

City of Star

P.O. Box 130  
Star, Idaho 83669  
208-286-7247  
Fax 208-286-7569

[www.staridaho.org](http://www.staridaho.org)



Mayor:  
Trevor A. Chadwick

Council:  
Kevin Nielsen  
Jennifer Salmonsens  
Kevan Wheelock  
David Hershey

September 25, 2025

**CITY OF STAR  
NOTICE OF PUBLIC HEARING**

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **October 21, 2025**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard. This application was originally transmitted on November 26, 2024 as Starling Springs Subdivision. The preliminary plat has been revised per City Council request.

**Application:** Trailmark Station Subdivision (Formerly Starling Springs Subdivision)  
Files #'s AZ-24-08 Annexation/Zoning  
DA-24-08 Development Agreement  
PP-24-08 Preliminary Plat

**Representative:** Kimley-Horn

**Applicant:** Toll Brothers

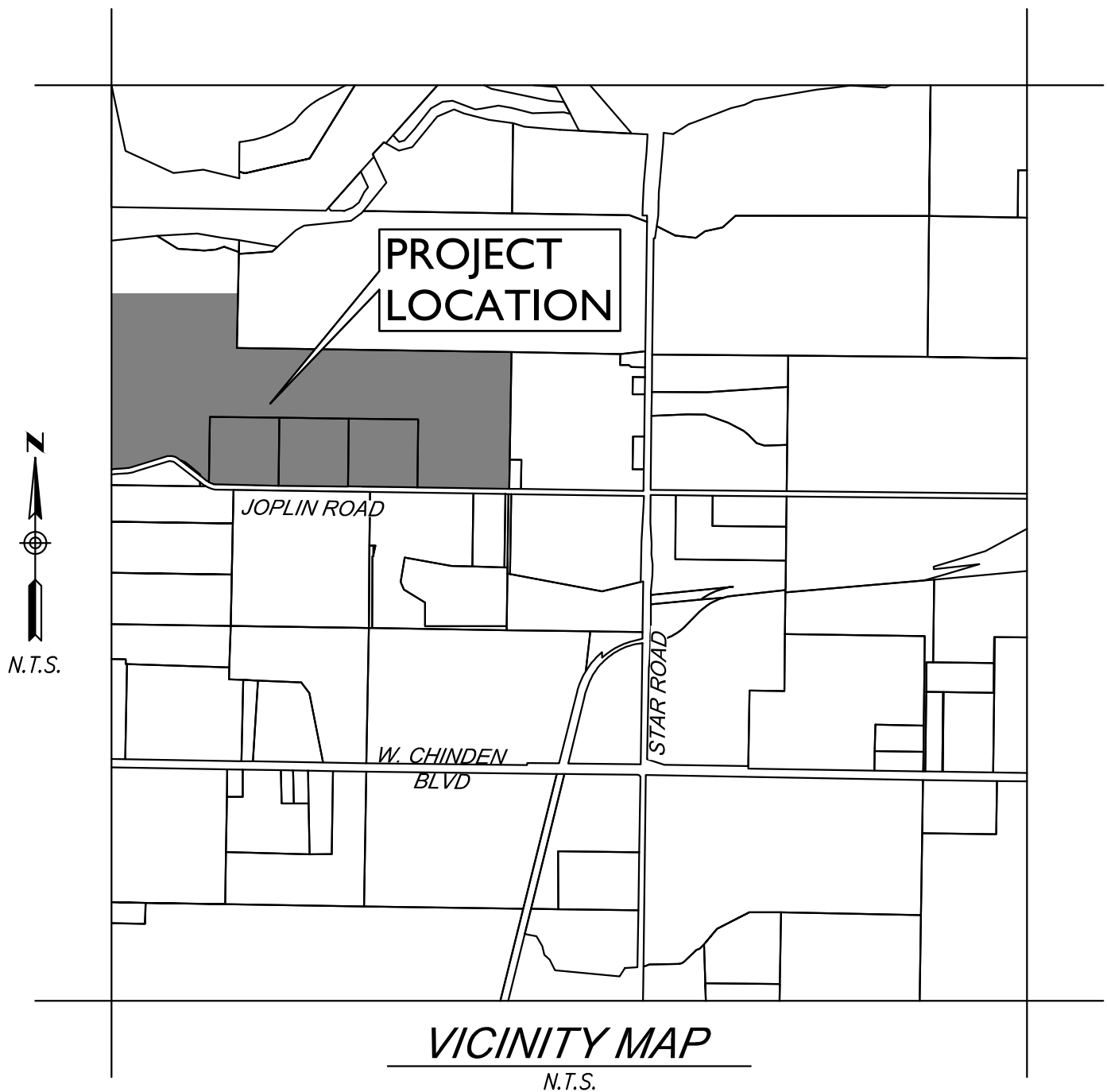
**Owner:** Greg Dancer

**Action:** The Applicant is requesting approval of an Annexation and Zoning (R-3-DA), Development Agreement and a Preliminary Plat for a proposed residential subdivision consisting of 293 residential lots and 21 common lots. The property is located at 8820, 8900, 9250 & 9326 W. Joplin Road in Star, Idaho, and consists of approximately 129.39 acres with a proposed density of 2.26 dwelling units per acre.

**Property Location:** The subject property is generally located at the northeast corner of N. Can Ada Road and W. Joplin Road. Ada County Parcel No's. S0419131575, S0419244705, S0419234100 & S0419233630.

**Information/Comments:** Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 or at [snickel@staridaho.org](mailto:snickel@staridaho.org) **within 30 days of the date of this transmittal**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel  
Planning Director and Zoning Administrator



T4N, R1W, SEC. 19

September 12, 2025

City of Star  
Planning & Zoning Department  
10769 W. State St.  
Star, ID 83669

**RE: Supplemental Narrative in Support of Trailmark Station (formerly Starling Springs)**

Dear Planning Staff, Mayor, and City Council:

Toll Brothers is pleased to present this supplemental narrative in support of the pending annexation, zoning, and preliminary plat applications for the Trailmark Station community (“**Trailmark Station**” or “**Project**”). After meeting with the Council in April of 2025, we have made revisions to the Project, including a name change from Starling Springs, to incorporate the Council’s feedback and to ensure the Project is in conformity with the South of the River Subarea Plan. This narrative provides a comprehensive overview of the Project and highlights the updates to the Project. A second neighborhood meeting was held by Toll Brothers on August 4th to discuss the project revisions with area land owners.

Trailmark Station will be a multi-phase single-family residential community with best in class amenities, more than 35 acres of open space, and approximately 1.25 miles of new detached multi-purpose pathways. The Project is expected to be constructed over a five year period in eight phases, and will provide an estimated 293 new homes for the Star community. Trailmark Station will help meet the City’s need for housing with a first-class community that offers quality architecture, which honors the rural history of the Property and expansive and thoughtful open space amenities.

**Property Overview**

Trailmark Station will be located on 129.5 acres northeast of the intersection of Can Ada and Joplin (the “**Property**”). *Figure 1* below is an aerial map of the Property. The Property is made up of four contiguous Ada County tax parcels.<sup>1</sup> The Property is currently zoned Rural Urban Transition in unincorporated Ada County, Idaho. The City’s Future Land Use Map places the Property within the South of the River Planning Area and the Property is within the City’s Area of Impact. City limits are currently contiguous on the south boundary of the Property. The Property is mostly vacant but has several residential structures and outbuildings that will all be removed as part of the Project. There are several large developments currently underway near the Property, these include Inspirado, Starpoint, Naismith, and Joplin Rim. The Property is in the Eureka Water Company irrigation district. The Eureka Main Canal runs through the northeast corner of the Property and the Eureka South Lateral runs through the southwest portion of the Property as shown on *Figure 1*. The Property has frontage and access on W Joplin Road. A future east/west collector will be constructed along the northern boundary of the Property by Toll Brothers as part of

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<sup>1</sup> Parcel Nos. S0419244630, S0419234100, S0419244705 and S041913157.

Trailmark Station, which will increase regional connectivity and improve access throughout the South of the River Planning Area.

### **Annexation and Zoning**

#### **A. Annexation of the Property.**



*Figure 1*

Toll Brothers requests annexation of the Property into the City. The requested annexation meets all applicable annexation criteria and the Property is annexable because: (i) the owner of the Property has consented to annexation; (ii) the Property is contiguous to City limits; and (iii) the Property is within the City's Area of City Impact and Comprehensive Planning Area.<sup>2</sup> Annexation in this case is also in the City's best interest for a multitude of reasons. First, the annexation and related Project constitute orderly and cost effective development because: (i) the Property is within the City's area of impact and comprehensive planning area, and (ii) water and sewer services are extended to the Property and there is current capacity to serve the Project. Second, annexation of the Property allows the City to further its vision of the South of the River Planning Area. Third, the annexation will provide housing to meet existing demand in an area with ongoing development and ready access to the State Highway system.

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<sup>2</sup> Idaho Code § 50-222; Star City Code § 8-1B-1.



## B. Property Zoning.

Upon annexation, we are requesting the Property be given an R-3 zoning designation. The prior submission of this Project included a Planned Unit Development (PUD) application, which has been removed. *All of the lots and homes at Trailmark Station will fully comply with the City's R-3 zoning standards.*

The requested R-3 zoning designation is appropriate because it is supported by the FLUM and the South of the River Subarea Plan. Under the South of the River Subarea Plan land use map, the west side of the Property has an Estate Residential designation and the east side has a Neighborhood Residential designation.<sup>3</sup> Both of these land use designations support R-3 zoning.<sup>4</sup> Under the South of the River Subarea Plan, the Property is also within a sub-neighborhood called the River Valley West Neighborhood. The vision for the River Valley West Neighborhood is to transition from more dense neighborhood residential on the east to a more rural feel on the west.<sup>5</sup> We designed Trailmark Station to conform to the specific goals of the River Valley West Neighborhood by having the Project transition from typical neighborhood residential density of 2.9 units per acre on the east side of the Property to more typical rural density of 1.9 units per acre on the west side of the Property. *Figure 2* below shows the density transition of the Project. To capture the density transition and the rural character desired in this area, Phase 8 of the Project,

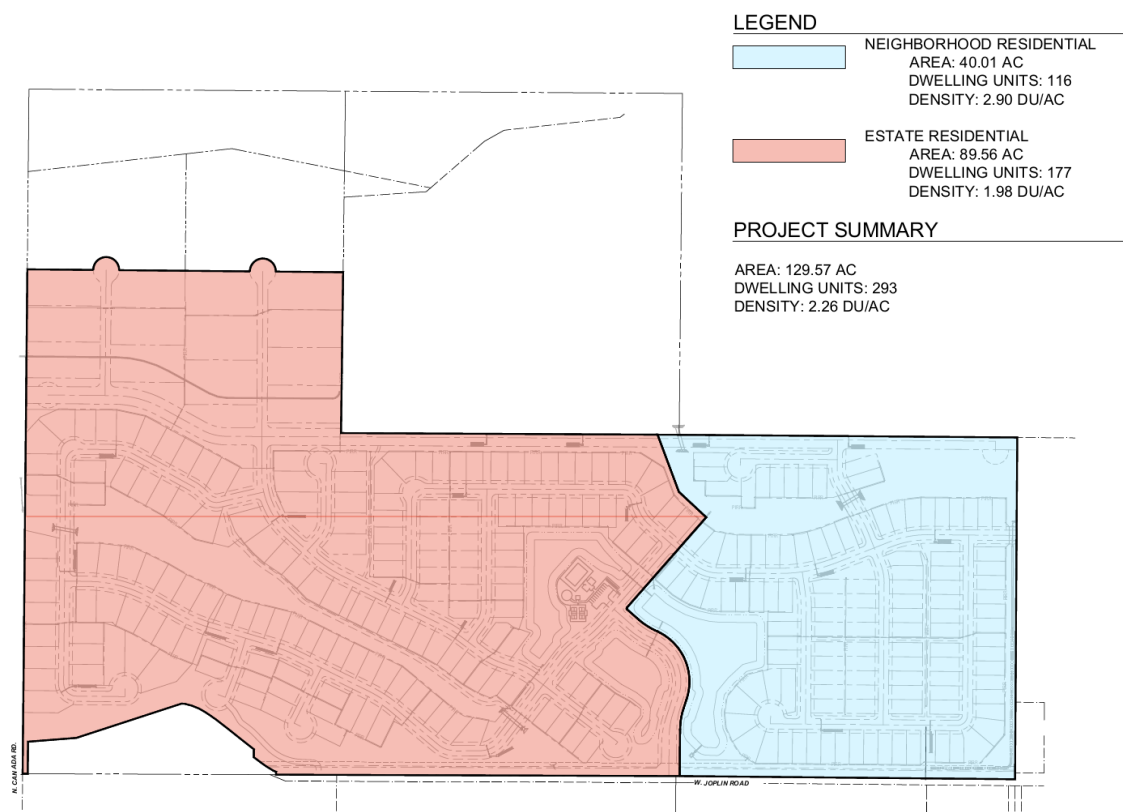


Figure 2

<sup>3</sup> South of the River Subarea Plan, Chapter 2.

<sup>4</sup> City of Star Comprehensive Plan, at p. 41.

<sup>5</sup> South of the River Subarea Plan at p. 3-10.

located in the northwest corner of the Property, includes 13 buildable ranchette style lots that are approximately 1 acre each.

In addition to conforming to the City's Comprehensive Plan and South of the River Subarea Plan, the single-family residential R-3 zoning will also be compatible with the surrounding zoning and uses. The existing residential communities to the south are zoned with a mix of R-3 and R-4 and have densities that will be compatible with Trailmark Station. Adjacent land to the west has a Estate Residential designation on the FLUM and should be developed with residential uses at densities similar to and compatible with Trailmark Station. Overall, by conforming to the goals and requirements of the South of the River Subarea Plan, the Project's compatibility with the surroundings is ensured.

The R-3 zoning and the Project overall will not be materially detrimental to the public health, safety, and welfare. Similarly, the Project will not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the City. This is because there are utilities (e.g. sewer, water, power) in the area available to serve the Project with capacity to serve the Project. Likewise, area roadways have capacity to accommodate the Project as detailed in the Traffic Impact Study from Kittleson & Associates. In sum, the R-3 zoning for the Project is consistent with and furthers the goals, policies, and intent of the Comprehensive Plan and the South of the River Subarea Plan and meets all of the City's criteria for approval.

### **Preliminary Plat Application**

The preliminary plat for Trailmark Station proposes dividing the Property into 314 lots with 21 common lots and 293 buildable single-family residential lots. The overall gross density of the Project is 2.26 units per acre. The overall density of the project has been reduced by 0.5 units per acre as requested by the Council. *Table 1* below summarizes the proposed plat information.

*Table 1*

<b>Total Project</b>	
Total site area (acres)	129.4 acres
Area devoted to residential development	68.58 acres
Open space area (percentage)	35.6 acres (27.5%)
Total Single-family residential lots	293 lots
Total Common lots	21 lots
<b>Neighborhood Community</b>	
Total Single-family residential lots	116 lots
Total Common lots	8
Average lot size (SF)	7,430 SF
Gross Density	2.9 units/acre
<b>Estate Community</b>	
Total Single-family residential lots	177 lots
Total Common lots	13
Average lot size (SF)	11,834 SF
Gross Density	1.9 units/acre

Trailmark Station is expected to be constructed in eight phases. A phasing plan is attached as Exhibit A. If market conditions remain steady, the build out is expected to be approximately five years. The first final plat phase of the Project is anticipated to record in Spring 2027. Phase 8 of the Project will be retained by the current owner of the Property, the Dancers, who will develop or market the 13 ranchette lots.

