled.

Thank you in advance for your consideration and support. We look forward to working with the City to plan a quality project of which we can all be proud.

Sincerely,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is fluid and cursive, with the first name "Tamara" written in a larger, more prominent script than the last name "Thompson".

Tamara Thompson
Director of Client Services

The Land Group, Inc.

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PP-01B	PHASING PLAN
PP-01C	EXISTING CONDITIONS
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PP-03	AREA B
PP-04	AREA C
PP-05	AREA D
PP-06	AREA E
PP-07	AREA F
PP-08	AREA G
PP-09	AREA H
PP-10	AREA I

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PP-21	UTILITY PLAN AREA A
PP-22	UTILITY PLAN AREA B
PP-23	UTILITY PLAN AREA C
PP-24	UTILITY PLAN AREA D
PP-25	UTILITY PLAN AREA E
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PP-30	GRADING OVERVIEW
PP-31	GRADING & DRAINAGE PLAN AREA A
PP-32	GRADING & DRAINAGE PLAN AREA B
PP-33	GRADING & DRAINAGE PLAN AREA C

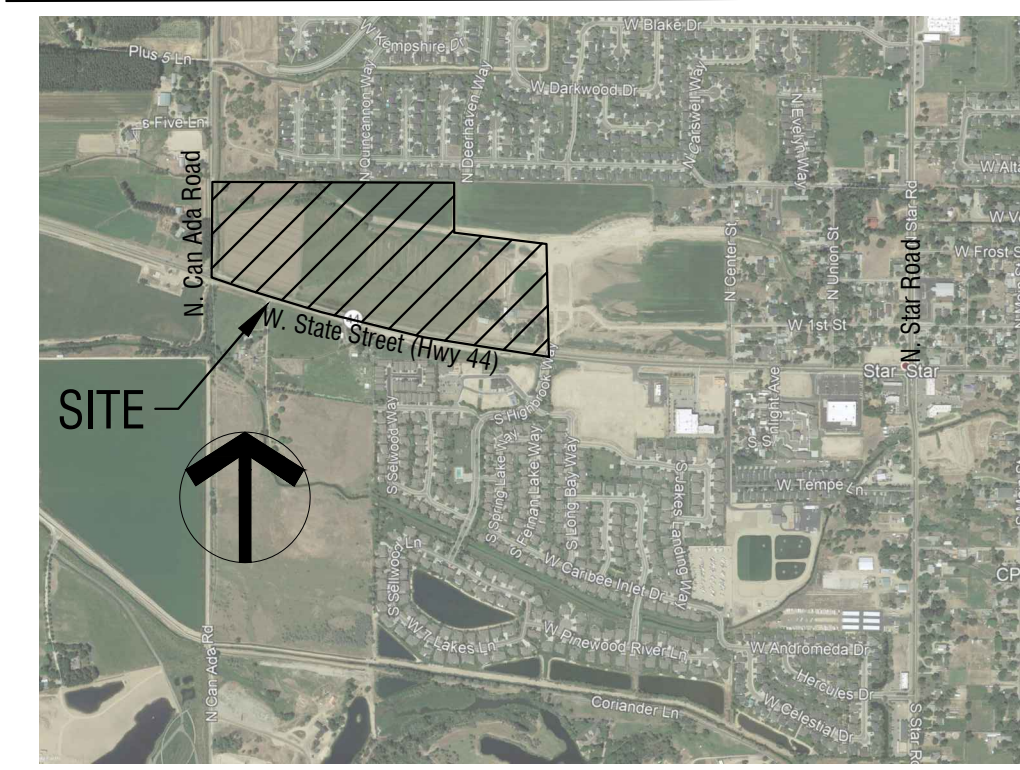
Sheet Index

Sheet Number	Sheet Title
PP-34	GRADING & DRAINAGE PLAN AREA D
PP-35	GRADING & DRAINAGE PLAN AREA E
PP-36	GRADING & DRAINAGE PLAN AREA F
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PP-38	GRADING & DRAINAGE PLAN AREA H
PP-39	GRADING & DRAINAGE PLAN AREA I
PP-L1.00	LANDSCAPE PLAN

Project Summary:

TOTAL AREA	2,109,559 SF / 48.43± AC	RESIDENTIAL:	850,864.6 SF / 19.53± AC.
RIGHT-OF-WAY DEDICATION	162,570.7 SF / 3.73± AC	AREA:	118 UNITS
TOTAL COMMON LOTS	217,819.6 SF / 5.00± AC	DENSITY:	6.04 UNITS / ACRE
PUBLIC ACCESS EASEMENT	62,540.9 SF / 1.44± AC	COMMERCIAL:	1,258,694 SF / 28.90± AC.
TOTAL LOTS:	149	AREA:	338,293 SF
SINGLE FAMILY:	20	BUILDING AREA:	11,706 SF / ACRE
TOWNHOUSE:	98		
COMMERCIAL:	23		
COMMON:	8		

Vicinity Map



Open Space Calculations:

RESIDENTIAL:	
TOTAL OPEN SPACE:	181,849.98 SF (21.4%)
TOTAL QUALIFIED OPEN SPACE:	147,894.79 SF (17.4%±)



Planning Notes:

CURRENT ZONING:	RUT
PROPOSED ZONING:	CBD, R-7
DIMENSIONAL STANDARDS:	
R-7: (Code)	
MINIMUM STREET FRONTAGE:	35-FT
FRONT SETBACK:	15-FT
REAR SETBACK:	15-FT
INTERIOR SIDE SETBACK:	5-FT
STREET SIDE SETBACK:	20-FT (LOCAL)
STREET LANDSCAPE BUFFER:	35-FT (COLLECTOR)
MAXIMUM BUILDING HEIGHT:	35-FT

PROPOSED:	
MINIMUM STREET FRONTAGE:	24-FT
FRONT SETBACK:	15-FT
REAR SETBACK:	10-FT
INTERIOR SIDE SETBACK:	5-FT
STREET SIDE SETBACK:	10-FT
STREET LANDSCAPE BUFFER:	35-FT
MAXIMUM BUILDING HEIGHT:	35-FT

CBD:	
FRONT SETBACK:	0-FT
REAR SETBACK:	0-FT
INTERIOR SIDE SETBACK:	0-FT
STREET SIDE SETBACK:	0-FT
MAXIMUM BUILDING HEIGHT:	N/A

Sheet Notes:

- SEE L-SERIES SHEETS FOR LANDSCAPE PLANS.
- A 20' WIDE EASEMENT SHALL BE GRANTED TO STAR SEWER & WATER DISTRICT FOR ALL MAINS OUTSIDE THE PUBLIC RIGHTS OF WAY.
- REFER TO SHEET PP-02 FOR ROADWAY STREET SECTIONS.

Owner / Developer:

TG DEVELOPMENT, LLC
BRENT THOMPSON
PO BOX 910188
ST. GEORGE, UT 84791
PH: 435.862.9515

Project Engineer / Surveyor / Landscape:

THE LAND GROUP, INC.
ENGINEER: ERIC CRONIN, P.E.
SURVEYOR: MIKE FEMENIA, P.L.S.
LANDSCAPE ARCHITECT: PHILL HULL, L.A.
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
PH: 208.939.4041

Irrigation & Drainage Company Contacts:

DRAINAGE DISTRICT #2
ALLEN FUNKHAUSER
455 SOUTH 3RD STREET
BOISE, IDAHO 83702
PH: 208.571.3804
MIDDLETON IRRIGATION ASSOCIATION, INC.
MIDDLETON MILL DITCH CO.
P.O. BOX 848
MIDDLETON, ID 83644
PH: 208.585.3207

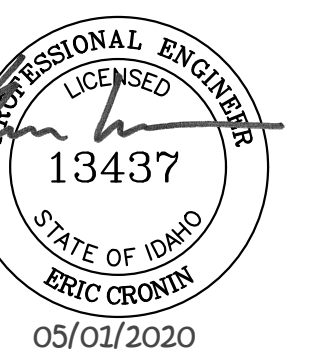
Star Sewer & Water District Contact:

