

City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Michael Keyes
David Hershey

February 8, 2021

**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 **March 16, 2021**, 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.

Application: Wildrye Creek Subdivision
Files #'s PP-21-01 Preliminary Plat
DA-21-01-MOD Development Agreement Modification

Applicant/Representative: Sabrina Durtshci, Toll Brothers, 3103 W. Sheryl Drive, Meridian, ID 83642

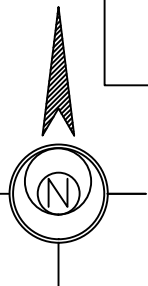
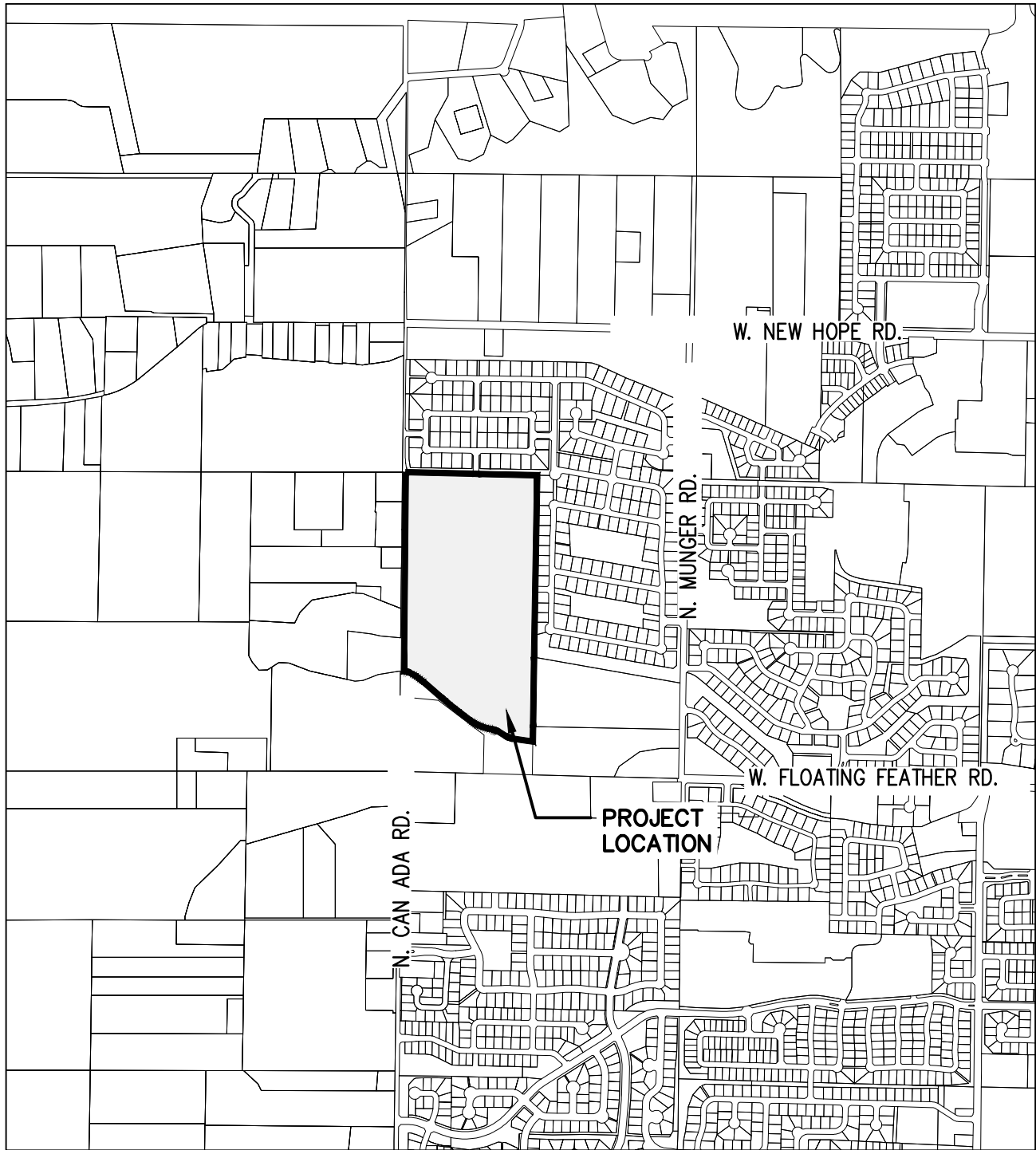
Owner: Rosti Land, LLC, 10980 Lower Bench Road, Emmett, Idaho 83717