### **Access and Transportation**

The Project's primary access will be from the south side off of W. Joplin Road. A new east/west collector, Bushwren Drive, will be constructed along the north side of the Property that will provide improved connectivity for the South of the River Subarea. Bushwren Drive will be stubbed at the east and west boundary of the Property and extended as property in the area develops. An emergency access will also be constructed to provide secondary access to W. Joplin Road on the east side of the Project. No private roads are proposed within Trailmark Station.

Kittelson & Associates prepared a traffic impact study ("TIS") to analyze access to Trailmark Station and the impact of the project on area roads and intersections. The TIS concludes that with the recommended mitigation measures, the impact of the Project will be fully offset and all of the area roadways and intersections will function in line with the City's acceptable levels of service.

Transportation agencies, ACHD and ITD, are making significant improvements to area roadways that further support approval of the Trailmark Station. These projects include: (i) widening of SH 20/26 from Middleton Road to SH 16 with signalization at the intersection of Can Ada and SH 20/26; and (ii) widening of Star Road between SH 20/26 and SH 44 with improved and expanded signalization at the intersection of Star Road and SH 20/26.

Finally, Toll Brothers will pay traffic impact fees to Ada County Highway District as well as a proportionate share mitigation fee to the Idaho Transportation Department to further mitigate the impacts of the development on the transportation system.

### **Services**

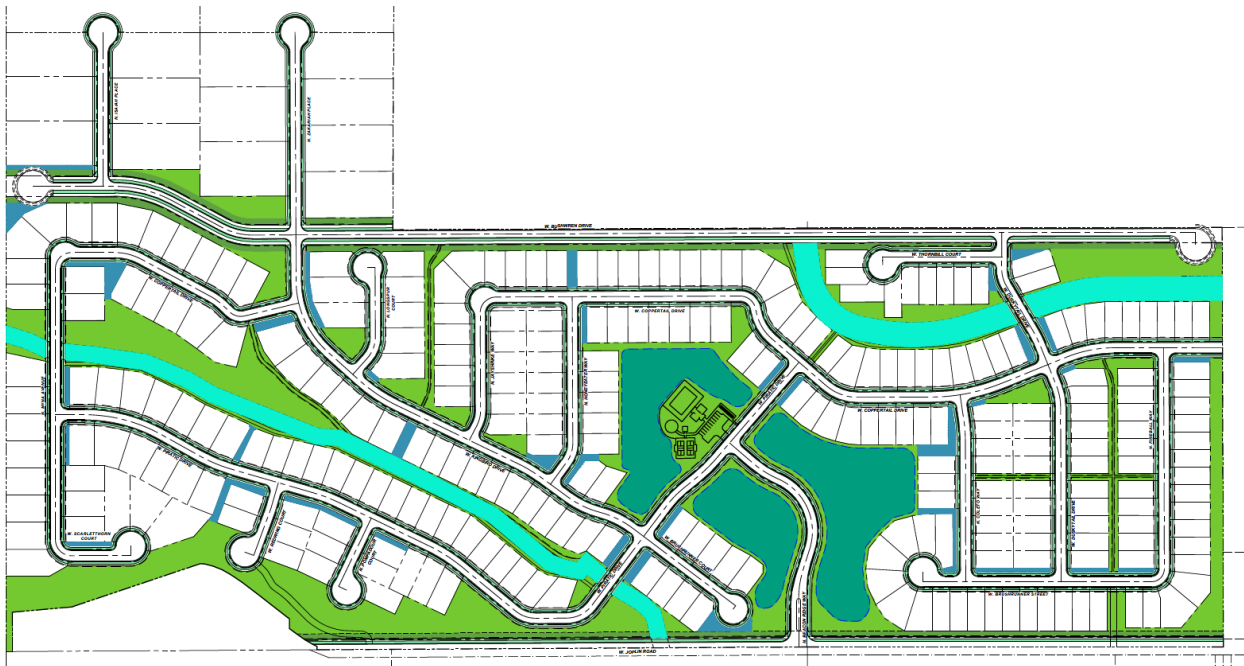
Toll Brothers has worked with the City and the Star Sewer and Water District to ensure the Project is served with all public services and utilities.

1. **Sewer:** Sewer service from SSWD is currently available to the Property and will be extended as part of the Project. A 8" sanitary sewer service will be installed throughout the Project, and will connect to a 10" sanitary sewer main in W Joplin Road.
2. **Domestic Water:** Water service is also available to the Property and will be extended from an existing 12" main located in W Joplin Road and 8" water service lines will be installed throughout the Project.
3. **Irrigation:** Surface water for irrigation for the Project is provided by the Eureka Water Company. The Eureka Main Canal and Eureka South Lateral cross the Project site, and will remain open-air. A new headgate and weir box for irrigation delivery

to the Project will be installed in the Eureka Main Canal. Three equalized, unlined groundwater and irrigation ponds will be constructed. The ponds will feature bubbler aerators in order to maintain proper aeration. The ponds will also feature a highwater weir and overflow structure, which will deliver overflow outfall to the Eureka South Lateral.

### **Open Space and Amenities**

Trailmark Station includes 35.6 acres of qualified open space—27.5% of the Property. This far exceeds the applicable 15% open space requirement.<sup>6</sup> *Figure 3* below is the Project's open space plan, which is also attached as Exhibit B.



*Figure 3*

Trailmark Station will also have many community amenities for future residents to enjoy, including:

1. **Main Amenity Area.** The main amenity is centrally located near the entrance of the community and will include a community pool, a pool deck area, and a clubhouse with restrooms and changing areas. The pool will be surrounded by: (i) a large grassy open space area; (ii) children's play structures; (iii) a covered picnic area; and (iv) two pickleball courts. The central amenity will be constructed as part of Phase 1 of the Project to ensure amenities are available to our first residents.
2. **Community Ponds.** A group of recreational ponds will also be constructed as part of the main amenity area. These ponds will include two dock areas for access to swimming and activities like paddleboarding.

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<sup>6</sup> Star City Code § 8-4E-2(A)(1).

3. **Multiuse Pathway.** To highlight the natural and historic irrigation facilities on the Property, landscaped multi-use pathways will be constructed along the Eureka Main Canal and the Eureka South Lateral. The pathway along the Eureka Main Canal is part of the City's Pathway Masterplan and will eventually provide connectivity from the Joplin Road bench area down to the Boise River greenbelt. The pathway along the Eureka South Lateral will have extensive landscaping and grassy open spaces on both sides of the lateral. To honor the rural and agricultural history of the area, the Eureka irrigation facilities will be left open and unpipec and wayfinding signs will be added along the pathways to document the settlement of the area, native plants and animals, and the agricultural use of the Property.
4. **Tot Lot.** On the East side of Phase 1 (Lot 1, Block 3) a second children's play area and covered picnic area will be added to serve residents in that area of the community.
5. **Dog Park.** In the northeast corner on the Property (Lot 1, Block 4) a roughly 2.5 acre fenced in dog park will be constructed to serve residents and their pets. This will include sitting areas and pet waste facilities.

As part of Trailmark Station, Toll Brothers will construct approximately 1.25 miles of new detached multi-purpose pathways. In addition to the multi-use pathways, the Toll Brothers will also be constructing over 7 miles of detached tree-lined sidewalks. A pathway plan is attached as Exhibit C.

### **Housing Elevations; Rural Architecture and Design**

The architecture and open space area at Trailmark Station has been refined to pay homage to the rural history of the area. For instance, open three-rail fencing will be used extensively in the community adjacent to common areas. The entry monuments will also carry forward rustic rural elements. Homes will be styled with architecture common to the mountain west. Each distinct home style offers a unique selection of floor plans and elevation styles for residents to choose from. All homes will comply with the City's finish and architectural standards for single-family homes. The conceptual renderings below show anticipated residential facades for homes in Trailmark Station. The rural motif will be carried throughout the community's open spaces and common areas through the use of traditional western gate arches and rustic barn-style pool house. Renderings and elevations of the community architecture and theme are below.





inspiration imagery



stone wall cladding



over-head gate



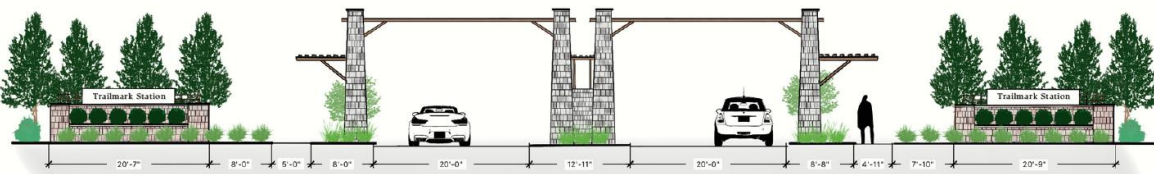
fencing detail behind signage



terracing planting



conc. wall signage



## Conclusion

Toll Brothers has a track record of planning and constructing high-quality residential communities. We have designed Trailmark Station in compliance with Star City Code and to complement and transition with the surrounding property. Trailmark Station's best-in-class amenities and open spaces, together with the attractive mix of first-class homes, will provide excellent housing opportunities for both current and future residents of the City of Star.

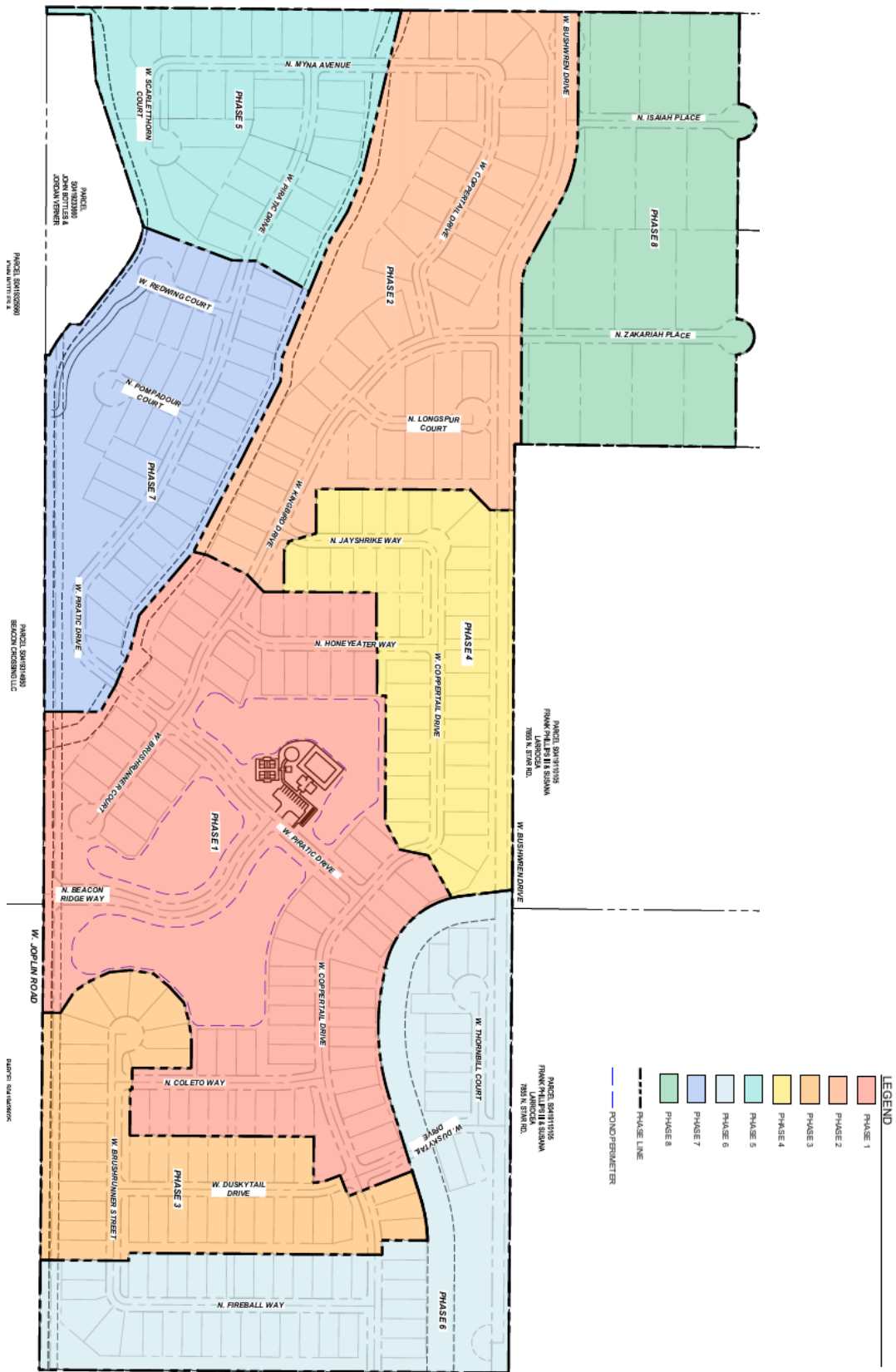
Thank you for your time in considering the Trailmark Station applications. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,

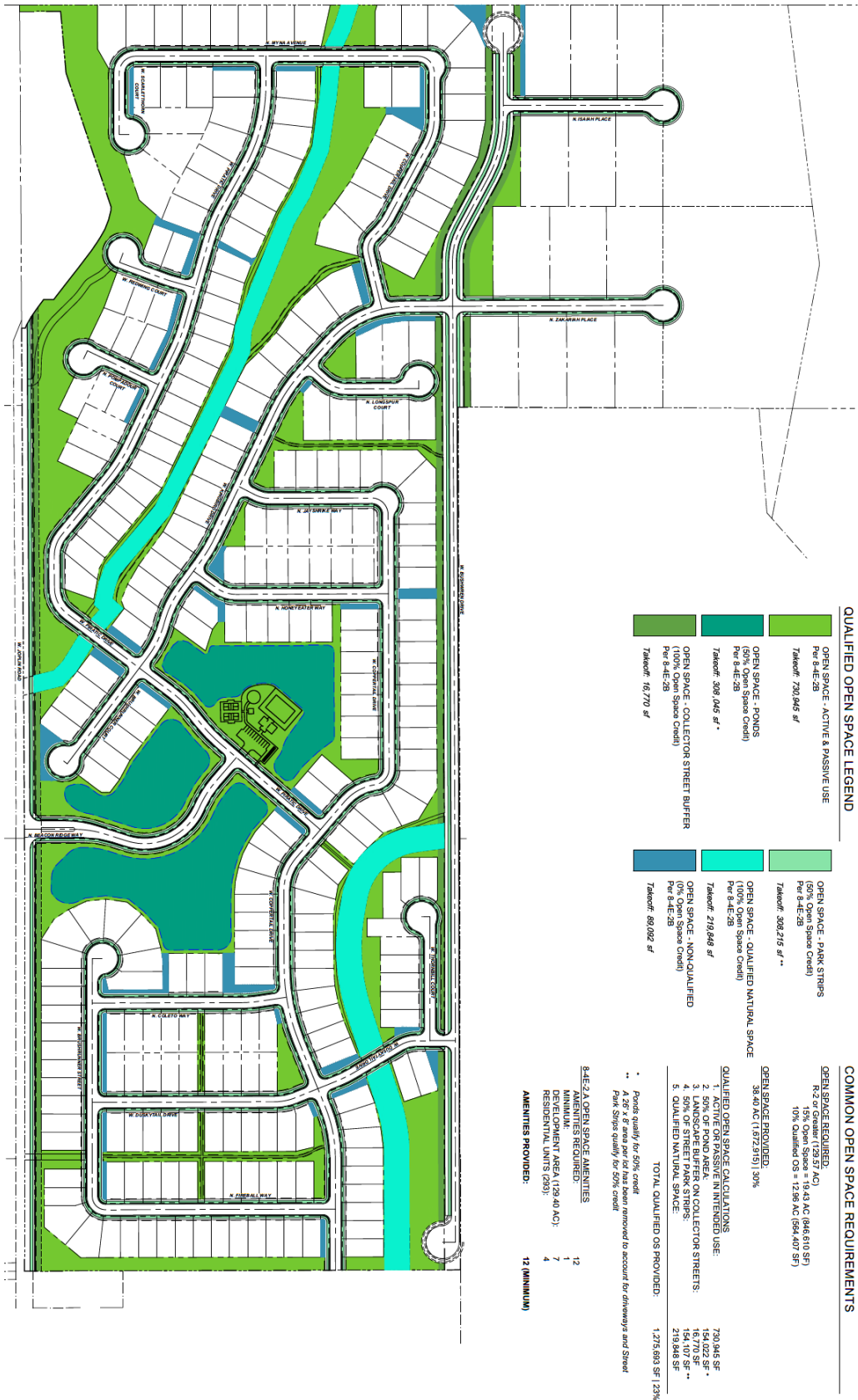
Martin Taylor



Exhibit A – Phasing Plan



## Exhibit B – Open Space Plan



PROPOSED 10' CONNECTION PATHWAY - 4,752 LF (0.90 M)  
 PROPOSED 5' CONNECTION PATHWAY - 1,523 LF (0.35 M)  
 PROPOSED 10' ACHD MULTI-USE PATHWAY - 4,490 LF (0.85 M)  
 PROPOSED 5' ACHD DETACHED SIDEWALK - 30,051 LF (5.69 M)  
 PROPOSED 7' ACHD DETACHED SIDEWALK - 2,812 LF (0.53 M)  
 PROPOSED 5' AMENITY AREA PATHWAY - 250 LF (0.05 M)