HANK DAY
11184 W. STATE STREET
STAR, ID 83669
PH: 208.631.8588

NORTERRA MIXED USE
TG Development, LLC

NE CORNER CAN ADA RD & SH 44
Star, ID

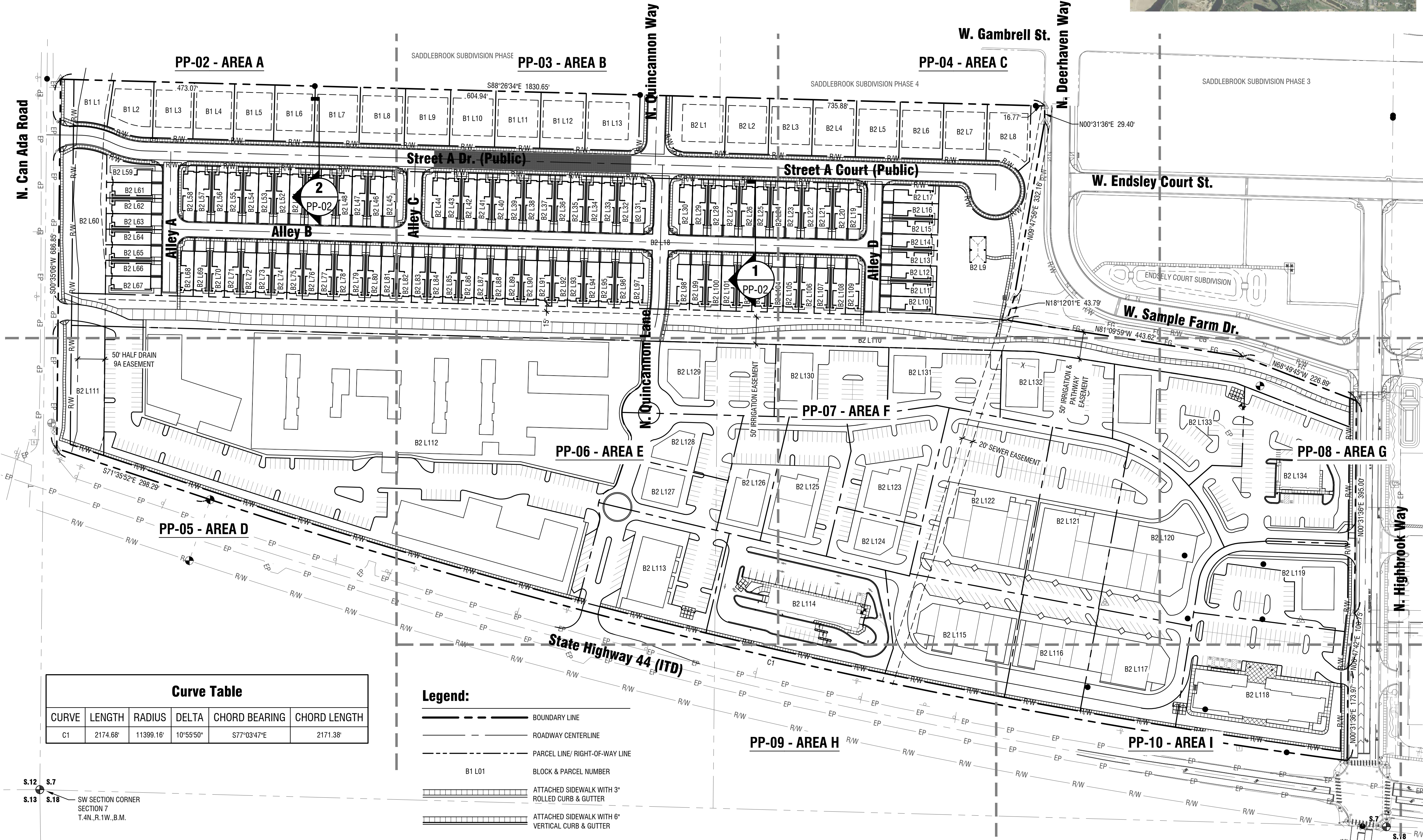
Revisions
1.



Project No.: 119104
Date of Issuance: 05/01/2020
Project Milestone: Pre Plat

Preliminary Plat
Project Overview

PP-01



Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2174.68'	11399.16'	10°55'50"	S77°03'47"E	2171.38'

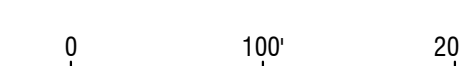
Legend:

- BOUNDARY LINE
- ROADWAY CENTERLINE
- PARCEL LINE/ RIGHT-OF-WAY LINE
- B1 L01 BLOCK & PARCEL NUMBER
- ATTACHED SIDEWALK WITH 3" ROLLED CURB & GUTTER
- ATTACHED SIDEWALK WITH 6" VERTICAL CURB & GUTTER

S.12 S.7
S.13 S.18
SW SECTION CORNER
SECTION 7
T.4N., R.1W., B.M.

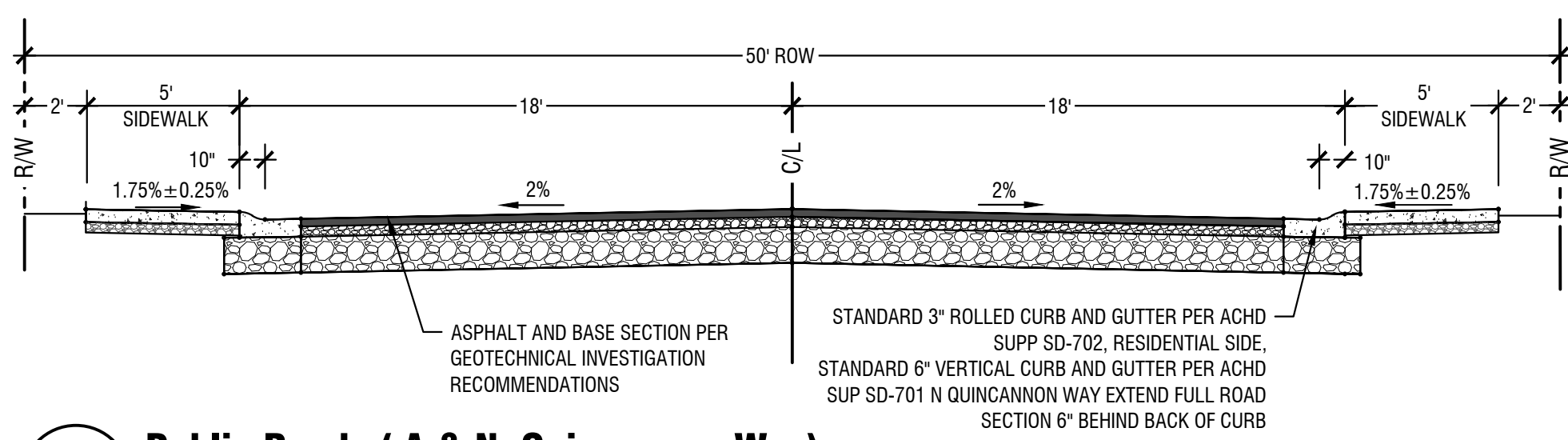
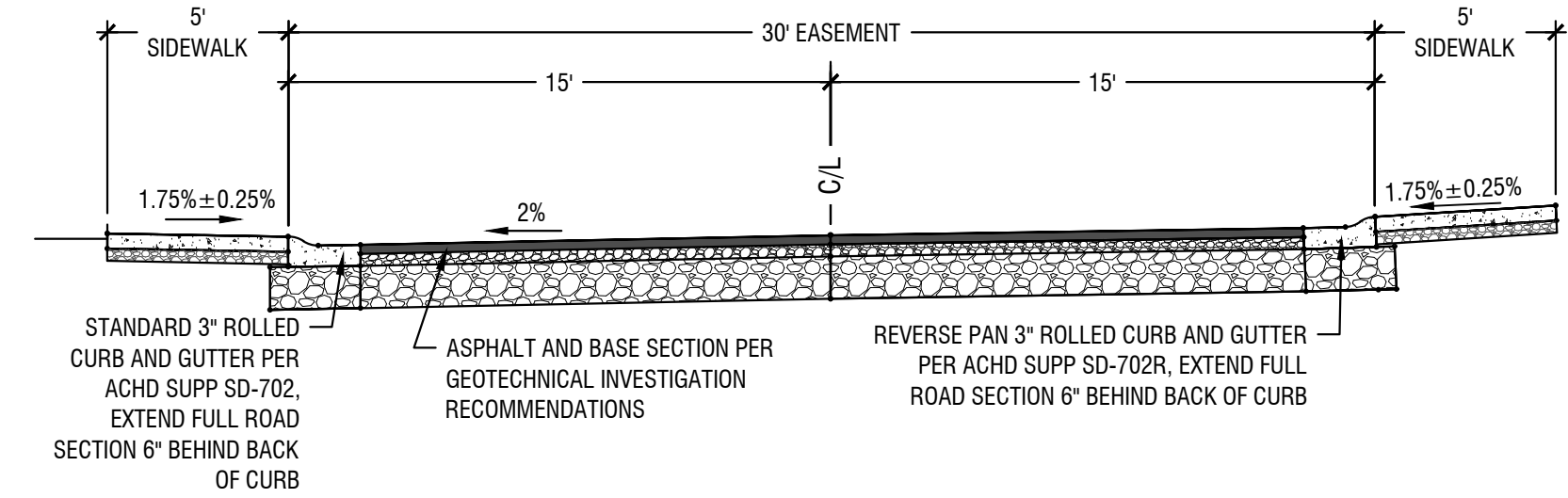
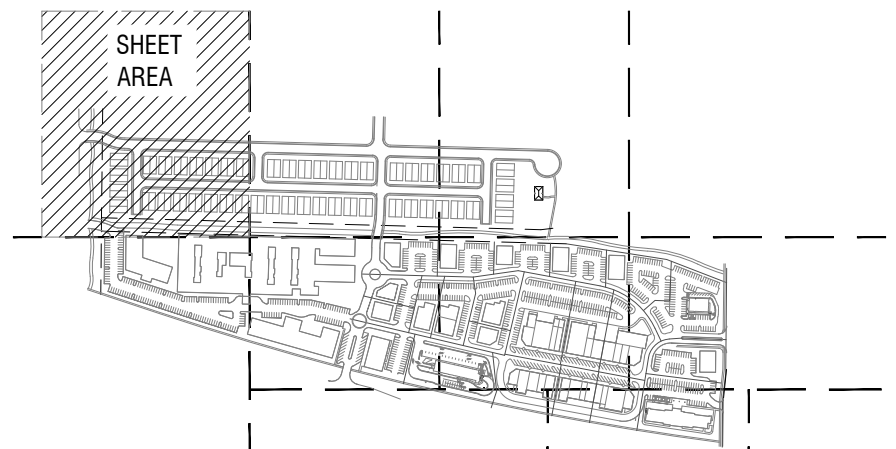
Preliminary Plat-Project Overview