TOTAL LENGTH: 44,178 LF (8.37 M)



## 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 ☒

Applicant Name: Martin Taylor - Toll Brothers  
Applicant Address: 3103 W Sheryl Dr, #100, Meridian, Idaho Zip: 83642  
Phone: (208) 722-2431 Email: mtaylor1@tollbrothers.com

Owner Name: Greg Dancer  
Owner Address: 9250 W Joplin Rd, Meridian, ID Zip: 83646  
Phone: 208-989-0415 Email: gregdancer@hotmail.com

Representative (e.g., architect, engineer, developer):  
Contact: Jeff Bower Firm Name: Givens Pursley LLP  
Address: 601 W. Bannock Street Zip: 83702  
Phone: 208-388-1260 Email: jeffbower@givenspursely.com

### Property Information:

Site Address: 9326, 9250, 8900 and 8820 W Joplin Rd Parcel Number: S0419234100, S0419244705, S0419131575, and a portion of S0419244630  
Total Acreage of Site: 129.57  
Total Acreage of Site in Special Flood Hazard Area: 1.29  
Proposed Zoning Designation of Site: R-3

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing			
Proposed			
North of site	See	Preliminary Plat Checklist	
South of site			
East of site			
West of site			

\* Project revisions shown in red.

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

Areas of Critical Environmental Concern - \_\_\_\_\_  
Evidence of Erosion - \_\_\_\_\_  
Fish Habitat - \_\_\_\_\_  
Floodplain - \_\_\_\_\_  
Mature Trees - \_\_\_\_\_  
Riparian Vegetation - \_\_\_\_\_  
Steep Slopes - \_\_\_\_\_ See Preliminary Plat Checklist  
Stream/Creek - \_\_\_\_\_  
Unique Animal Life - \_\_\_\_\_  
Unique Plant Life - \_\_\_\_\_  
Unstable Soils - \_\_\_\_\_  
Wildlife Habitat - \_\_\_\_\_  
Historical Assets - \_\_\_\_\_

**Application Requirements:**

(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Prelim Plat, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting.	
UPDATED	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (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.)	Updated
X	Completed and signed Annexation & Zoning/Rezone Application	
X	Fee: (Include Development Agreement 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.	
UPDATED	Narrative fully describing the proposed project (must be signed by applicant)	Updated
UPDATED	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"><li>• Include a metes &amp; bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.</li><li>• 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.</li><li>• 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.</li><li>• Submit word.doc and pdf version with engineer's seal. Updated</li></ul>	
X	Recorded warranty deed for the subject property	

X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
<b>UPDATED</b>	One (1) full-size 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	Updated
<b>UPDATED</b>	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	Updated
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of 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. <b>Please contact the City to request addresses and labels.</b>	
X	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. Please contact SSWD for details.	

#### **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

  
Date





## PRELIMINARY PLAT APPLICATION

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

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

### Applicant Information:

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Applicant Name: Martin Taylor - Toll Brothers  
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Owner Name: Greg Dancer  
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Phone: 208-989-0415 Email: gregdancer@hotmail.com

Representative (e.g., architect, engineer, developer):  
Contact: Jeff Bower Firm Name: Givens Pursley LLP  
Address: 601 W Bannock St Boise, ID Zip: 83702  
Phone: 208-388-1200 Email: jeffbower@givenspursley.com

### Property Information:

Subdivision Name: Trailmark Station  
Site Location: 9326, 9250, 8900, and 8820 W Joplin Rd  
Approved Zoning Designation of Site: RUT - Ada County  
Parcel Number(s): S0419234100, S0419244705, S0419131575, and a portion of S0419244630

### Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT - Ada County	Estate Residential & Neighborhood Residential	Residential/Agriculture
Proposed			Residential
North of site	RUT - Ada County	Estate Residential	Agriculture
South of site	RUT - Ada County, R-4-DA	Neighborhood Residential	Agriculture & Naismith Commons
East of site	RUT - Ada County	Neighborhood Residential	Single-Family & Agriculture
West of site	Agricultural - Canyon County	Estate Rural Residential	Single-family & Agriculture

\* project revisions shown in red

**SITE DATA (to be noted on the Preliminary Plat):**

Total Acreage of Site - 129.57  
Breakdown of Acreage of Land in Contiguous Ownership - \_\_\_\_\_  
Total Acreage of Site in Special Flood Hazard Area - 1.29  
Dwelling Units per Gross Acre (Density) - 2.26  
Minimum Lot Size - 6,325 SF  
Minimum Lot Width - 55 FT

Total Number of Lots - 314  
Residential - 293  
Commercial - 0  
Industrial - 0  
Common - 21

Total Number of Residential Units - 293  
Single-family - 293  
Duplex - 0  
Multi-family - 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) -  
30 % / 38.4 acres  
Percent of Site and Total Usable Open Space Area (min 10% of entire site) -  
18.2 % / 23.56 acres  
Percent of Common Space to be used for drainage - 18.4%  
Describe Common Space Areas (amenities, landscaping, structures, etc.) –  
Large pond with pavilion, deck, parking, and walking paths. Walking paths along  
canal/wetlands and throughout common areas to provide access throughout site.

Public Streets - 22 Private Streets - 0  
Describe Pedestrian Walkways (location, width, material) - \_\_\_\_\_  
Five foot wide concrete sidewalk along all roadways and meander through common areas.  
Describe Bike Paths (location, width, material) - \_\_\_\_\_  
N/A

**FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):**

Total Acreage of Site in Special Flood Hazard Area - 1.29

- 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.: 16001C0120J, 16001C0140J  
FIRM effective date(s): mm/dd/year 06/19/2020  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE, 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 & Water District  
 Irrigation Water- Eureka Water Co.  
 Sanitary Sewer- Star Sewer & Water District  
 Fire Protection - Star Fire  
 Schools - West Ada School District  
 Roads - ACHD

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

Areas of Critical Environmental Concern - Yes, wetlands Floodplain - Yes, NW minimal  
 Evidence of Erosion - No Fish Habitat - No  
 Historical Assets - No Mature Trees - No  
 Riparian Vegetation - No Steep Slopes - Yes, SW  
 Stream/Creek - Yes, Eureka Drain and Phyllis Slough 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. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
<b>UPDATED</b>	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. <b>(Please contact the City for addresses &amp; labels)</b> (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: 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.	
<b>UPDATED</b>	Narrative explaining the project. (must be signed by applicant)	
<b>UPDATED</b>	Legal description of the property (word.doc and pdf version with engineer's seal)	
X	Recorded warranty deed for the subject property	
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
<b>UPDATED</b>	Approval of the proposed subdivision name from Ada County Surveyor's office.	
X	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
<b>UPDATED</b>	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
<b>UPDATED</b>	Electronic copy in pdf. format of Preliminary Plat	

UPDATED	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
UPDATED	Electronic copy in pdf. format of landscape plan	
UPDATED	Electronic copy in pdf. format of preliminary site grading & drainage plans	Sheets PP-07 and PP-08
UPDATED	Phasing plan shall be included in the application if the project is to be phased.	Sheet PP-04
X	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
X	One (1) copy of 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. Please contact the City to request addresses and labels.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
X	Special Flood Information – Must be included on Preliminary Plat and Application form.	
UPDATED	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and <b>location</b> information. Streetlights shall meet all City "Dark Sky" requirements.	
X	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
X	One (1) copy of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>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)</u> with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	
X	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

### 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

Date



LEGAL DESCRIPTION

BEGINNING AT A 2" ALUMINUM CAP MONUMENT, CP&F NO. 2022-066656, MARKING THE W 1/4 CORNER OF SAID SECTION 19, WHICH BEARS S01°02'38"W, A DISTANCE OF 2640.35 FEET FROM A 3 1/2" BRASS CAP, CP&F 9396299, MARKING THE NW CORNER OF SAID SECTION 19;

THENCE N01°02'38"E, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 1945.48 FEET;

THENCE LEAVING SAID WEST LINE, S88°57'22"E, A DISTANCE OF 254.41 FEET TO A POINT OF NON-TANGENCY WITH A 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S88°57'22"E AND A CHORD LENGTH OF 100.00 FEET;

THENCE, NORTHERLY, ALONG SAID CURVE, A DISTANCE OF 157.08 FEET;

THENCE S88°57'22"E, A DISTANCE OF 504.56 FEET TO A POINT OF NON-TANGENCY WITH A 50.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S88°57'22"E AND A CHORD LENGTH OF 100.00 FEET;

THENCE, NORTHERLY, ALONG SAID CURVE, A DISTANCE OF 157.08 FEET;

THENCE S88°57'22"E, A DISTANCE OF 259.85 FEET TO THE EAST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 19;

THENCE S01°14'59"W ALONG SAID EAST LINE, A DISTANCE OF 620.18 FEET TO A 5/8" REBAR WITH AN ILLEGIBLE CAP MARKING THE NW 1/16 CORNER OF SAID SECTION 19;

THENCE S89°11'51"E, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 19, A DISTANCE OF 1304.96 FEET TO A 2" ALUMINUM CAP MARKING THE CN 1/16 OF SAID SECTION 19;

THENCE CONTINUING ALONG SAID NORTH LINE, S89°01'48"E, A DISTANCE OF 1304.76 FEET TO A 5/8" REBAR WITH NO CAP MARKING THE NE 1/16 CORNER OF SAID SECTION 19;

THENCE S00°52'35"W, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4 OF SAID SECTION 19, A DISTANCE OF 1317.99 FEET TO A 2" ALUMINUM CAP CP&F 2023-047553, MARKING THE CE 1/16 CORNER OF SAID SECTION 19;

THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 19;

THENCE N88°57'17"W, A DISTANCE OF 1309.07 FEET TO A 2" ALUMINUM CAP CP&F 2022-066656 MARKING THE CENTER OF SAID SECTION 19;

THENCE N89°17'11"W, A DISTANCE OF 1543.13 FEET

THENCE LEAVING SAID SOUTH LINE, N00°38'22"E, A DISTANCE OF 11.04 FEET;

THENCE N66°35'36"W, A DISTANCE OF 10.69 FEET;

THENCE N58°43'20"W, A DISTANCE OF 30.79 FEET;

THENCE N54°17'49"W, A DISTANCE OF 27.28 FEET;

THENCE N52°19'23"W, A DISTANCE OF 34.33 FEET;

THENCE N00°51'10"E, A DISTANCE OF 30.65 FEET;

THENCE N51°58'58"W, A DISTANCE OF 10.01 FEET;

THENCE N51°21'24"W, A DISTANCE OF 52.82 FEET;

THENCE N50°53'10"W, A DISTANCE OF 59.47 FEET;

THENCE N51°43'44"W, A DISTANCE OF 65.38 FEET;

THENCE N55°21'36"W, A DISTANCE OF 11.15 FEET;

THENCE N53°48'27"W, A DISTANCE OF 14.09 FEET;

THENCE N56°07'27"W, A DISTANCE OF 22.11 FEET;

THENCE N59°20'23"W, A DISTANCE OF 28.01 FEET;

THENCE N67°31'15"W, A DISTANCE OF 30.56 FEET;

THENCE N74°52'41"W, A DISTANCE OF 28.68 FEET;

THENCE N86°25'51"W, A DISTANCE OF 11.89 FEET;

THENCE S72°28'10"W, A DISTANCE OF 427.04 FEET;

THENCE S86°01'02"W, A DISTANCE OF 187.14 FEET;

THENCE S00°54'10"W, A DISTANCE OF 123.61 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP "CSC 18780" AND SAID SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 19;

THENCE N89°17'11"W ALONG SAID SOUTH LINE, A DISTANCE OF 19.80 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT NOTES

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
- ALL PUBLIC STREETS PROPOSED IN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARDS FOR PUBLIC STREETS. ALL PRIVATE STREETS PROPOSED IN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF STAR STANDARDS FOR PRIVATE STREETS.
- BLOCK 1 LOT 46, BLOCK 2 LOT 1, BLOCK 3 LOT 1, BLOCK 3 LOT 6, BLOCK 3 LOT 12, BLOCK 4 LOT 1, BLOCK 5 LOT 1, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 7 LOT 9, BLOCK 8 LOT 1, BLOCK 9 LOT 1, BLOCK 9 LOT 14, BLOCK 9 LOT 21, BLOCK 9 LOT 33, BLOCK 9 LOT 37, BLOCK 9 LOT 49, BLOCK 9 LOT 62, BLOCK 10 LOT 1, BLOCK 11 LOT 9, AND BLOCK 12 LOT 13 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE TRAILMARK STATION SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY A DEVELOPMENT AGREEMENT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 18 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.

# TRAILMARK STATION SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE THE NORTH 1/2 OF SECTION 19  
TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.,  
ADA COUNTY, IDAHO

OWNER/DEVELOPER

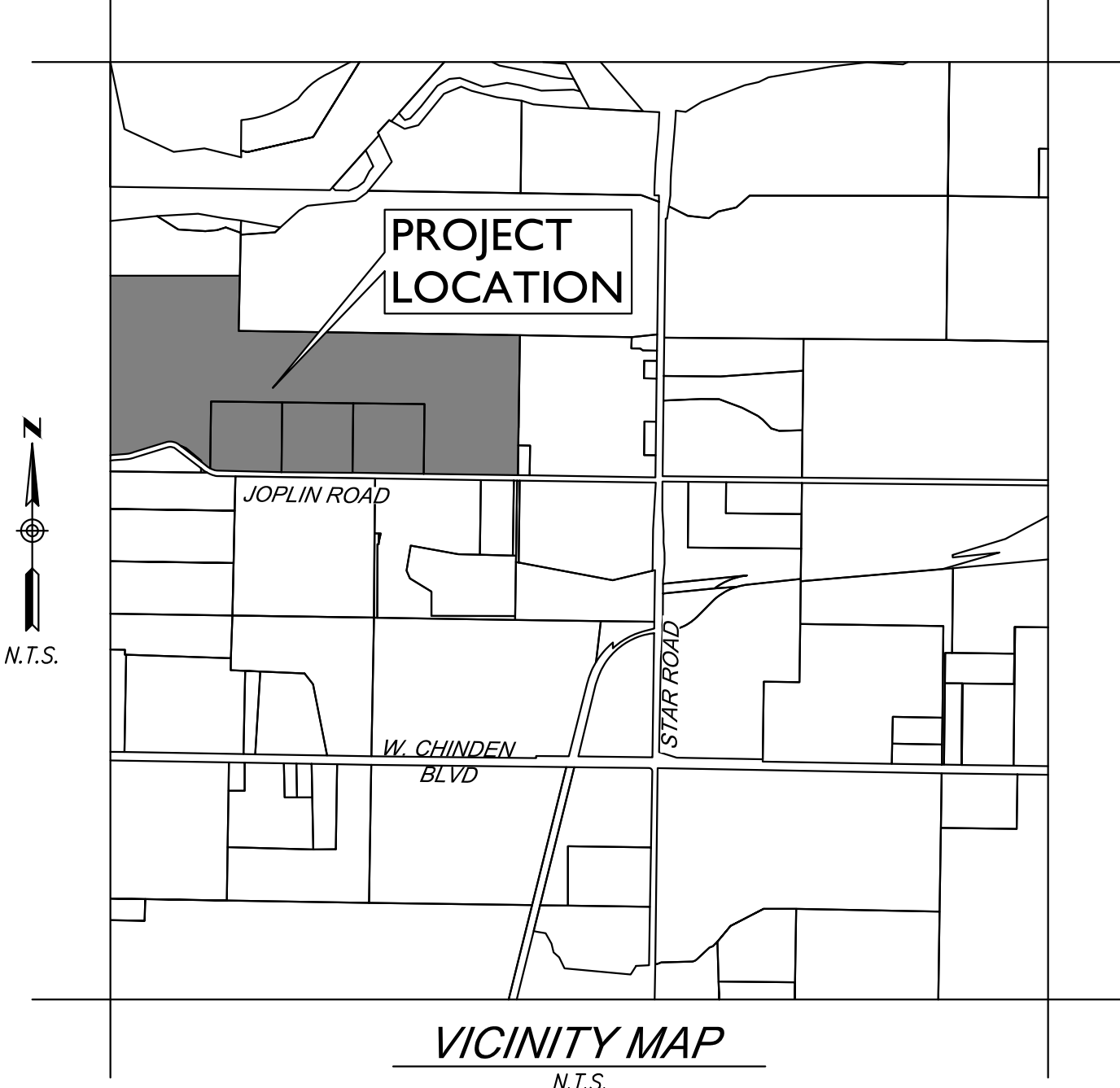
TOLL BROTHERS  
3103 W. SHERYL DR., SUITE 100  
MERIDIAN, IDAHO 83642  
PHONE: (208) 722-2431  
CONTACT: MARTIN TAYLOR  
EMAIL: MTAYLOR1@TOLLBROTHERS.COM

CIVIL ENGINEER

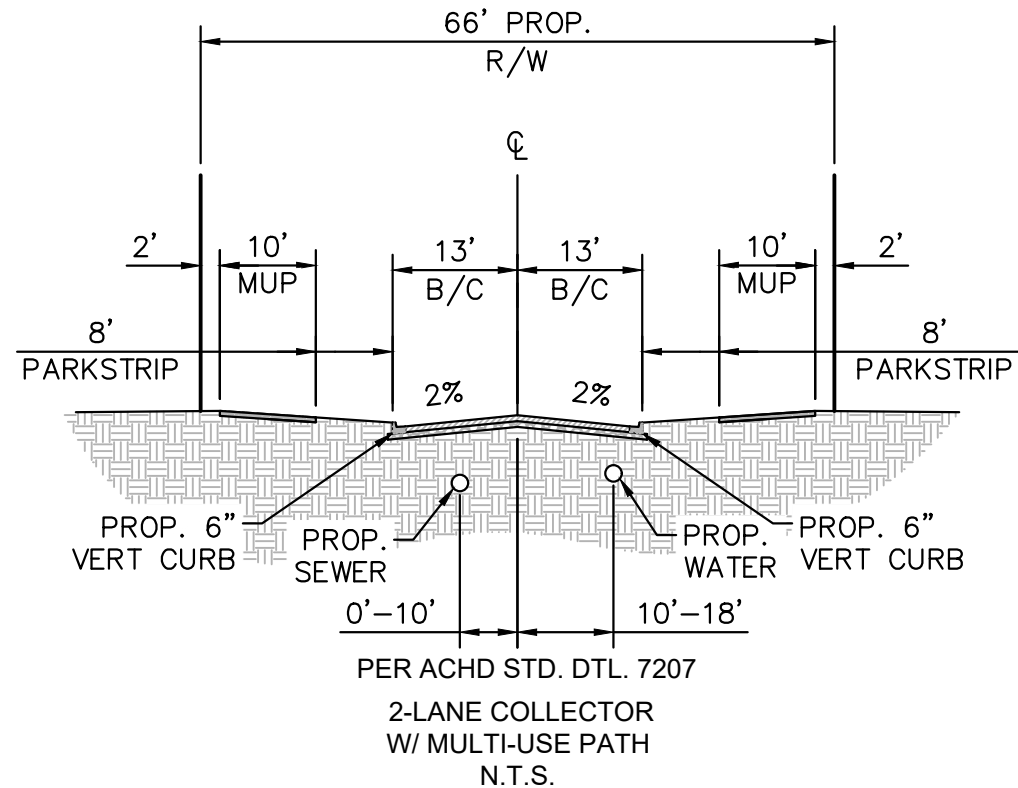
KIMLEY-HORN AND ASSOCIATES, INC.  
1100 W IDAHO STREET, SUITE 210  
BOISE, IDAHO 83702  
PHONE: (208) 906-3871  
CONTACT: TELLER BARD, P.E.  
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SURVEYOR

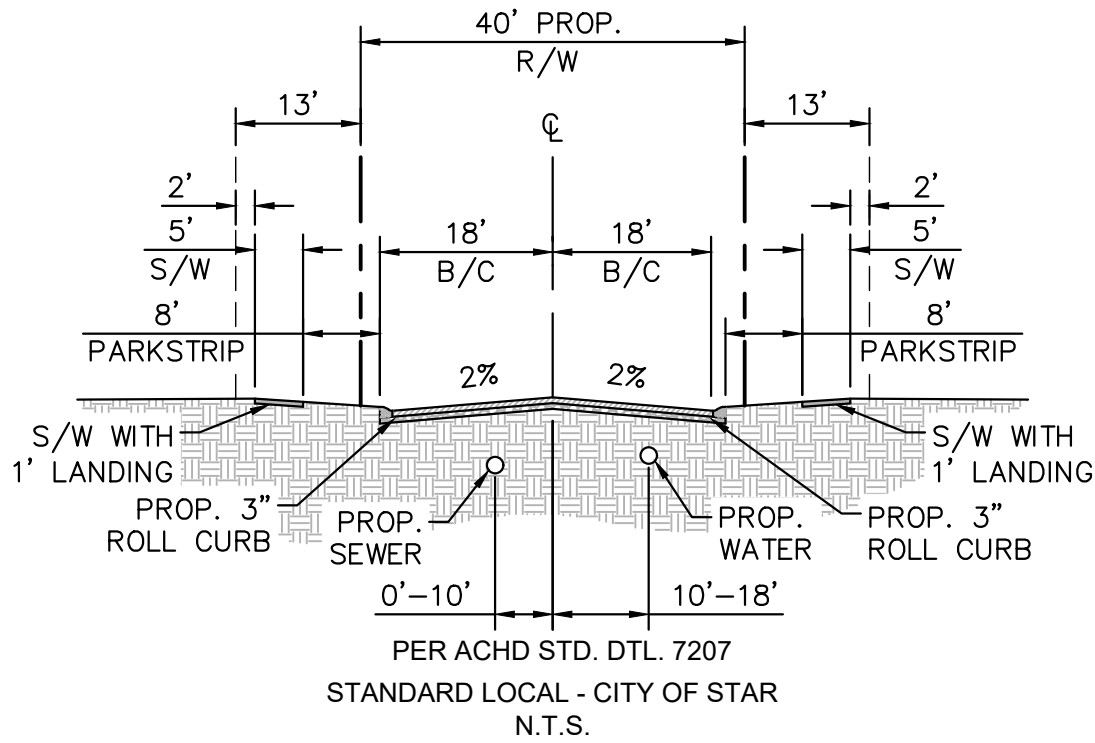
ESE CONSULTANTS, INC.  
3103 W. SHERYL DR., SUITE 100  
MERIDIAN, ID 83642  
PHONE: (208) 939-9217  
CONTACT: JOHN CAYTON  
EMAIL: JCAYTON@ESECONSULTANTS.COM



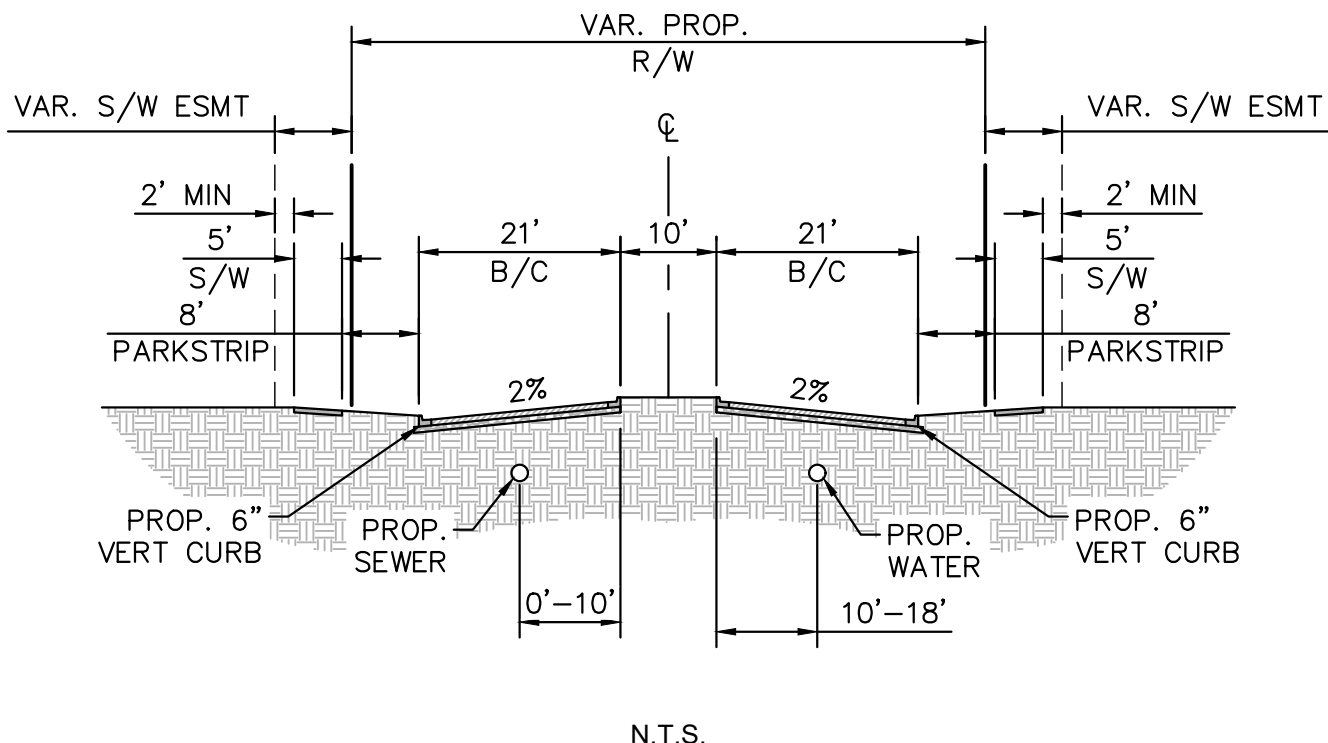
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
PP-01	COVER SHEET
PP-02	EXISTING CONDITIONS PLAN
PP-03	EXISTING CONDITIONS PLAN
PP-04	PHASING PLAN
PP-05	PROPOSED CONDITIONS PLAN
PP-06	PROPOSED CONDITIONS PLAN
PP-07	PRELIMINARY GRADING PLAN
PP-08	PRELIMINARY GRADING PLAN
PP-09	HORIZONTAL CONTROL
PP-10	HORIZONTAL CONTROL
PP-11	LOT DATA
PP-12	LOT DATA



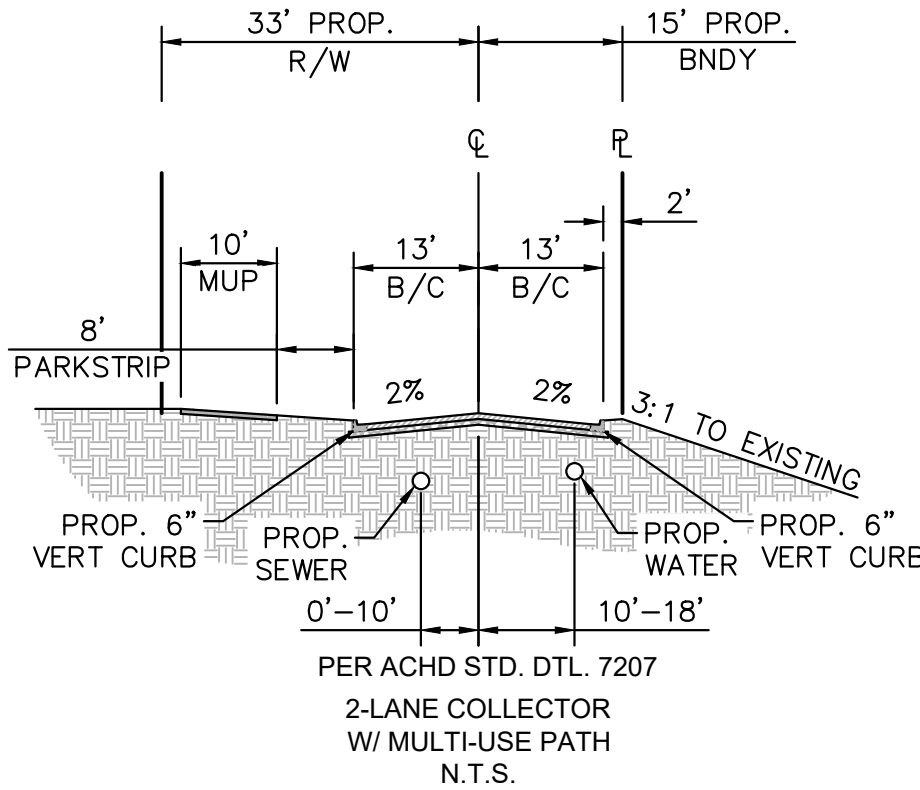
SECTION A - REDUCED SECTION  
COLLECTOR ROAD



SECTION B - LOCAL ROAD



SECTION C - ENTRY ROAD



SECTION D - REDUCED SECTION  
COLLECTOR ROAD

PRELIMINARY PLAT DATA

EXISTING ZONING: RUT  
PROPOSED ZONING: R-3

GROSS ACREAGE: 129.57 AC  
TOTAL LOTS: 314  
COMMON LOTS: 21  
RESIDENTIAL LOTS: 293  
GROSS RESIDENTIAL DENSITY: 2.26 DU/AC