Horizontal Scale: 1" = 100'



File Path: C:\Users\eric\OneDrive\Documents\119104\119104_001.dwg
 User: eric.cronin
 Date: 5/1/2020 11:53 AM

Keymap:



1 Private Roads (Alley A, B, C, D & N. Quincannon Lane)

2 Public Roads (A & N. Quincannon Way)



Keynotes:

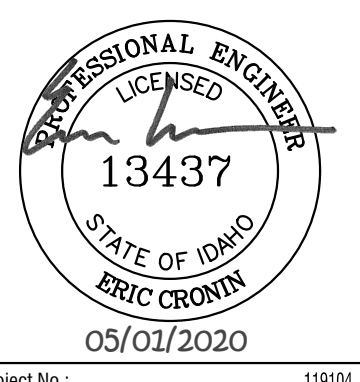
1. 3-IN ROLLED CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-702.
2. 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
3. 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
4. STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPWC AND CITY OF STAR SUPPLEMENTS.
5. VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
6. PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD- 712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
7. PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
8. PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
9. MID BLOCK PEDESTRIAN RAMP PER ISPWC SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
10. MAIL DELIVERY CLUSTER BOX.
11. NEW 5" THICK SIDEWALK.
12. PERMEABLE PAVERS.
13. 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R.
14. 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R.

**NORTERRA MIXED USE
TG Development, LLC**

NE CORNER CAN ADA RD & SH 44
Star, ID

Revisions

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Project No.: 119104
Date of Issuance: 05.01.2020
Project Milestone: Pre Plat

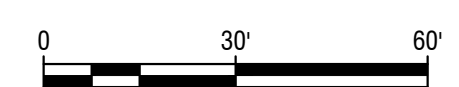
**Preliminary Plat
Area A**

PP-02

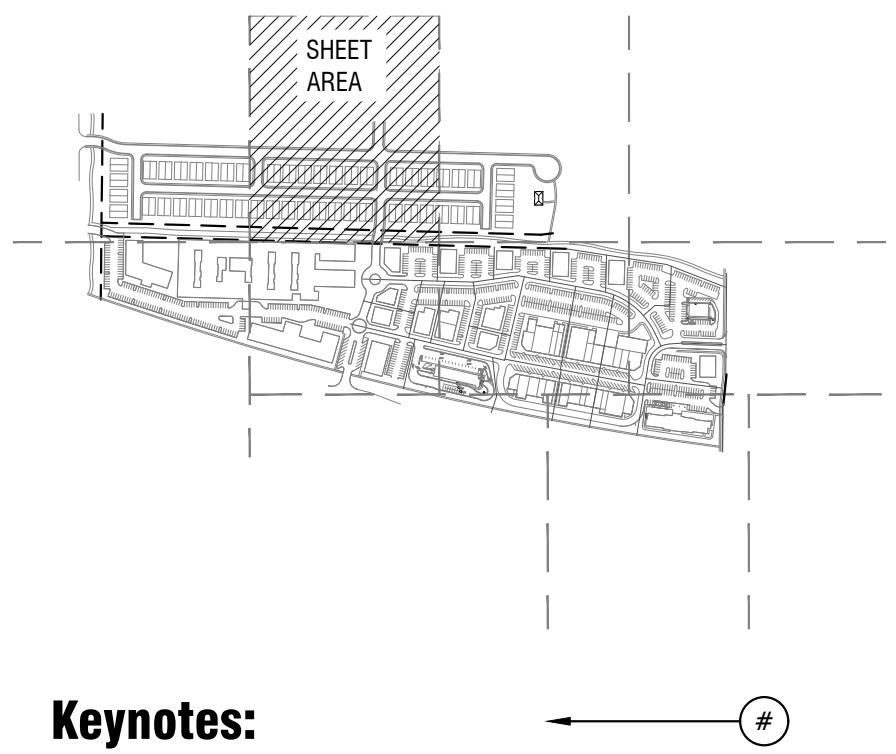
MATCH LINE - SHEET PP-02
MATCH LINE - SHEET PP-05

Preliminary Plat-Area A

Horizontal Scale: 1" = 30'



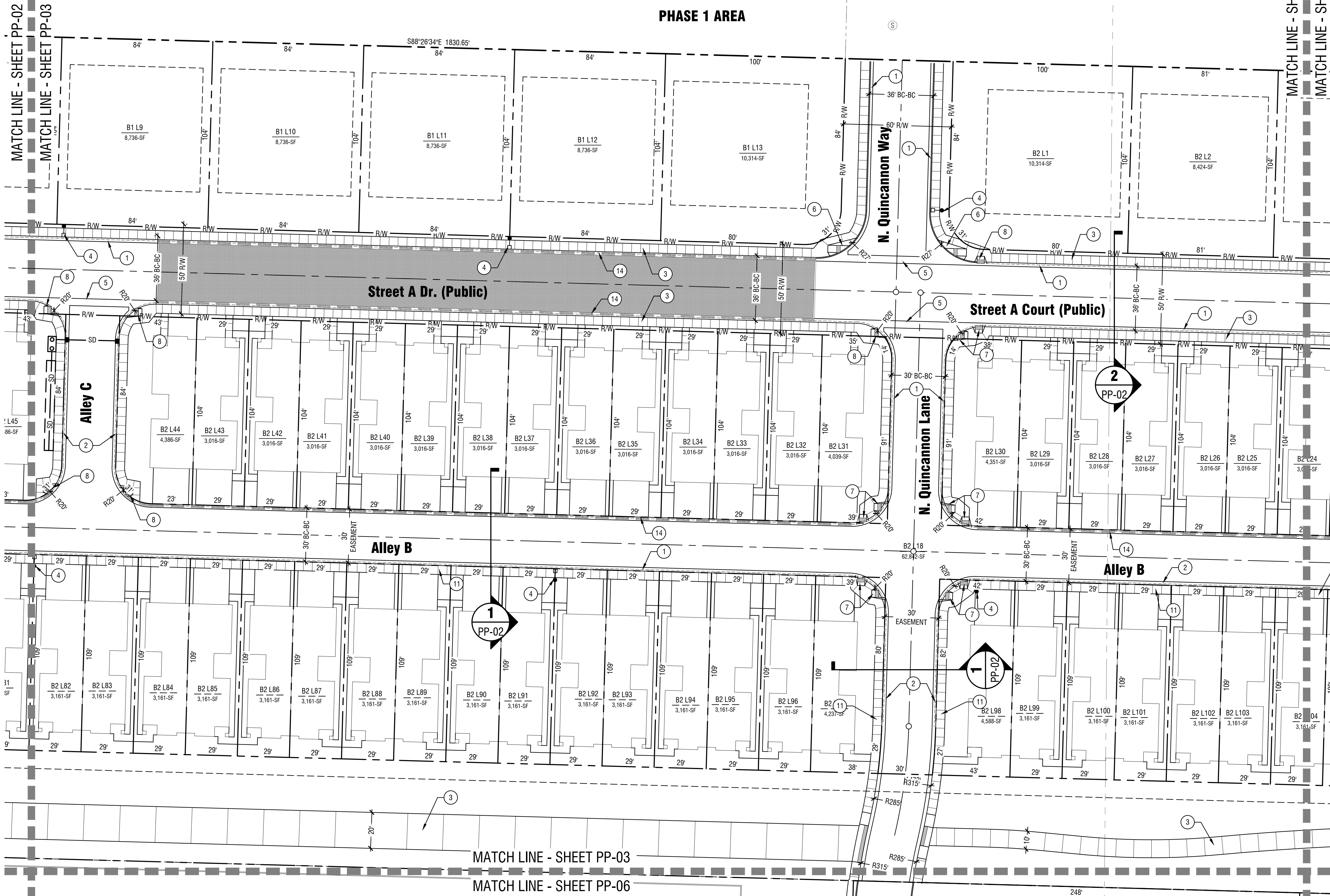
Keymap:



Keynotes:

- 3-IN ROLLED CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-702.
- 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
- 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
- STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPWC AND CITY OF STAR SUPPLEMENTS.
- VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
- PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD- 712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
- PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
- PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
- MID BLOCK PEDESTRIAN RAMP PER ISPWC SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
- MAIL DELIVERY CLUSTER BOX.
- NEW 5" THICK SIDEWALK.
- PERMEABLE PAVERS
- 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R
- 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R

PHASE 1 AREA

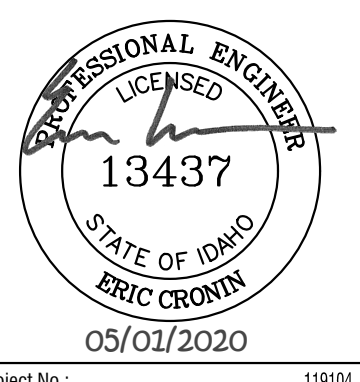


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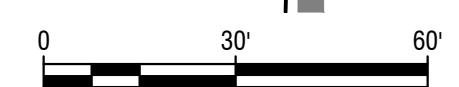
Project No.: 119104
 Date of Issuance: 05/01/2020
 Project Milestone: Pre Plat

Preliminary Plat
Area B

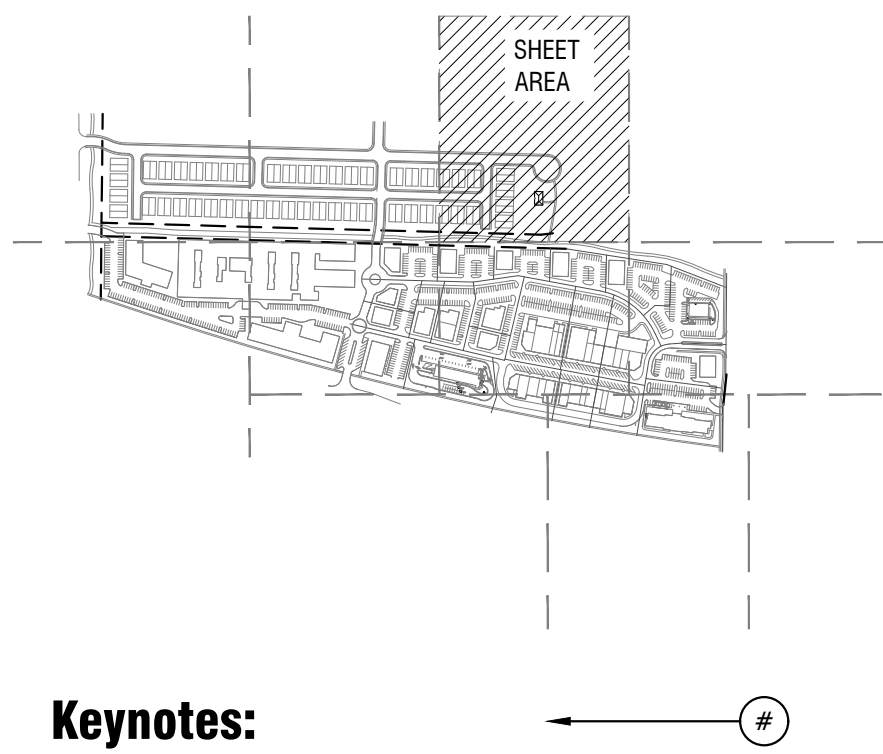
PP-03

Preliminary Plat-Area B

Horizontal Scale: 1" = 30'

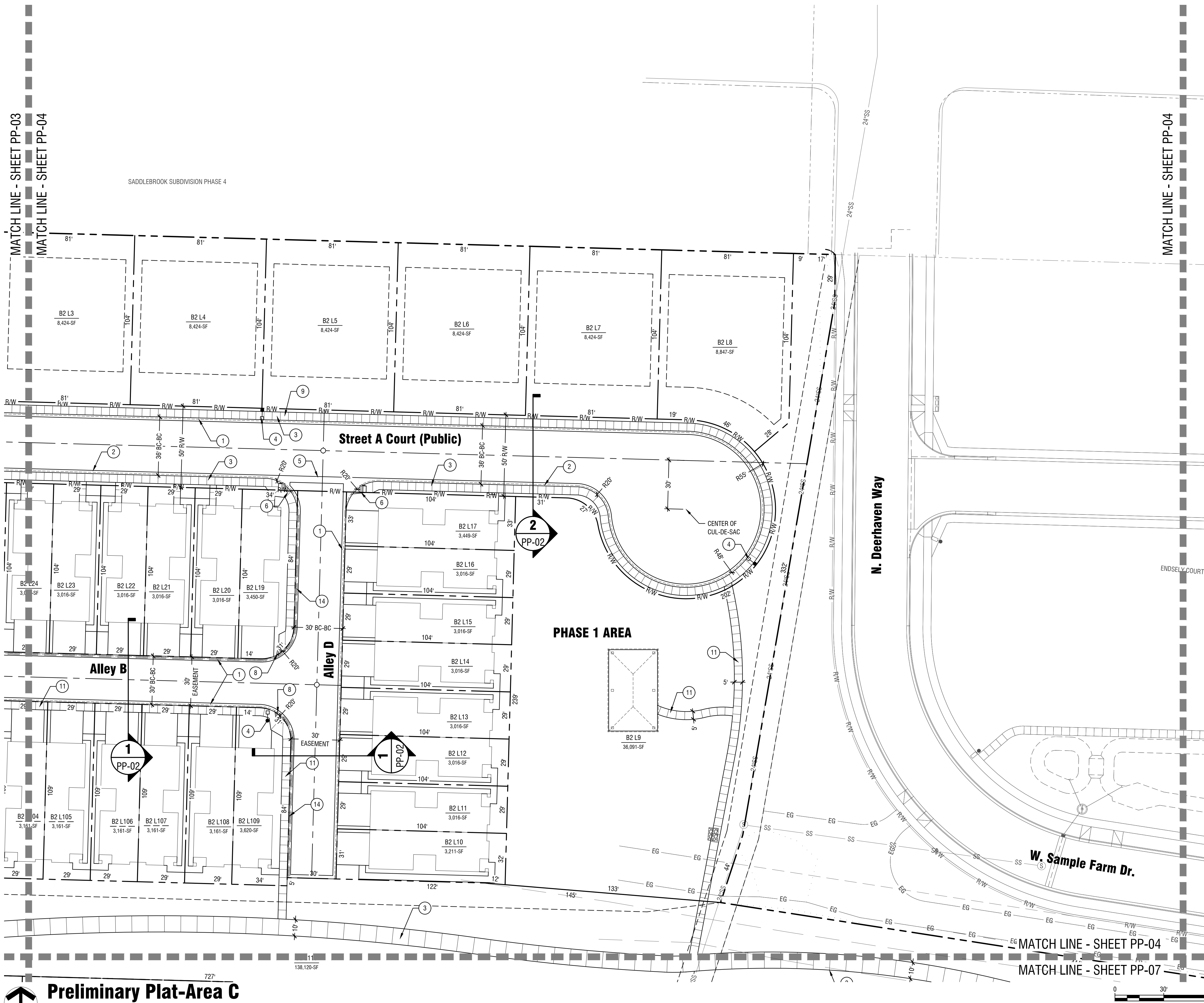


Keymap:



Keynotes:

1. 3-IN ROLLED CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-702.
2. 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
3. 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
4. STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPWC AND CITY OF STAR SUPPLEMENTS.
5. VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
6. PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD- 712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
7. PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
8. PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
9. MID BLOCK PEDESTRIAN RAMP PER ISPWC SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
10. MAIL DELIVERY CLUSTER BOX.
11. NEW 5" THICK SIDEWALK.
12. PERMEABLE PAVERS
13. 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R
14. 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R

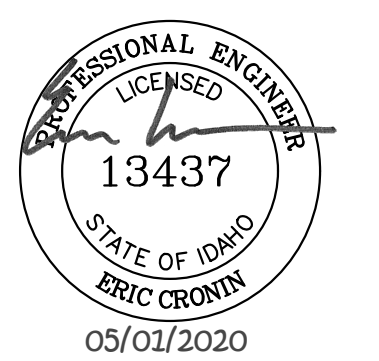


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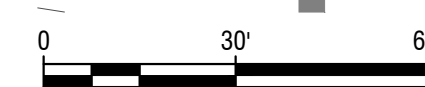
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Date of Issuance: 05/01/2020
Project Milestone: Pre Plat

**Preliminary Plat
Area C**

PP-04

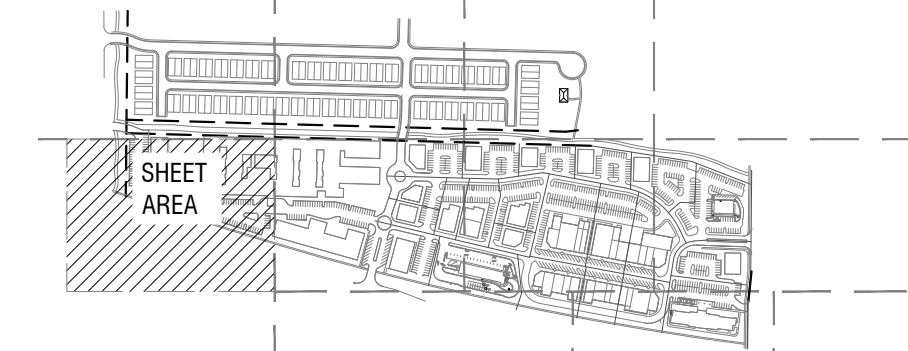
Preliminary Plat-Area C

Horizontal Scale: 1" = 30'



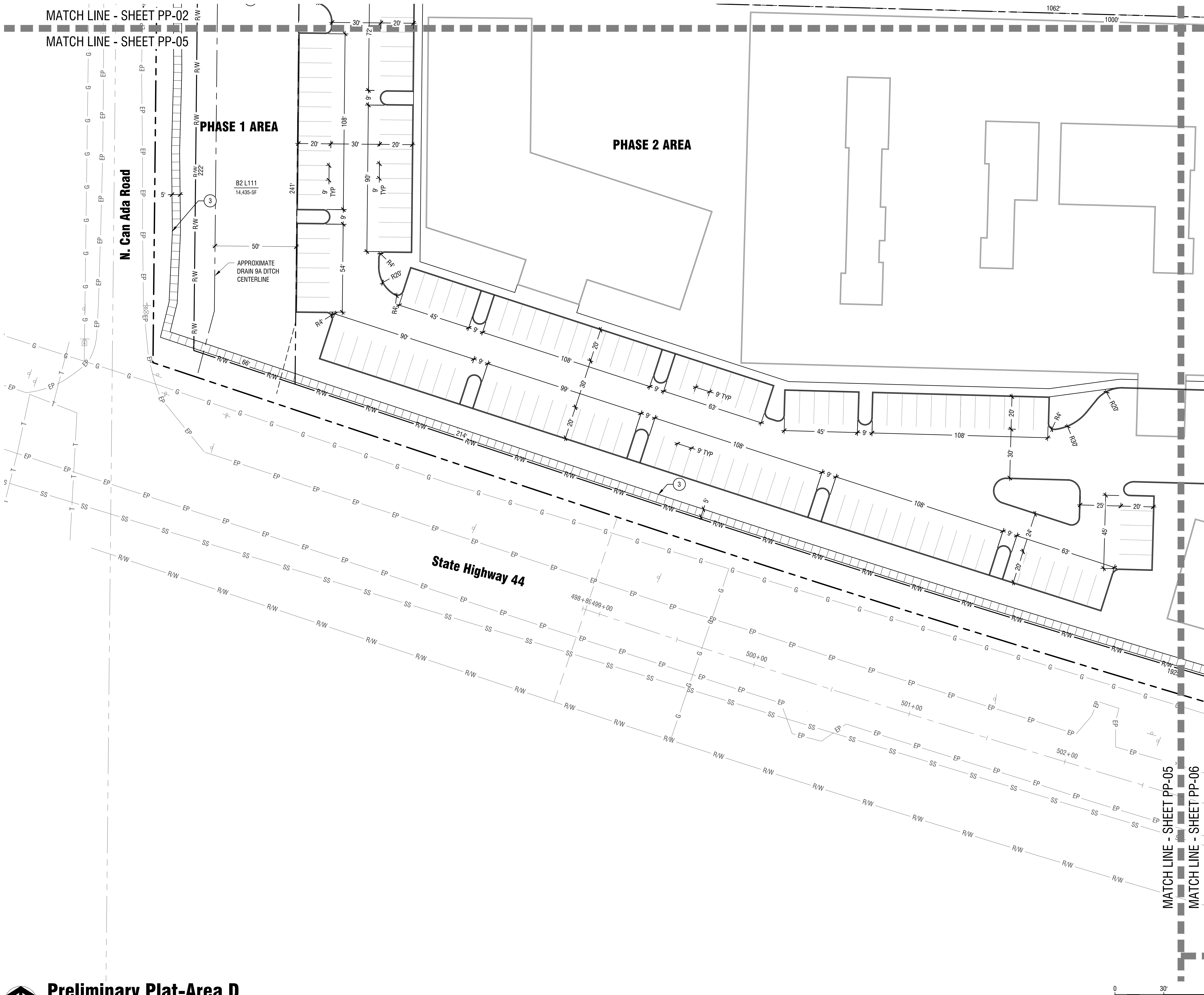
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Keymap:



Keynotes:

1. 3-IN ROLLED CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-702.
2. 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
3. 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
4. STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPWC AND CITY OF STAR SUPPLEMENTS.
5. VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
6. PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD- 712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
7. PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
8. PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
9. MID BLOCK PEDESTRIAN RAMP PER ISPWC SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
10. MAIL DELIVERY CLUSTER BOX.
11. NEW 5" THICK SIDEWALK.
12. PERMEABLE PAVERS
13. 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R
14. 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R

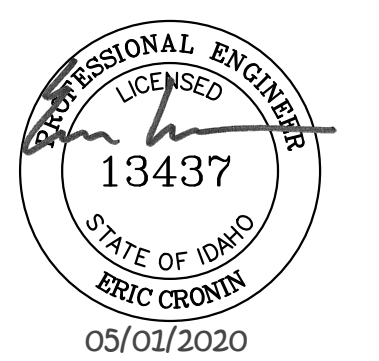


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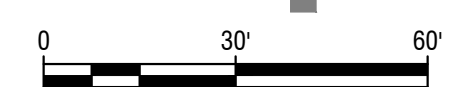
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Date of Issuance: 05/01/2020
Project Milestone: Pre Plat