**BUILDABLE LOT DATA**  
MINIMUM STANDARD LOT WIDTH: 55-FT  
MINIMUM STANDARD LOT AREA: 6,325 SF  
MINIMUM STANDARD LOT WIDTH: 85-FT  
MINIMUM STANDARD LOT AREA: 9,775 SF  
AVERAGE LOT AREA: 9,483 SF

PHASE DATA

PHASE 1 TOTAL NUMBER OF LOTS: 72  
RESIDENTIAL LOTS: 64  
COMMON LOTS: 8

PHASE 2 TOTAL NUMBER OF LOTS: 43  
RESIDENTIAL LOTS: 38  
COMMON LOTS: 5

PHASE 3 TOTAL NUMBER OF LOTS: 45  
RESIDENTIAL LOTS: 40  
COMMON LOTS: 5

PHASE 4 TOTAL NUMBER OF LOTS: 40  
RESIDENTIAL LOTS: 36  
COMMON LOTS: 4

PHASE 5 TOTAL NUMBER OF LOTS: 32  
RESIDENTIAL LOTS: 27  
COMMON LOTS: 5

PHASE 6 TOTAL NUMBER OF LOTS: 50  
RESIDENTIAL LOTS: 44  
COMMON LOTS: 6

PHASE 7 TOTAL NUMBER OF LOTS: 37  
RESIDENTIAL LOTS: 31  
COMMON LOTS: 6

PHASE 8 TOTAL NUMBER OF LOTS: 16  
RESIDENTIAL LOTS: 13  
COMMON LOTS: 3

LEGEND

- PROPOSED CL/SECTION LINE
- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LOT LINES
- PROPOSED PHASE LINE
- PROPOSED ROAD CENTER
- PROPOSED SURVEY MARKER
- EXISTING CONTOURS
- PROPOSED ROADSIDE DRAINAGE SWALE AND SAND LENS
- PROPOSED EDGE OF PAVEMENT
- PROPOSED ROAD SHOULDER
- EXISTING SURVEY MARKERS
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING TOP OF BANK
- EXISTING EDGE OF WATER SURFACE
- EXISTING FENCE LINE
- EXISTING IRRIGATION PIPE
- EXISTING OVERHEAD POWER
- EXISTING TELECOM
- EXISTING POWER POLE
- EXISTING WELL CASING
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING TELEPHONE RISER
- EXISTING ELECTRIC METER
- EXISTING CLEANOUT
- EXISTING SPIGOT
- EXISTING GUY ANCHOR
- EXISTING CONCRETE STRUCTURE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



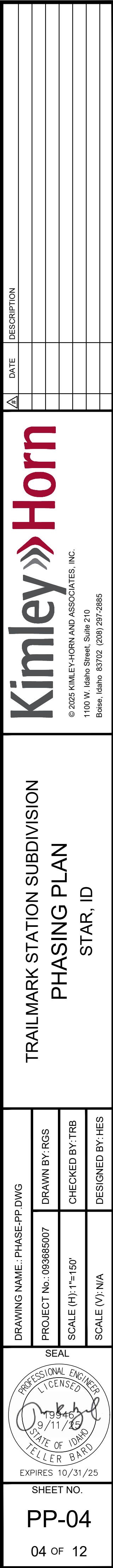




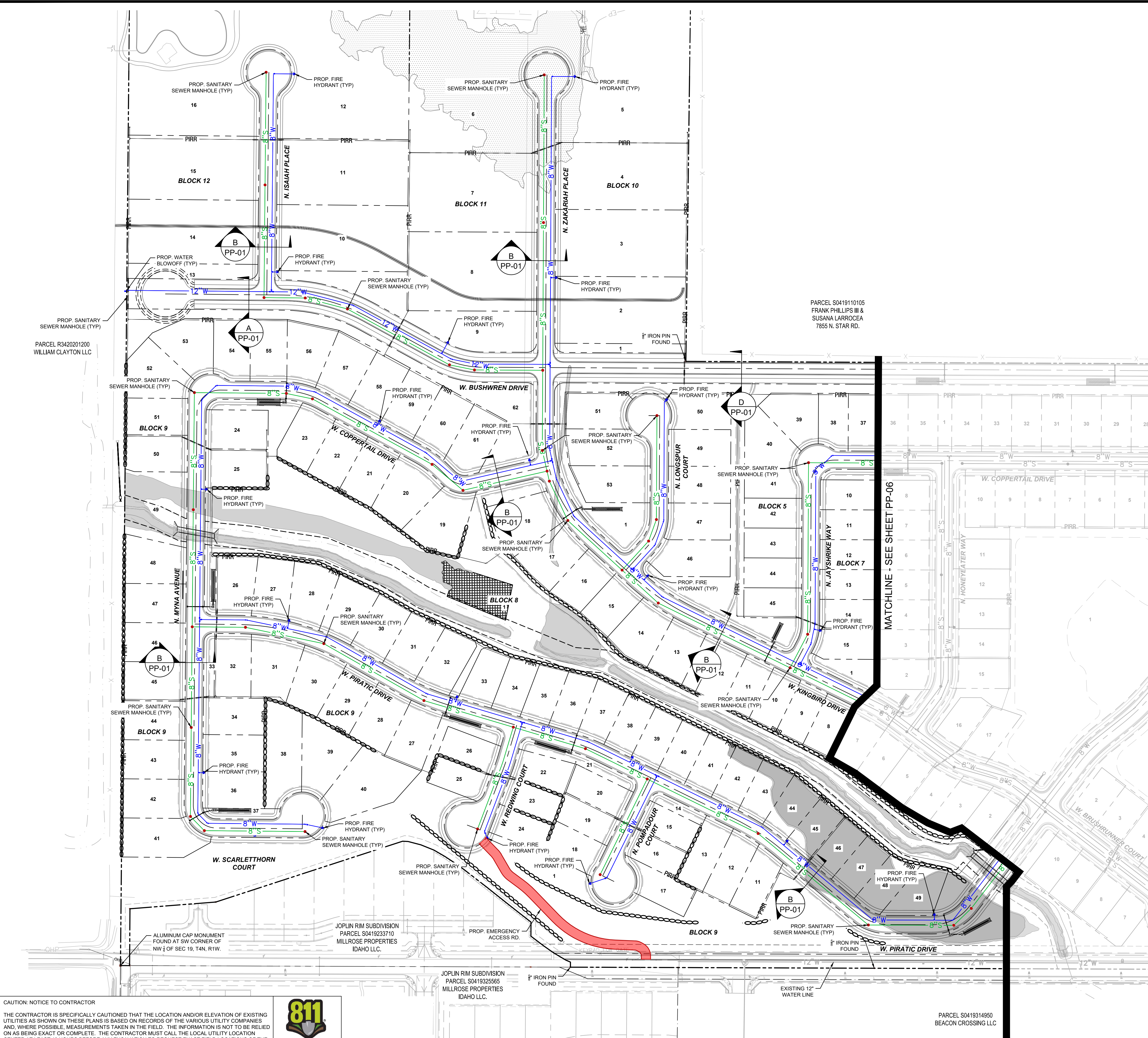






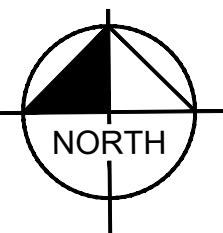
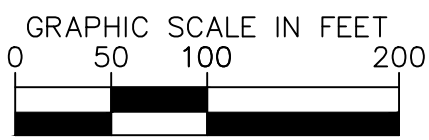
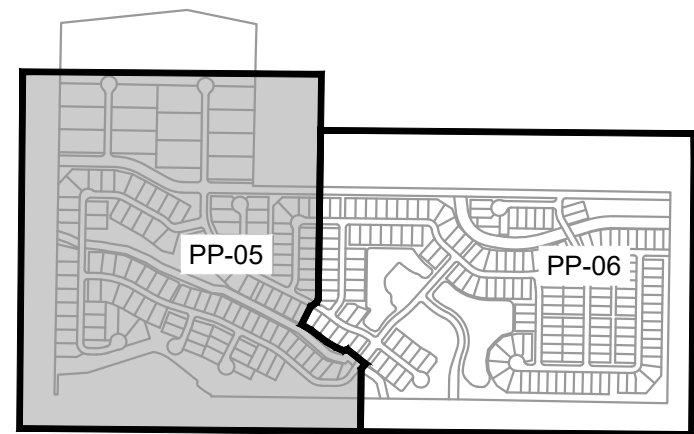






LEGEND

- 8"W PROP. 8" WATER LINE
- 12"W PROP. 12" WATER LINE
- PROP. FIRE HYDRANT
- PROP. BLOWOFF
- PROP. WATER VALVE
- PROP. WATER TEE
- PROP. WATER BEND
- 8"SS PROP. 8" SEWER LINE
- 10"SS PROP. 10" SEWER LINE
- PROP. SEWER MANHOLE
- PROP. BOULDER RETAINING WALL
- PIRR PROP. PRESSURE IRRIGATION LINE
- PROP. CONCRETE DITCH
- PROP. GRAVITY IRRIGATION PIPE
- PROP. IRRIGATION STRUCTURE
- PROP. ACHD SEEPAGE BED
- PROP. CULVERT
- PROP. EMERGENCY ACCESS ROAD
- JURISDICTIONAL WATERWAY, WETLAND, OR FEATURE
- WETLAND MITIGATION



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PARCEL S0419314950  
BEACON CROSSING LLC

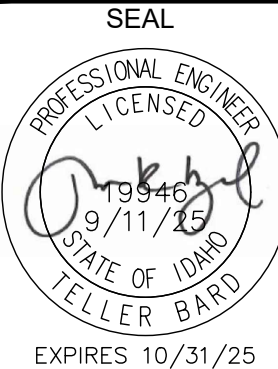
DATE DESCRIPTION

**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
1100 W. Idaho Street, Suite 210  
Boise, Idaho 83702 (208) 257-2885

TRAILMARK STATION SUBDIVISION  
PROPOSED CONDITIONS PLAN  
STAR, ID

DRAWING NAME: PC-PP.DWG	DRAWN BY: RGS	CHECKED BY: TRB	DESIGNED BY: HES
PROJECT No.: 093856007	SCALE (H): 1"=100'	SCALE (V): N/A	



SHEET NO.

PP-05

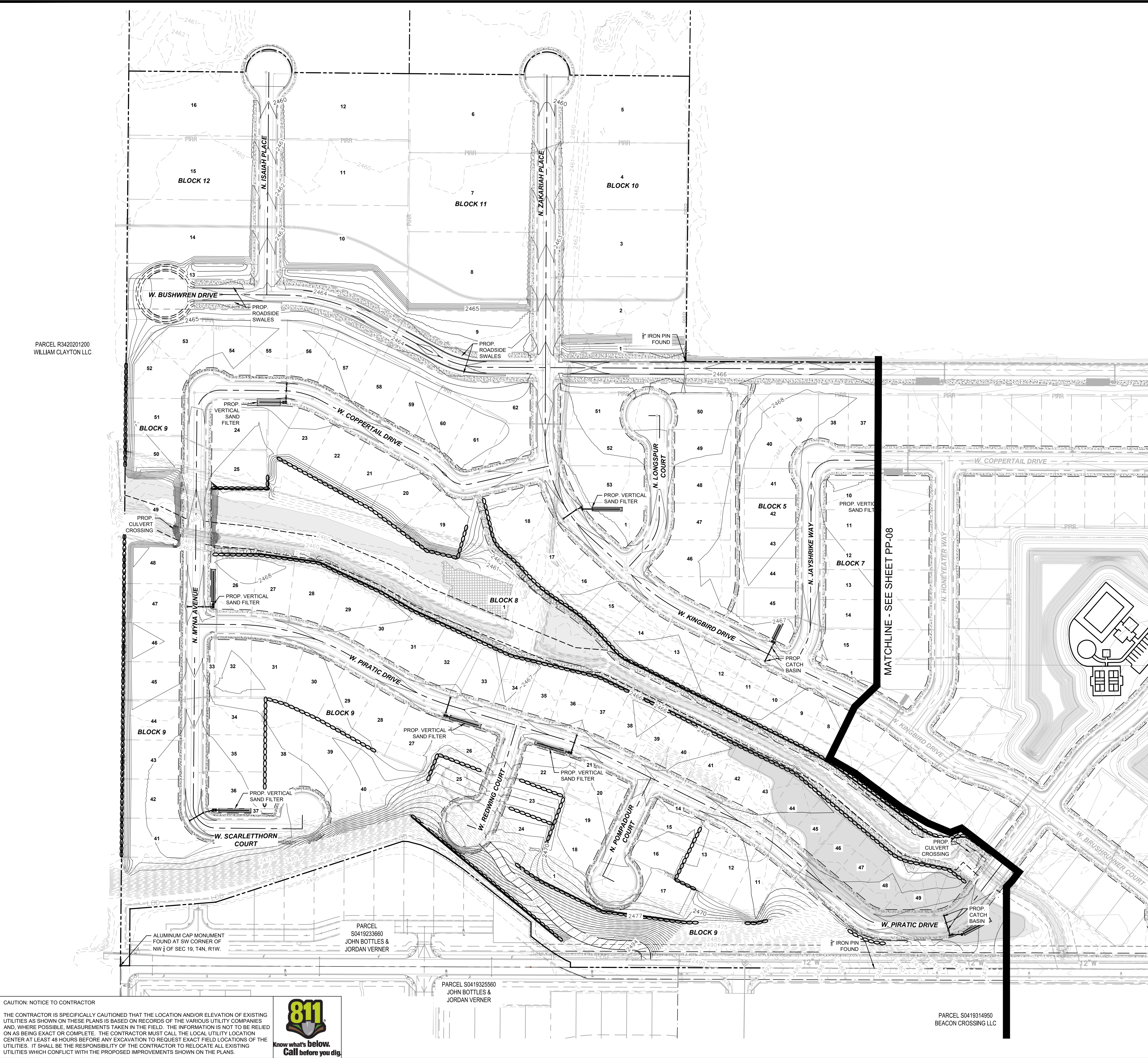
05 OF 12



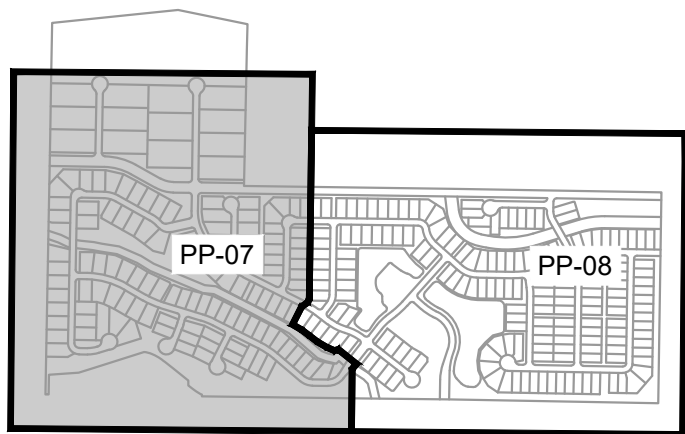




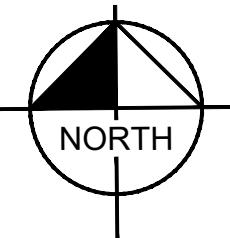
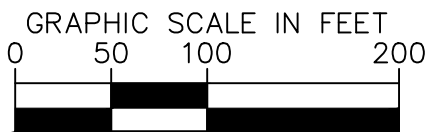
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This document together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND	
	PROP. BOULDER RETAINING WALL
	PROP. ACHD VERTICAL SAND FILTER
	PROP. CULVERT
	POTENTIAL WETLAND MITIGATION AREA
	WETLAND AREA



KEY MAP  
NOT TO SCALE



CAUTION: NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PARCEL S0419233660  
JOHN BOTTLES &  
JORDAN VERNER

PARCEL S0419325560  
JOHN BOTTLES &  
JORDAN VERNER

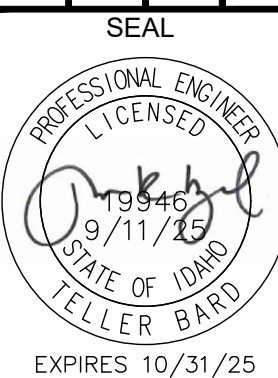
PARCEL S0419314950  
BEACON CROSSING LLC

DATE DESCRIPTION

**Kimley»Horn**  
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1100 W. Idaho Street, Suite 210  
Boise, Idaho 83702 (208) 257-2885

TRAILMARK STATION SUBDIVISION  
PRELIMINARY GRADING PLAN  
STAR, ID

DRAWING NAME: GD-PP.DWG	DRAWN BY: RGS	CHECKED BY: TRB	DESIGNED BY: HES
PROJECT No.: 093856007	SCALE (H): 1"=100'	SCALE (V): N/A	



SHEET NO.