**Preliminary Plat
Area D**

PP-05

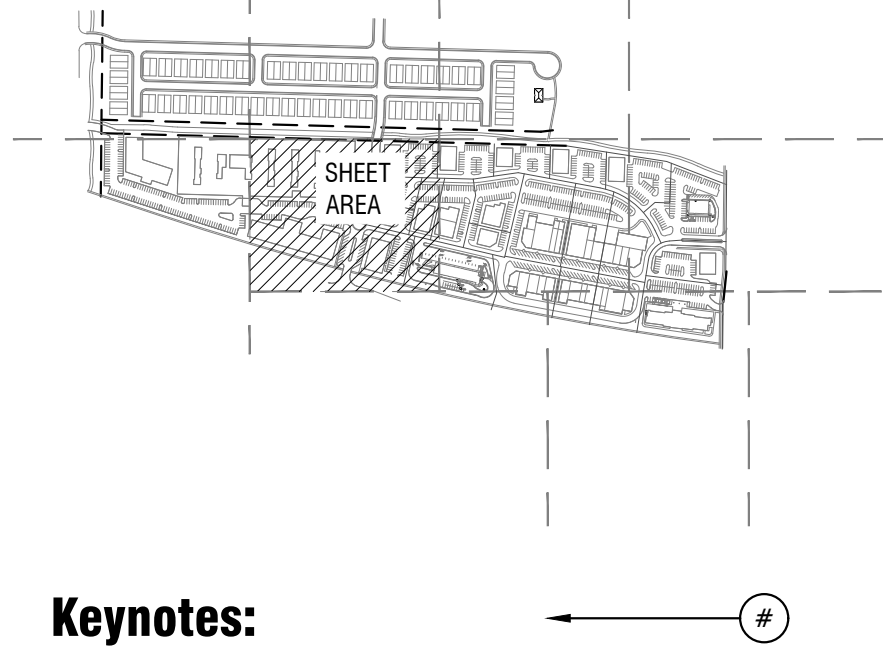
Preliminary Plat-Area D

Horizontal Scale: 1" = 30'



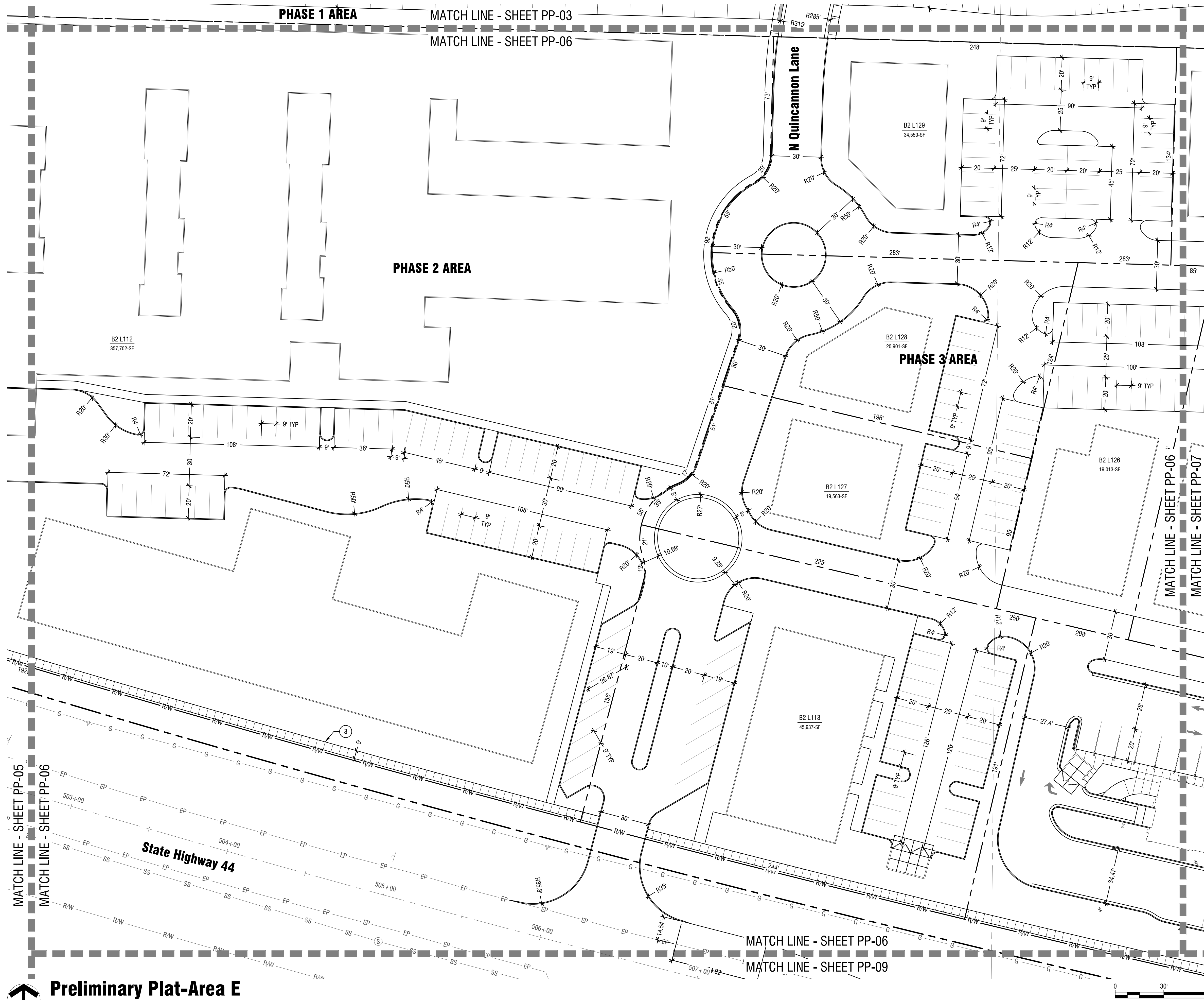
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Keymap:



Keynotes:

1. 3-IN ROLLED CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-702.
2. 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
3. 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
4. STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPWC AND CITY OF STAR SUPPLEMENTS.
5. VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
6. PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD- 712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
7. PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
8. PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
9. MID BLOCK PEDESTRIAN RAMP PER ISPWC SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
10. MAIL DELIVERY CLUSTER BOX.
11. NEW 5" THICK SIDEWALK.
12. PERMEABLE PAVERS
13. 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R
14. 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R

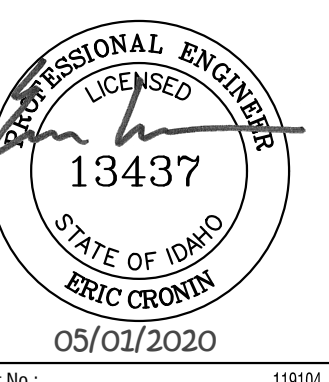


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Star, Id

Revisions

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Project No.: 119104
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**Preliminary Plat
Area E**

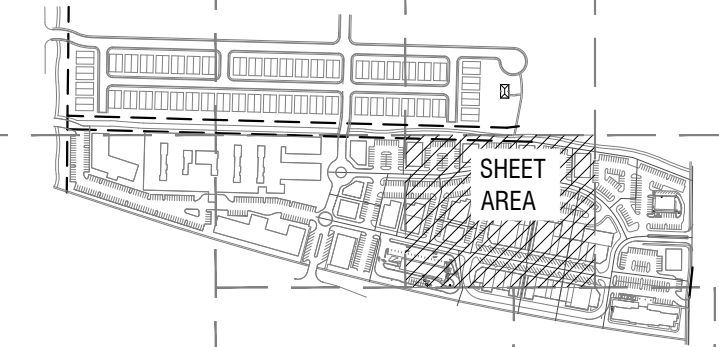
PP-06

Preliminary Plat-Area E

Horizontal Scale: 1" = 30'