PP-07

07 OF 12



Date: 9/11/2025 5:10 PM  
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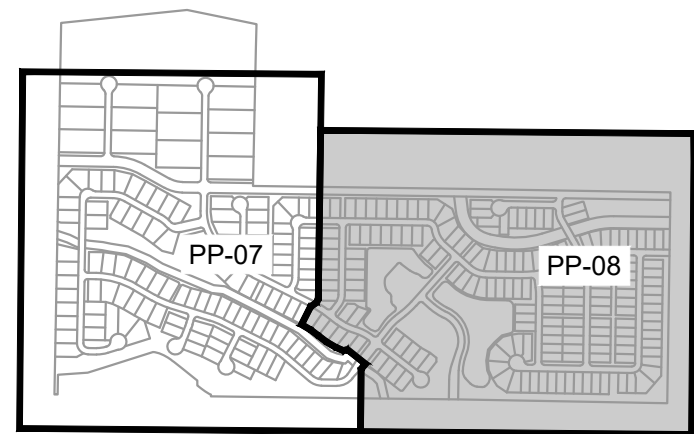
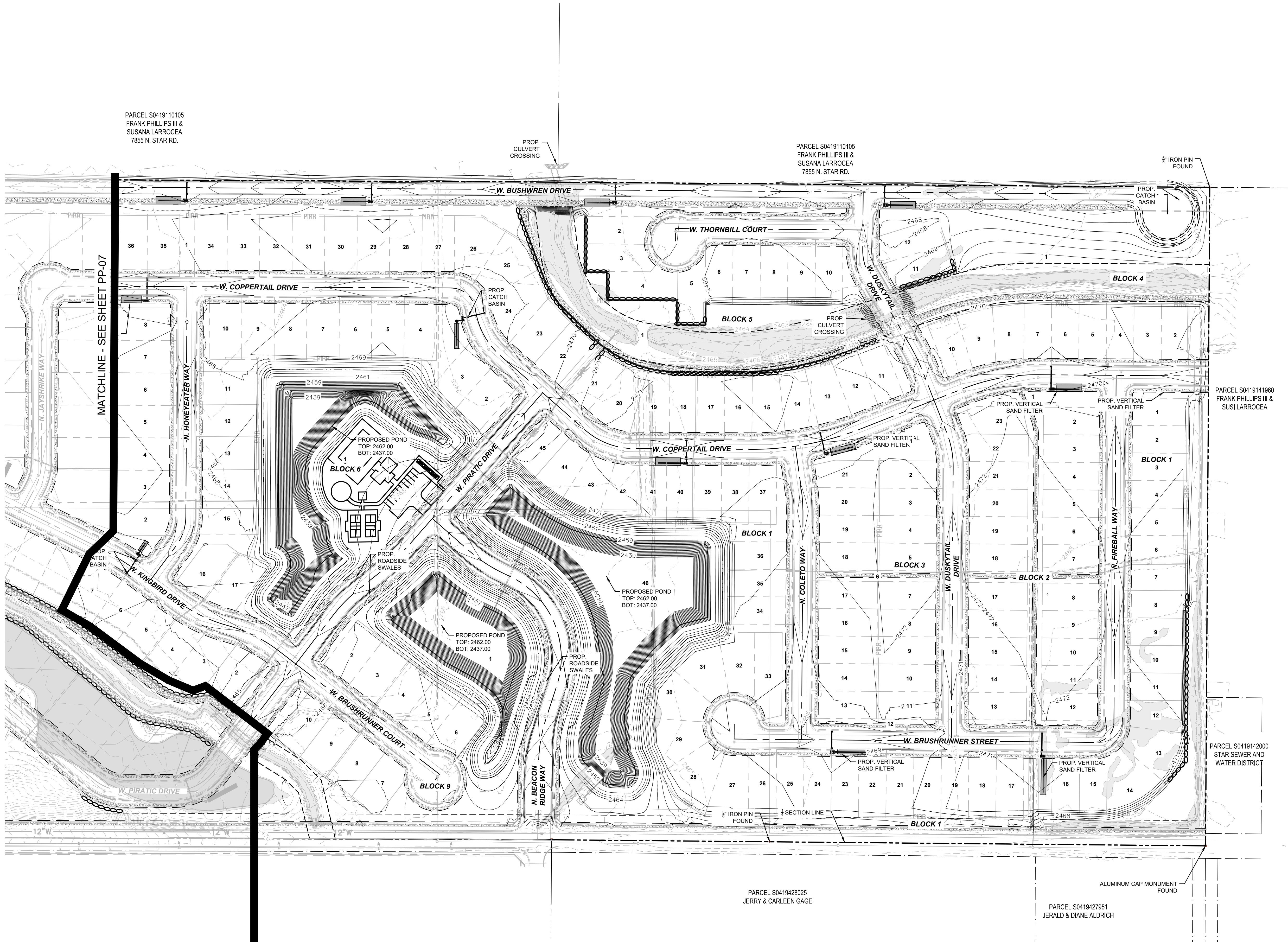
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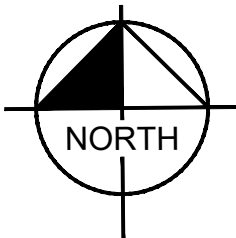
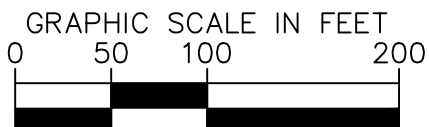


#### LEGEND

- PROP. BOULDER RETAINING WALL
- PROP. ACHD VERTICAL SAND FILTER
- PROP. CULVERT
- POTENTIAL WETLAND MITIGATION AREA
- WETLAND AREA



KEY MAP  
NOT TO SCALE



DESCRIPTION

DATE

**Kimley-Horn**

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Boise, Idaho 83702 (208) 257-2885

### TRAILMARK STATION SUBDIVISION PRELIMINARY GRADING PLAN STAR, ID

DRAWING NAME: GD-PP.DWG	DRAWN BY: RGS	CHECKED BY: TRB	DESIGNED BY: HES
PROJECT No.: 093865007	SCALE (H): 1"=100'	SCALE (V): N/A	

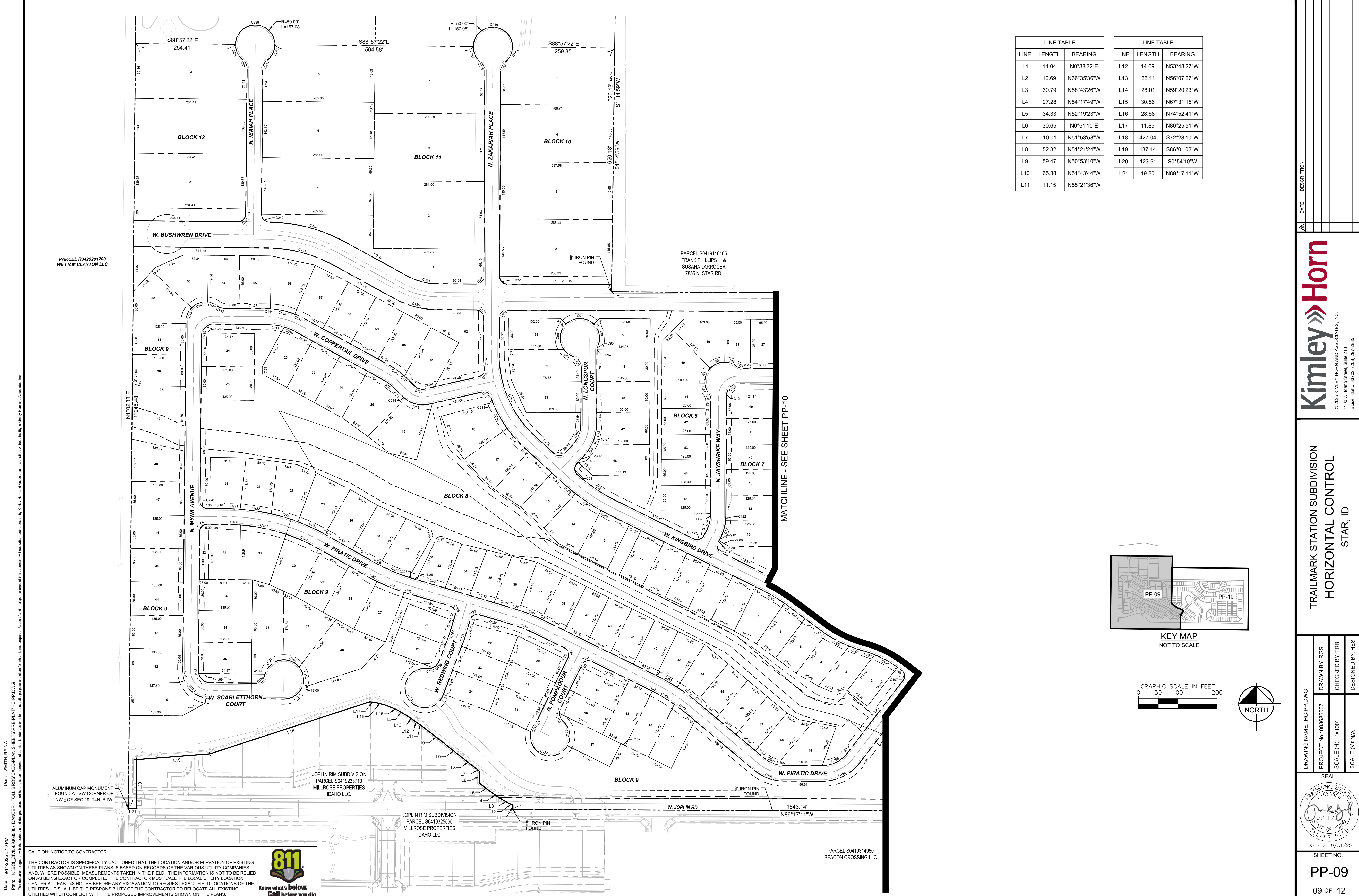


SHEET NO.

PP-08

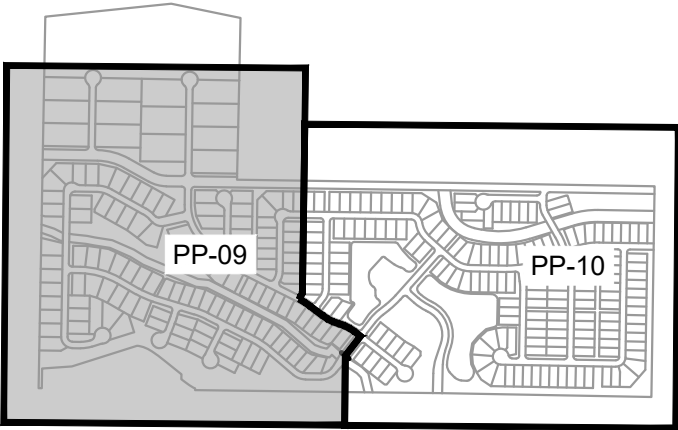
08 OF 12



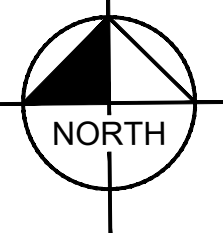
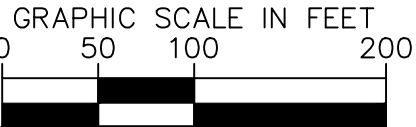


LINE TABLE		
LINE	LENGTH	BEARING
L1	11.04	N0°38'22"E
L2	10.69	N66°35'36"W
L3	30.79	N58°43'26"W
L4	27.28	N54°17'49"W
L5	34.33	N52°19'23"W
L6	30.65	N0°51'10"E
L7	10.01	N51°58'58"W
L8	52.82	N51°21'24"W
L9	59.47	N50°53'10"W
L10	65.38	N51°43'44"W
L11	11.15	N55°21'36"W

LINE TABLE		
LINE	LENGTH	BEARING
L12	14.09	N53°48'27"W
L13	22.11	N56°07'27"W
L14	28.01	N59°20'23"W
L15	30.56	N67°31'15"W
L16	28.68	N74°52'41"W
L17	11.89	N86°25'51"W
L18	427.04	S72°28'10"W
L19	187.14	S86°01'02"W
L20	123.61	S0°54'10"W
L21	19.80	N89°17'11"W



KEY MAP  
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TRAILMARK STATION SUBDIVISION  
HORIZONTAL CONTROL  
STAR, ID

DRAWING NAME: HC-PP.DWG	DRAWN BY: RGS	CHECKED BY: TRB	DESIGNED BY: HES
PROJECT No.: 093865007	SCALE (H): 1"=100'	SCALE (V): N/A	