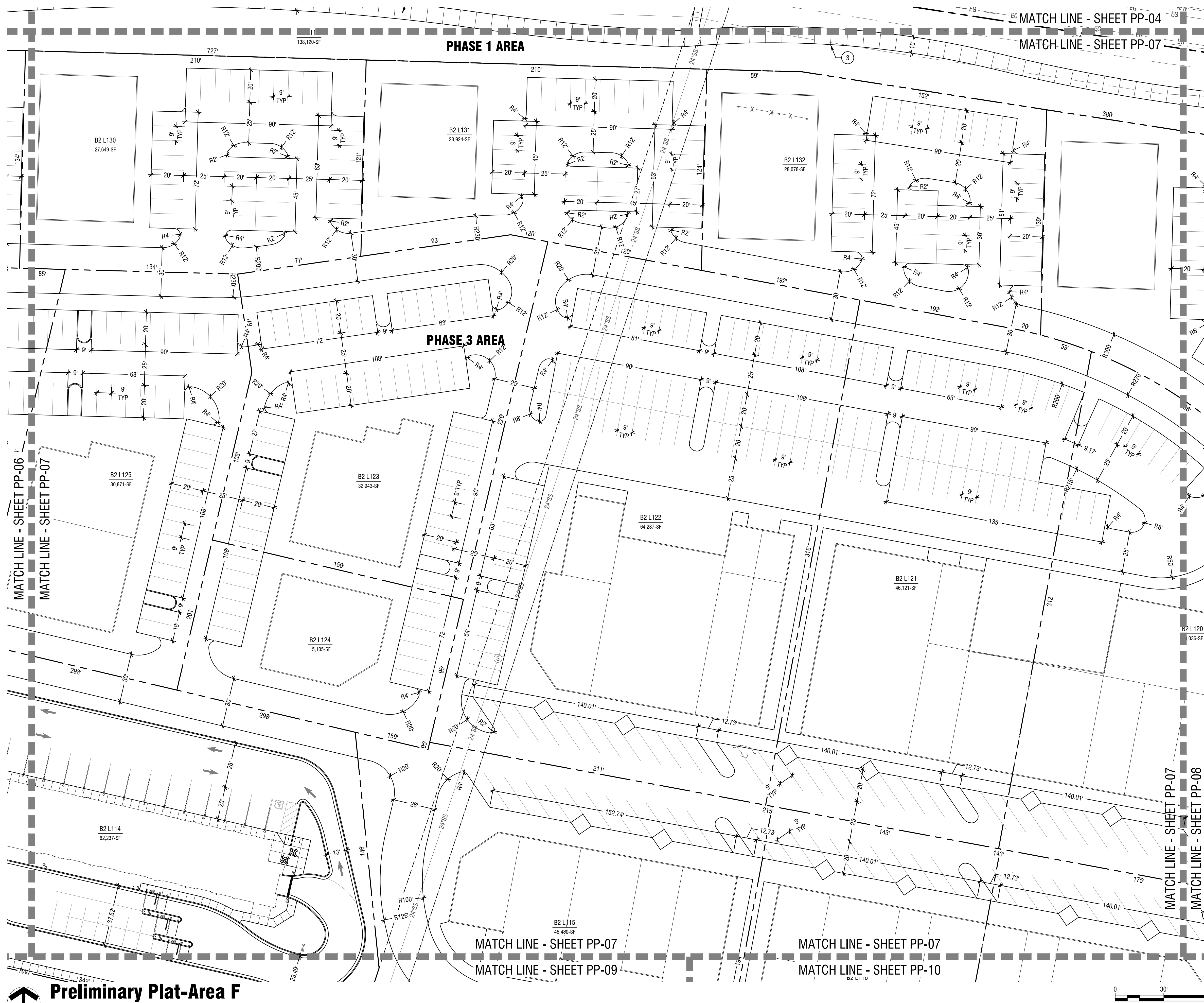
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 Eric Cronin

Keymap:



Keynotes:

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2. 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
3. 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
4. STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPPWC AND CITY OF STAR SUPPLEMENTS.
5. VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
6. PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD-712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
7. PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
8. PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
9. MID BLOCK PEDESTRIAN RAMP PER ISPPWC SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
10. MAIL DELIVERY CLUSTER BOX.
11. NEW 5" THICK SIDEWALK.
12. PERMEABLE PAVERS.
13. 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R.
14. 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R.



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Revisions

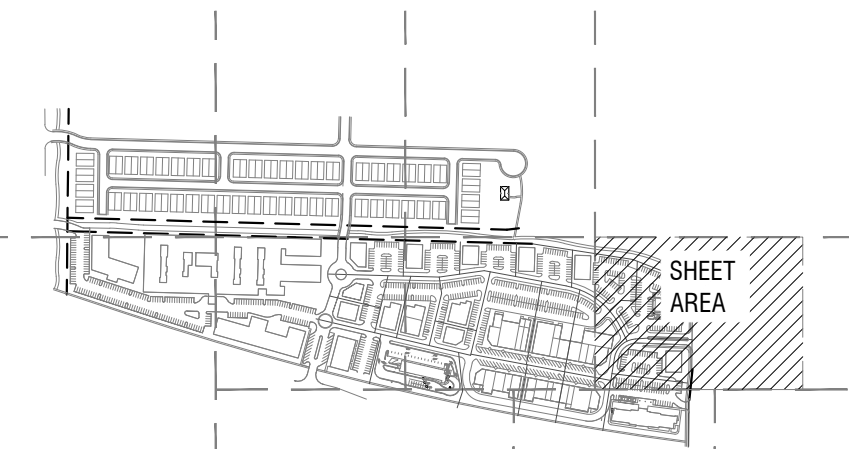
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Project No.: 119104
Date of Issuance: 05/01/2020
Project Milestone: Pre Plat

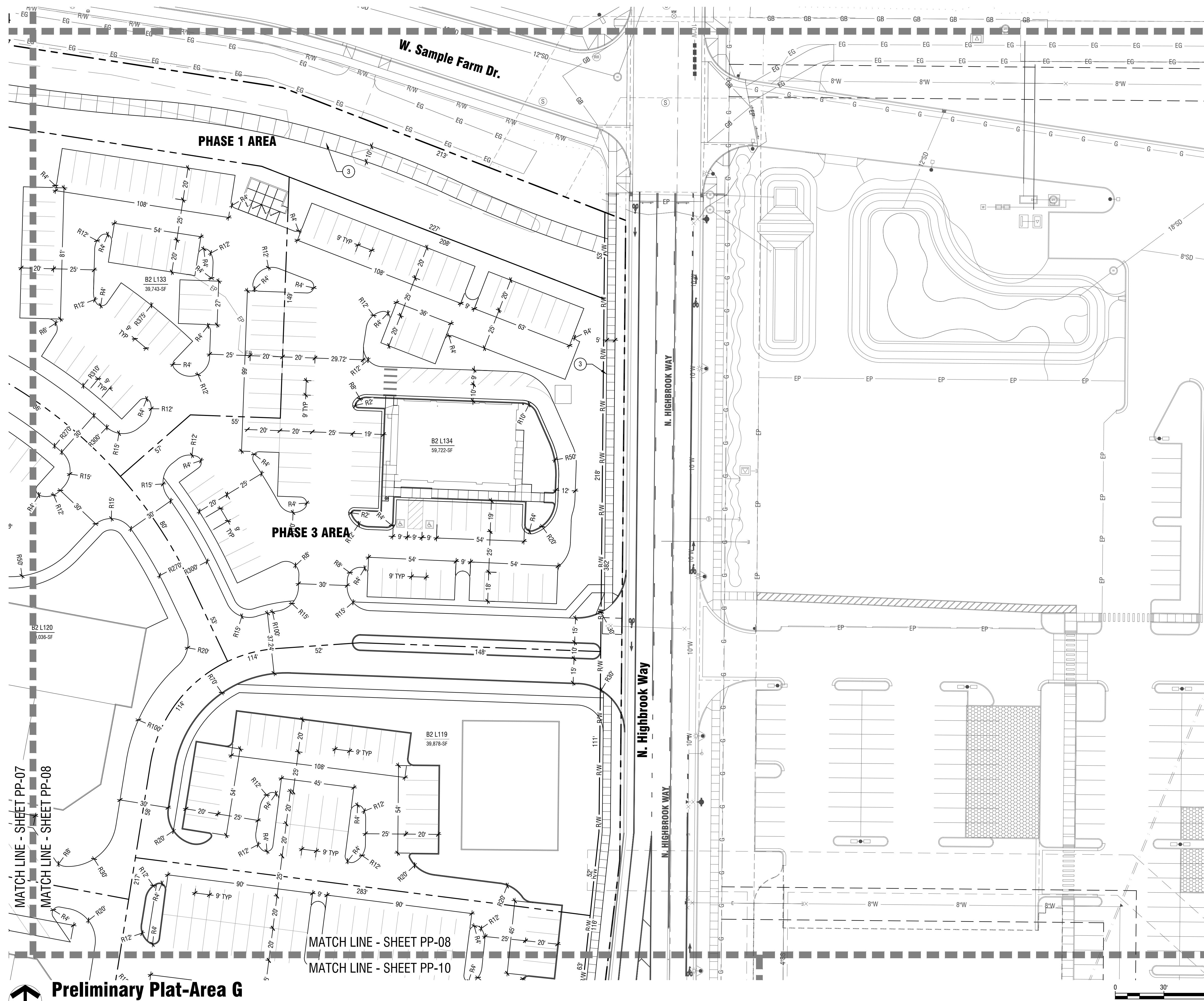
**Preliminary Plat
Area F**

Keymap:



Keynotes:

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2. 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
3. 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
4. STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPWC AND CITY OF STAR SUPPLEMENTS.
5. VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
6. PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD- 712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
7. PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
8. PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
9. MID BLOCK PEDESTRIAN RAMP PER ISPWC SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
10. MAIL DELIVERY CLUSTER BOX.
11. NEW 5" THICK SIDEWALK.
12. PERMEABLE PAVERS.
13. 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R.
14. 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R.