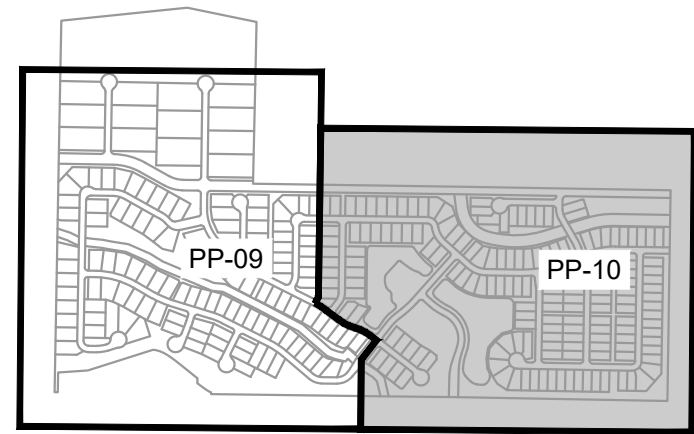
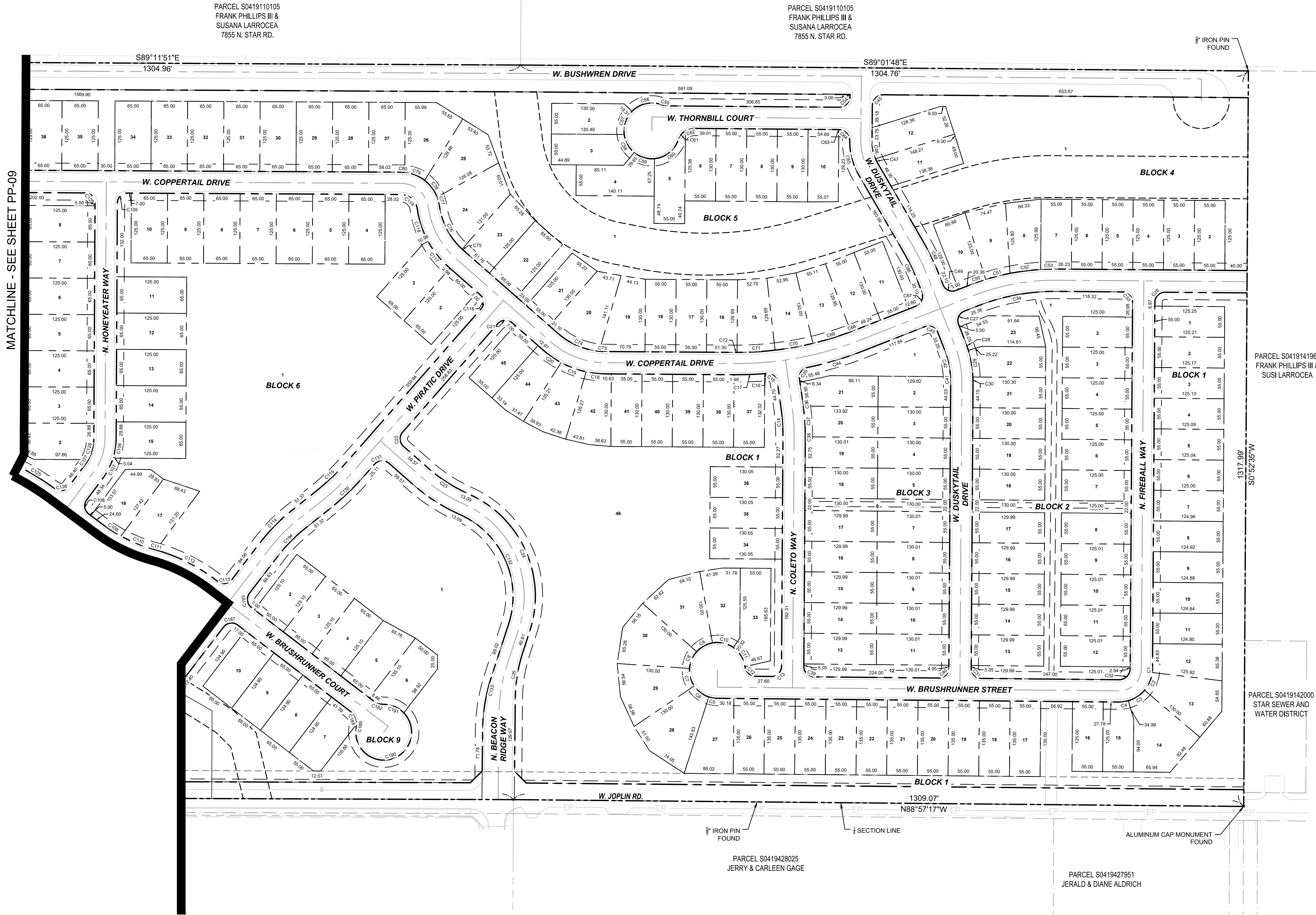
SEAL

EXPIRES 10/31/25

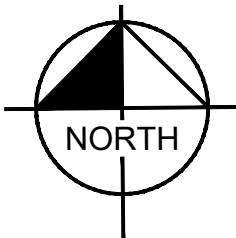
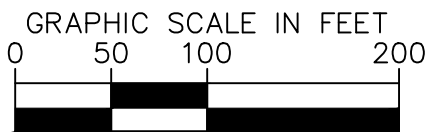


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KEY MAP  
NOT TO SCALE



DRAWING NAME: HC-PP-DWG		PROJECT No.: 093865007		SCALE (H): 1"=100'		SCALE (V): N/A	
DRAWN BY: RGS		CHECKED BY: TRB		DESIGNED BY: HES			
SEAL		PROFESSIONAL ENGINEER LICENSED 9/11/2025 STATE OF IDAHO TELLER BARD		EXPIRES: 10/31/25		SHEET NO. PP-10	
DATE		DESCRIPTION		STAR, ID		10 OF 12	

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Date: 9/11/2025 5:10 PM User: SMITH, REINA  
Path: K:\01\_CIVIL\03\85607 DANCER - TOLL BROS\CADD\PLAN SHEETS\PRE-PLAT\HC-PP.DWG  
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	60.00'	6.71'	N4°04'55"E	6.71'	6°24'41"	3.36'
C2	60.00'	35.15'	N24°04'09"E	34.65'	33°33'46"	18.09'
C3	60.00'	35.13'	N57°37'19"E	34.63'	33°32'34"	18.08'
C4	60.00'	17.44'	N82°43'10"E	17.38'	16°39'07"	8.78'
C5	50.00'	15.15'	S80°16'23"E	15.09'	17°21'48"	7.63'
C6	50.00'	33.29'	S52°31'02"E	32.68'	38°08'54"	17.29'
C7	50.00'	33.07'	S14°29'46"E	32.47'	37°53'37"	17.16'
C8	50.00'	33.13'	S23°25'55"W	32.53'	37°57'47"	17.20'
C9	50.00'	33.14'	S61°24'07"W	32.54'	37°58'37"	17.21'
C10	50.00'	39.32'	N77°04'43"W	38.32'	45°03'44"	20.74'
C11	50.00'	41.35'	N30°51'28"W	40.18'	47°22'46"	21.94'
C12	20.00'	28.55'	N48°03'41"W	26.19'	81°47'12"	17.32'
C13	18.00'	28.33'	S45°57'39"W	25.49'	90°10'08"	18.05'
C14	380.00'	56.02'	S3°20'48"E	55.97'	8°26'47"	28.06'
C15	18.00'	27.27'	S50°58'27"E	24.74'	86°48'31"	17.02'
C16	620.00'	3.26'	N85°46'20"E	3.26'	0°18'05"	1.63'
C17	620.00'	53.60'	N88°23'59"E	53.59'	4°57'13"	26.82'
C18	170.00'	34.62'	S83°17'24"E	34.56'	11°40'03"	17.37'
C19	170.00'	48.10'	S69°21'01"E	47.94'	16°12'42"	24.21'
C20	170.00'	38.65'	S54°43'53"E	38.57'	13°01'33"	19.41'
C21	18.00'	28.27'	N86°46'53"E	25.46'	90°00'00"	18.00'
C22	18.00'	28.27'	N3°13'07"W	25.46'	90°00'00"	18.00'
C23	280.00'	78.17'	N56°12'58"W	77.91'	15°59'43"	39.34'
C24	200.00'	288.99'	N22°49'06"W	264.50'	82°47'26"	176.29'
C25	275.00'	84.15'	N9°48'40"E	83.82'	17°31'54"	42.40'
C26	18.00'	28.30'	N45°55'23"E	25.48'	90°05'37"	18.03'
C27	18.00'	28.27'	N24°04'11"E	25.46'	90°00'00"	18.00'
C28	200.00'	16.74'	N18°31'59"W	16.73'	4°47'39"	8.37'
C29	200.00'	48.53'	N9°11'06"W	48.41'	13°54'06"	24.38'
C30	200.00'	10.86'	N0°40'44"W	10.86'	3°06'38"	5.43'
C31	18.00'	28.22'	N44°02'21"W	25.42'	89°49'52"	17.95'
C32	20.00'	31.47'	S45°57'39"W	28.33'	90°10'08"	20.06'
C33	18.00'	28.24'	S44°04'37"E	25.44'	89°54'23"	17.97'
C34	380.00'	145.25'	N80°01'11"E	144.36'	21°54'00"	73.52'
C35	18.00'	27.13'	S35°36'40"W	24.64'	86°21'44"	16.89'
C36	420.00'	4.47'	S7°15'54"E	4.47'	0°36'35"	2.24'
C37	420.00'	55.19'	S3°11'44"E	55.15'	7°31'45"	27.64'
C38	420.00'	2.25'	S0°43'22"W	2.25'	0°18'27"	1.13'
C39	18.00'	28.22'	S44°02'21"E	25.42'	89°49'52"	17.95'
C40	18.00'	28.33'	N45°57'39"E	25.49'	90°10'08"	18.05'
C41	160.00'	10.98'	N1°05'22"W	10.98'	3°55'55"	5.49'
C42	160.00'	49.92'	N11°59'34"W	49.71'	17°52'29"	25.16'
C43	18.00'	28.27'	N65°55'49"W	25.46'	90°00'00"	18.00'
C44	620.00'	105.21'	S73°55'52"W	105.08'	9°43'21"	52.73'
C45	20.00'	31.42'	N45°58'12"E	28.28'	90°00'00"	20.00'
C46	80.00'	32.78'	N10°46'12"W	32.55'	23°28'46"	16.63'
C47	80.00'	9.95'	N26°04'17"W	9.94'	7°07'24"	4.98'
C48	420.00'	63.79'	N25°16'54"W	63.73'	8°42'10"	31.96'
C49	18.00'	28.27'	N65°55'49"W	25.46'	90°00'00"	18.00'
C50	420.00'	31.22'	S71°11'58"W	31.21'	4°15'33"	15.62'
C51	420.00'	44.99'	S76°23'51"W	44.97'	6°08'14"	22.52'
C52	420.00'	55.53'	S83°15'14"W	55.49'	7°34'32"	27.81'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C53	420.00'	28.80'	S89°00'21"W	28.79'	3°55'42"	14.40'
C54	20.00'	31.42'	S45°58'12"W	28.28'	90°00'00"	20.00'
C55	30.00'	10.66'	N78°50'53"W	10.61'	20°21'51"	5.39'
C56	50.00'	58.06'	S78°04'02"W	54.85'	66°32'00"	32.80'
C57	50.00'	45.27'	S18°51'41"W	43.74'	51°52'43"	24.32'
C58	50.00'	37.58'	S28°36'43"E	36.71'	43°04'04"	19.73'
C59	50.00'	38.94'	S72°27'27"E	37.96'	44°37'25"	20.52'
C60	50.00'	57.64'	N52°12'19"E	54.50'	66°03'03"	32.50'
C61	30.00'	20.72'	N38°58'00"E	20.31'	39°34'26"	10.79'
C62	30.00'	16.87'	N74°51'43"E	16.65'	32°12'58"	8.66'
C63	20.00'	0.31'	S88°34'53"E	0.31'	0°53'51"	0.16'
C64	20.00'	31.09'	S43°35'35"E	28.06'	89°04'46"	19.68'
C65	120.00'	64.05'	S14°20'35"E	63.29'	30°34'47"	32.81'
C66	380.00'	57.72'	S25°16'54"E	57.66'	8°42'10"	28.92'
C67	20.00'	31.42'	S24°04'11"W	28.28'	90°00'00"	20.00'
C68	580.00'	8.71'	S69°30'00"W	8.71'	0°51'38"	4.36'
C69	580.00'	71.07'	S73°26'26"W	71.02'	7°01'13"	35.58'
C70	580.00'	68.98'	S80°21'29"W	68.94'	6°48'53"	34.53'
C71	580.00'	68.29'	S87°08'18"W	68.25'	6°44'45"	34.18'
C72	580.00'	3.70'	N89°18'22"W	3.70'	0°21'54"	1.85'
C73	130.00'	11.50'	N86°35'23"W	11.49'	5°04'03"	5.75'
C74	130.00'	81.31'	N66°08'14"W	79.99'	35°50'15"	42.04'
C75	130.00'	3.25'	N47°30'12"W	3.25'	1°25'49"	1.62'
C76	130.00'	89.30'	N27°06'33"W	87.56'	39°21'30"	46.49'
C77	70.00'	16.30'	N14°06'09"W	16.27'	13°20'42"	8.19'
C78	70.00'	37.80'	N36°14'35"W	37.34'	30°56'10"	19.37'
C79	70.00'	38.80'	N67°35'29"W	38.31'	31°45'38"	19.91'
C80	70.00'	7.00'	N86°20'05"W	6.99'	5°43'33"	3.50'
C81	30.00'	18.90'	N71°09'03"W	18.59'	36°05'36"	9.77'
C82	50.00'	31.14'	N70°56'50"W	30.64'	35°41'10"	16.09'
C83	50.00'	41.41'	S67°29'06"W	40.23'	47°26'58"	21.97'
C84	50.00'	41.41'	S20°02'08"W	40.23'	47°26'58"	21.97'
C85	50.00'	27.58'	S19°29'24"E	27.23'	31°36'06"	14.15'
C86	30.00'	18.90'	S17°14'39"E	18.59'	36°05'36"	9.77'
C87	80.00'	38.21'	S14°29'10"W	37.85'	27°22'01"	19.48'
C88	80.00'	38.21'	S14°29'10"W	37.85'	27°22'01"	19.48'
C89	20.00'	30.90'	S72°25'40"W	27.92'	88°31'00"	19.49'
C90	480.00'	123.65'	N55°56'03"W	123.31'	14°45'34"	62.17'
C91	20.00'	31.93'	N2°49'20"W	28.64'	91°27'51"	20.52'
C92	120.00'	39.57'	N33°27'49"E	39.39'	18°53'33"	19.97'
C93	120.00'	48.62'	N12°24'36"E	48.29'	23°12'53"	24.65'
C94	30.00'	1.42'	N2°09'28"E	1.42'	2°42'38"	0.71'
C95	30.00'	10.58'	N13°37'02"E	10.53'	20°12'32"	5.35'
C96	50.00'	59.40'	N10°18'48"W	55.97'	68°04'12"	33.77'
C97	50.00'	78.28'	N89°11'51"W	70.52'	89°41'54"	49.74'
C98	50.00'	71.25'	S5°07'54"W	65.37'	81°38'37"	43.19'
C99	50.00'	29.93'	S52°50'29"E	29.49'	34°18'09"	15.43'
C100	30.00'	37.07'	S34°35'43"E	34.75'	70°47'43"	21.32'
C101	80.00'	58.79'	S21°51'22"W	57.48'	42°06'27"	30.80'
C102	20.00'	31.42'	S87°54'36"W	28.28'	90°00'00"	20.00'
C103	280.00'	234.05'	N23°08'38"W	227.29'	47°53'33"	124.35'
C104	20.00'	31.42'	N45°48'09"E	28.28'	90°00'00"	20.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C105	18.00'	28.27'	N45°48'09"E	25.46'	90°00'00"	18.00'
C106	120.00'	34.31'	N8°59'40"E	34.20'	16°23'02"	17.28'
C107	120.00'	42.12'	N27°14'32"E	41.91'	20°06'41"	21.28'
C108	18.00'	28.27'	N7°42'08"W	25.46'	90°00'00"	18.00'
C109	280.00'	40.45'	N56°50'26"W	40.41'	8°16'36"	20.26'
C110	280.00'	64.57'	N67°35'07"W	64.43'	13°12'46"	32.43'
C111	320.00'	2.93'	N73°55'44"W	2.93'	0°31'31"	1.47'
C112	320.00'	125.01'	N62°28'29"W	124.22'	22°22'59"	63.31'
C113	18.00'	28.50'	S83°21'02"W	25.62'	90°43'57"	18.23'
C114	320.00'	78.81'	S45°02'23"W	78.61'	14°06'39"	39.61'
C115	480.00'	86.41'	S46°56'17"W	86.29'	10°18'52"	43.32'
C116	18.00'	28.27'	S3°13'07"E	25.46'	90°00'00"	18.00'
C117	170.00'	59.47'	S38°11'47"E	59.17'	20°02'38"	30.04'
C118	170.00'	61.55'	S17°48'08"E	61.21'	20°44'40"	31.12'
C119	30.00'	42.81'	S48°18'49"E	39.27'	81°46'03"	25.97'
C120	30.00'	40.06'	N52°32'57"E	37.15'	76°30'24"	23.65'
C121	30.00'	7.07'	N7°32'57"E	7.05'	13°29'36"	3.55'
C122	120.00'	11.77'	N3°37'17"E	11.77'	5°37'16"	5.89'
C123	120.00'	45.53'	N17°18'03"E	45.25'	21°44'15"	23.04'
C124	18.00'	28.74'	N17°34'20"W	25.78'	91°29'00"	18.47'
C125	520.00'	88.47'	N58°26'23"W	88.37'	9°44'54"	44.34'
C126	18.00'	28.00'	S81°51'58"W	25.26'	89°08'13"	17.73'
C127	80.00'	11.23'	S33°16'39"W	11.22'	8°02'27"	5.62'
C128	80.00'	39.73'	S15°01'47"W	39.32'	28°27'16"	20.28'
C129	18.00'	28.27'	S44°11'51"E	25.46'	90°00'00"	18.00'
C130	520.00'	93.60'	N46°56'18"E	93.48'	10°18'49"	46.93'
C131	18.00'	28.27'	N86°46'53"E	25.46'	90°00'00"	18.00'
C132	160.00'	231.20'	S22°49'06"E	211.60'	82°47'26"	141.04'
C133	325.00'	99.44'	S9°48'40"W	99.06'	17°31'54"	50.11'
C134	352.00'	173.11'	S74°52'02"E	171.37'	28°10'40"	88.34'
C135	233.00'	115.57'	S74°59'16"E	114.39'	28°25'10"	59.00'
C136	20.00'	31.42'	S44°11'51"E	28.28'	90°00'00"	20.00'
C137	320.00'	37.47'	S2°33'08"E	37.45'	6°42'35"	18.76'
C138	18.00'	26.25'	S35°51'55"W	23.98'	83°32'41"	16.08'
C139	30.00'	30.03'	N73°41'20"W	28.79'	57°20'49"	16.41'
C140	220.00'	8.87'	N46°10'12"W	8.87'	2°18'34"	4.43'
C141	220.00'	51.66'	N54°03'05"W	51.54'	13°27'13"	25.95'
C142	197.00'	25.40'	N64°28'17"W	25.38'	7°23'10"	12.72'
C143	197.00'	63.46'	N77°23'32"W	63.18'	18°27'21"	32.01'
C144	197.00'	8.03'	N87°47'17"W	8.03'	2°20'10"	4.02'
C145	30.00'	19.23'	N70°35'20"W	18.91'	36°44'05"	9.96'
C146	50.00'	27.32'	N67°52'35"W	26.98'	31°18'36"	14.01'
C147	50.00'	44.41'	S71°01'26"W	42.96'	50°53'22"	23.79'
C152	50.00'	65.78'	S53°21'08"W	61.14'	75°23'00"	38.63'
C153	50.00'	47.43'	S11°31'04"E	45.68'	54°21'23"	25.67'
C154	50.00'	46.28'	S65°12'39"E	44.64'	53°01'48"	24.95'
C155	50.00'	62.97'	N52°11'39"E	58.89'	72°09'37"	36.43'
C156	16.00'	23.68'	N48°39'07"E	21.57'	84°47'03"	14.61'
C157	30.00'	40.06'	N50°42'10"W	37.15'	76°30'24"	23.65'
C158	30.00'	7.07'	N5°42'10"W	7.05'	13°29'36"	3.55'
C159	18.00'	28.27'	N46°02'38"E	25.46'	90°00'00"	18.00'
C160	480.00'	31.84'	S87°03'20"E	31.84'	3°48'04"	15.93'



LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	6,887	0.16
2	BLOCK 1	6,885	0.16
3	BLOCK 1	6,883	0.16
4	BLOCK 1	6,881	0.16
5	BLOCK 1	6,879	0.16
6	BLOCK 1	6,876	0.16
7	BLOCK 1	6,874	0.16
8	BLOCK 1	6,872	0.16
9	BLOCK 1	6,870	0.16
10	BLOCK 1	6,867	0.16
11	BLOCK 1	6,865	0.16
12	BLOCK 1	7,297	0.17
13	BLOCK 1	9,778	0.22
14	BLOCK 1	11,602	0.27
15	BLOCK 1	6,747	0.15
16	BLOCK 1	6,875	0.16
17	BLOCK 1	7,425	0.17
18	BLOCK 1	7,425	0.17
19	BLOCK 1	7,425	0.17
20	BLOCK 1	7,425	0.17
21	BLOCK 1	7,425	0.17
22	BLOCK 1	7,425	0.17
23	BLOCK 1	7,425	0.17
24	BLOCK 1	7,425	0.17
25	BLOCK 1	7,425	0.17
26	BLOCK 1	7,425	0.17
27	BLOCK 1	9,046	0.21
28	BLOCK 1	10,724	0.25
29	BLOCK 1	9,893	0.22
30	BLOCK 1	10,078	0.23
31	BLOCK 1	9,995	0.23
32	BLOCK 1	8,162	0.19
33	BLOCK 1	9,475	0.22
34	BLOCK 1	7,153	0.16
35	BLOCK 1	7,153	0.16
36	BLOCK 1	7,153	0.16
37	BLOCK 1	7,191	0.17
38	BLOCK 1	7,150	0.16
39	BLOCK 1	7,150	0.16
40	BLOCK 1	7,150	0.16
41	BLOCK 1	7,150	0.16
42	BLOCK 1	8,133	0.19
43	BLOCK 1	8,169	0.19
44	BLOCK 1	7,643	0.18
45	BLOCK 1	6,875	0.16
46	BLOCK 1	284,468	6.53

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 11	34,416	0.79
2	BLOCK 11	48,347	1.11
3	BLOCK 11	48,222	1.11
4	BLOCK 11	46,913	1.08
5	BLOCK 11	39,922	0.92
6	BLOCK 11	40,946	0.94
7	BLOCK 11	40,946	0.94

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 2	43,160	0.99
2	BLOCK 2	6,875	0.16
3	BLOCK 2	6,875	0.16
4	BLOCK 2	6,875	0.16
5	BLOCK 2	6,875	0.16
6	BLOCK 2	6,875	0.16
7	BLOCK 2	6,875	0.16
8	BLOCK 2	6,875	0.16
9	BLOCK 2	6,875	0.16
10	BLOCK 2	6,875	0.16
11	BLOCK 2	6,875	0.16
12	BLOCK 2	6,875	0.16
13	BLOCK 2	7,150	0.16
14	BLOCK 2	7,150	0.16
15	BLOCK 2	7,150	0.16
16	BLOCK 2	7,150	0.16
17	BLOCK 2	7,150	0.16
18	BLOCK 2	7,150	0.16
19	BLOCK 2	7,150	0.16
20	BLOCK 2	7,150	0.16
21	BLOCK 2	7,151	0.16
22	BLOCK 2	7,294	0.17
23	BLOCK 2	7,511	0.17

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 7	11,191	0.26
2	BLOCK 7	7,930	0.18
3	BLOCK 7	8,125	0.19
4	BLOCK 7	8,125	0.19
5	BLOCK 7	8,125	0.19
6	BLOCK 7	8,125	0.19
7	BLOCK 7	8,125	0.19
8	BLOCK 7	8,125	0.19
9	BLOCK 7	5,489	0.13
10	BLOCK 7	8,123	0.19
11	BLOCK 7	8,125	0.19
12	BLOCK 7	8,125	0.19
13	BLOCK 7	8,125	0.19
14	BLOCK 7	8,127	0.19
15	BLOCK 7	8,548	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 10	5,619	0.13
2	BLOCK 10	41,609	0.96
3	BLOCK 10	41,774	0.96
4	BLOCK 10	41,940	0.96
5	BLOCK 10	41,247	0.95

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 12	9,300	0.21
2	BLOCK 12	39,627	0.91
3	BLOCK 12	39,627	0.91
4	BLOCK 12	38,606	0.89

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 4	120,814	2.77
2	BLOCK 4	6,875	0.16
3	BLOCK 4	6,875	0.16
4	BLOCK 4	6,875	0.16
5	BLOCK 4	6,875	0.16
6	BLOCK 4	6,875	0.16
7	BLOCK 4	6,884	0.16
8	BLOCK 4	7,472	0.17
9	BLOCK 4	7,407	0.17
10	BLOCK 4	7,006	0.16
11	BLOCK 4	7,843	0.18
12	BLOCK 4	7,944	0.18

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 6	195,865	4.50
2	BLOCK 6	8,125	0.19
3	BLOCK 6	8,342	0.19
4	BLOCK 6	8,125	0.19
5	BLOCK 6	8,125	0.19
6	BLOCK 6	8,125	0.19
7	BLOCK 6	8,125	0.19
8	BLOCK 6	8,125	0.19
9	BLOCK 6	8,125	0.19
10	BLOCK 6	8,125	0.19
11	BLOCK 6	8,125	0.19
12	BLOCK 6	8,125	0.19
13	BLOCK 6	8,125	0.19
14	BLOCK 6	8,125	0.19
15	BLOCK 6	8,183	0.19
16	BLOCK 6	7,949	0.18
17	BLOCK 6	8,495	0.20

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 3	13,842	0.32
2	BLOCK 3	7,149	0.16
3	BLOCK 3	7,150	0.16
4	BLOCK 3	7,150	0.16
5	BLOCK 3	7,150	0.16
6	BLOCK 3	5,720	0.13
7	BLOCK 3	7,150	0.16
8	BLOCK 3	7,150	0.16
9	BLOCK 3	7,150	0.16
10	BLOCK 3	7,150	0.16
11	BLOCK 3	7,150	0.16
12	BLOCK 3	5,841	0.13
13	BLOCK 3	7,150	0.16
14	BLOCK 3	7,150	0.16
15	BLOCK 3	7,150	0.16
16	BLOCK 3	7,150	0.16
17	BLOCK 3	7,150	0.16
18	BLOCK 3	7,150	0.16
19	BLOCK 3	7,150	0.16
20	BLOCK 3	7,225	0.17
21	BLOCK 3	7,243	0.17

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 5	209,265	4.80
2	BLOCK 5	7,395	0.17
3	BLOCK 5	7,584	0.17
4	BLOCK 5	8,468	0.19
5	BLOCK 5	7,357	0.17
6	BLOCK 5	7,126	0.16
7	BLOCK 5	7,150	0.16
8	BLOCK 5	7,150	0.16
9	BLOCK 5	7,150	0.16
10	BLOCK 5	7,129	0.16
11	BLOCK 5	7,150	0.16
12	BLOCK 5	7,277	0.17
13	BLOCK 5	8,233	0.19
14	BLOCK 5	7,946	0.18
15	BLOCK 5	7,884	0.18
16	BLOCK 5	7,150	0.16
17	BLOCK 5	7,150	0.16
18	BLOCK 5	7,150	0.16
19	BLOCK 5	8,452	0.19
20	BLOCK 5	9,984	0.23
21	BLOCK 5	7,012	0.16
22	BLOCK 5	8,125	0.19
23	BLOCK 5	8,321	0.19
24	BLOCK 5	10,573	0.24
25	BLOCK 5	9,356	0.21
26	BLOCK 5	9,671	0.22
27	BLOCK 5	8,126	0.19
28	BLOCK 5	8,125	0.19
29	BLOCK 5	8,125	0.19
30	BLOCK 5	8,125	0.19
31	BLOCK 5	8,125	0.19
32	BLOCK 5	8,125	0.19
33	BLOCK 5	8,125	0.19
34	BLOCK 5	8,125	0.19
35	BLOCK 5	8,125	0.19
36	BLOCK 5	8,125	0.19
37	BLOCK 5	8,125	0.19
38	BLOCK 5	7,736	0.18
39	BLOCK 5	11,086	0.25
40	BLOCK 5	11,324	0.26
41	BLOCK 5	7,790	0.18
42	BLOCK 5	8,125	0.19
43	BLOCK 5	8,125	0.19
44	BLOCK 5	8,125	0.19
45	BLOCK 5	8,125	0.19
46	BLOCK 5	13,018	0.30
47	BLOCK 5	10,971	0.25
48	BLOCK 5	10,800	0.25
49	BLOCK 5	10,800	0.25
50	BLOCK 5	10,647	0.24
51	BLOCK 5	10,925	0.25
52	BLOCK 5	13,817	0.32
53	BLOCK 5	12,643	0.29

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 9	373,426	8.57
2	BLOCK 9	8,131	0.19
3	BLOCK 9	8,131	0.19
4	BLOCK 9	8,131	0.19
5	BLOCK 9	8,456	0.19
6	BLOCK 9	8,059	0.19
7	BLOCK 9	7,998	0.18
8	BLOCK 9	8,119	0.19
9	BLOCK 9	8,119	0.19
10	BLOCK 9	8,119	0.19
11	BLOCK 9	9,305	0.21
12	BLOCK 9	9,945	0.23
13	BLOCK 9	10,075	0.23
14	BLOCK 9	3,055	0.07
15	BLOCK 9	8,125	0.19
16	BLOCK 9	8,109	0.19
17	BLOCK 9	8,949	0.21
18	BLOCK 9	9,035	0.21
19	BLOCK 9	8,384	0.19
20	BLOCK 9	8,784	0.20
21	BLOCK 9	6,651	0.15
22	BLOCK 9	8,654	0.20
23	BLOCK 9	8,125	0.19
24	BLOCK 9	8,125	0.19
25	BLOCK 9	8,066	0.19
26	BLOCK 9	8,084	0.19
27	BLOCK 9	10,874	0.25
28	BLOCK 9	11,436	0.26
29	BLOCK 9	10,800	0.25
30	BLOCK 9	11,814	0.27
31	BLOCK 9	13,259	0.30
32	BLOCK 9	11,188	0.26
33	BLOCK 9	3,150	0.07
34	BLOCK 9	10,800	0.25
35	BLOCK 9	10,800	0.25
36	BLOCK 9	10,798	0.25
37	BLOCK 9	3,616	0.08
38	BLOCK 9	16,962	0.39
39	BLOCK 9	14,994	0.34
40	BLOCK 9	19,385	0.45
41	BLOCK 9	14,149	0.32
42	BLOCK 9	11,508	0.26
43	BLOCK 9	11,475	0.26
44	BLOCK 9	11,475	0.26
45	BLOCK 9	11,475	0.26
46	BLOCK 9	11,475	0.26
47	BLOCK 9	11,475	0.26
48	BLOCK 9	12,582	0.29
49	BLOCK 9	20,313	0.47
50	BLOCK 9	10,740	0.25
51	BLOCK 9	10,800	0.25
52	BLOCK 9	13,422	0.31
53	BLOCK 9	12,443	0.29
54	BLOCK 9	10,460	0.24
55	BLOCK 9	10,800	0.25
56	BLOCK 9	11,687	0.27
57	BLOCK 9	11,751	0.27
58	BLOCK 9	10,800	0.25
59	BLOCK 9	10,800	0.25
60	BLOCK 9	10,902	0.25
61	BLOCK 9	11,590	0.27
62	BLOCK 9	40,388	0.93

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 8	257,148	5.90
2	BLOCK 8	7,881	0.18
3	BLOCK 8	8,390	0.19
4	BLOCK 8	8,169	0.19
5	BLOCK 8	8,212	0.19
6	BLOCK 8	7,884	0.18
7	BLOCK 8	9,396	0.22
8	BLOCK 8	8,125	0.19
9	BLOCK 8	8,125	0.19
10	BLOCK 8	8,125	0.19
11	BLOCK 8	8,125	0.19
12	BLOCK 8	8,125	0.19
13	BLOCK 8	10,260	0.24
14	BLOCK 8	11,690	0.27
15	BLOCK 8	9,427	0.22
16	BLOCK 8	9,892	0.23
17	BLOCK 8	12,426	0.29
18	BLOCK 8	13,639	0.31
19	BLOCK 8	14,640	0.34
20	BLOCK 8	13,712	0