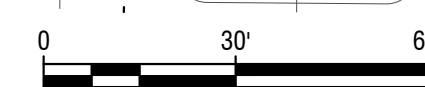


MATCH LINE - SHEET PP-07
MATCH LINE - SHEET PP-08

MATCH LINE - SHEET PP-08
MATCH LINE - SHEET PP-10

Preliminary Plat-Area G

Horizontal Scale: 1" = 30'

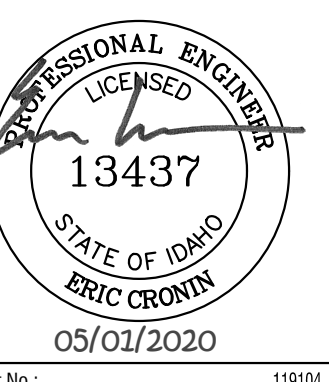


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Revisions

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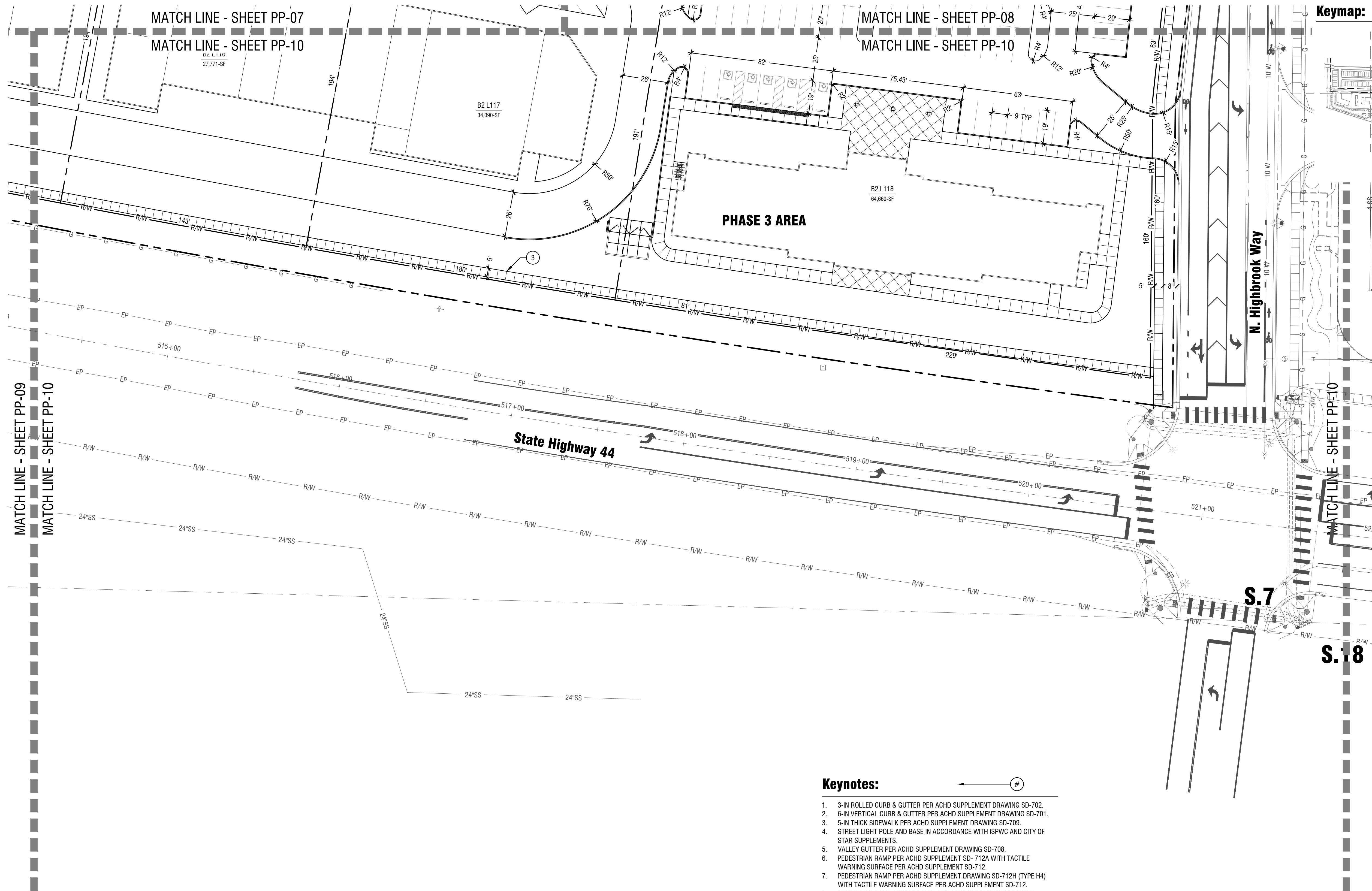
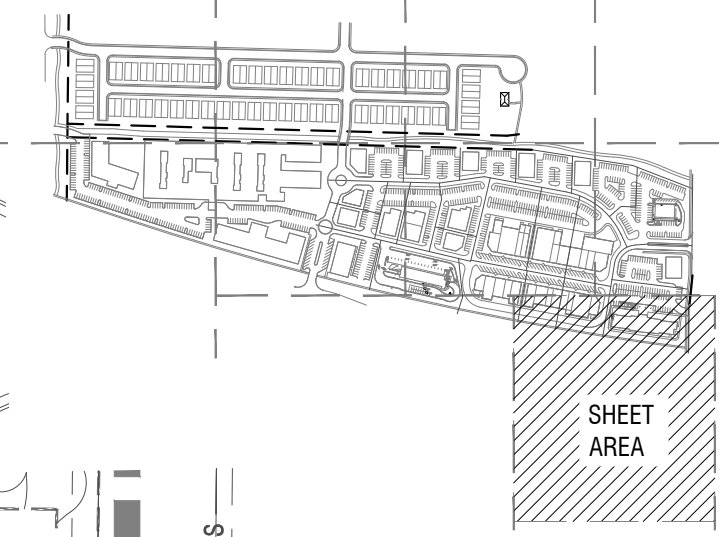


Project No.: 119104
Date of Issuance: 05.01.2020
Project Milestone: Pre Plat

**Preliminary Plat
Area G**

PP-08

Keymap:



MATCH LINE - SHEET PP-09
MATCH LINE - SHEET PP-10

MATCH LINE - SHEET PP-07
MATCH LINE - SHEET PP-10

MATCH LINE - SHEET PP-08
MATCH LINE - SHEET PP-10

MATCH LINE - SHEET PP-10

Keynotes:

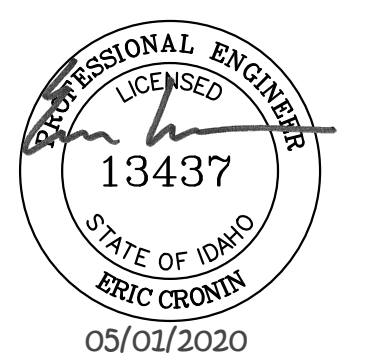
1. 3-IN ROLLED CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-702.
2. 6-IN VERTICAL CURB & GUTTER PER ACHD SUPPLEMENT DRAWING SD-701.
3. 5-IN THICK SIDEWALK PER ACHD SUPPLEMENT DRAWING SD-709.
4. STREET LIGHT POLE AND BASE IN ACCORDANCE WITH ISPCW AND CITY OF STAR SUPPLEMENTS.
5. VALLEY GUTTER PER ACHD SUPPLEMENT DRAWING SD-708.
6. PEDESTRIAN RAMP PER ACHD SUPPLEMENT SD-712A WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
7. PEDESTRIAN RAMP PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
8. PEDESTRIAN RAMP (SINGLE RAMP) PER ACHD SUPPLEMENT DRAWING SD-712H (TYPE H4) WITH TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
9. MID BLOCK PEDESTRIAN RAMP PER ISPCW SD-712E (TYPE G) TACTILE WARNING SURFACE PER ACHD SUPPLEMENT SD-712.
10. MAIL DELIVERY CLUSTER BOX.
11. NEW 5" THICK SIDEWALK.
12. PERMEABLE PAVERS.
13. 6-IN REVERSE PAN VERTICAL CURB & GUTTER PER ACHD SUP SD-701R.
14. 3-IN REVERSE PAN ROLL CURB & GUTTER PER ACHD SUP SD-702R.

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TG Development, LLC**

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Star, ID

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Project No.: 119104
Date of Issuance: 05/01/2020
Project Milestone: Pre Plat

**Preliminary Plat
Area I**

PP-10

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Preliminary Plat-Area I

Horizontal Scale: 1" = 30'