Action: The Applicant is seeking approval of a Preliminary Plat and modification to an existing Development Agreement to develop a proposed residential subdivision consisting of 169 single-family residential lots and 29 common lots. The property is located on N. Can Ada Road in Star, Idaho, and consists of 58 acres with a proposed density of 2.97 dwelling units per acre.

Property Location: The subject property is generally located on the east side of N. Can Ada Road, approximately ¼ mile south of W. New Hope Road. Ada County Parcel No. S0406325410.

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 **a minimum of 7 days prior to the day of the hearing**, 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



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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-424-0020

VICINITY MAP

**WILDRYE CREEK
 SUBDIVISION**

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	1	OF	1
			1/15/2020	NTS	JB	TB	7782					

Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

January 25, 2021

City of Star
Planning and Zoning Department
P.O. Box 130
Star, Idaho 83669

**RE: Preliminary Plat and Development Agreement Modification
Wildrye Creek Subdivision**

Dear Planning Staff,

Attached for your review are applications for a Preliminary Plat and Development Agreement Modification for Wildrye Creek Subdivision. The property is generally located north of State Highway 44, on the southeast corner of North Can Ada Road and Somerset Lane and is approximately 56.85 acres. Based on City of Star's zoning standards, and public agency input received, we have thoughtfully designed a community that includes 169 single-family residential lots for your consideration.

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Wildrye Creek Subdivision is going to be a welcoming community. Situated along the Ada County border of Can Ada Road, Wildrye Creek offers a special place to call home. Flowing water traverses across this new community in Star, providing great opportunity to enjoy the outdoors

Wildrye Creek Subdivision

with walking paths and useable open space that is thoughtfully designed throughout the community. Homeowners will also be able to enjoy a central amenity area with a pool, pool-house, and playground. Minutes from the heart of Star, Wildrye Creek will offer a diverse selection of one and two-story single-family homes sure to appeal to families, retirees and everyone in between who are ready to build their memories in their new home at Wildrye Creek.

Subject Site History and Site Characteristics

The site is currently annexed into the City of Star with a Residential R-3 zoning designation. This site was annexed in 2007 under applications AZ-07-06 and PP 07-05, known as Taurus Village Subdivision. Application PP 07-05 the preliminary plat for Taurus Village has expired.

Characteristics of the site include street frontage on Can Ada Road. The site has two water conveyances: (1) Drainage District No. 2 Drain that bisects through the site and (2) Middleton Canal that runs along the southern boundary.

The site varies in elevation, from 2472 at the northeast corner of the site, 2461 at the mid-point of the property, then finishes 2459 at the bottom southwest corner of the site. Historically this site has been farmed.

The site has two (2) single-family residential homes and outbuildings that will be removed during construction of phase 1.

Wildrye Creek is surrounded to the north and east by Craftsman Estate Subdivision. Our community will be comparable in lot size, density, zoning and complimentary to the quality of Craftsman Estates. The overall density and variety of lot sizes will also be consistent with other nearby approved developments, including Havencrest Subdivision and Alderbrook Subdivision that is just south of our site.

Preliminary Plat

Wildrye Creek Subdivision is a residential community that will consist of 169 residential lots and 24 common lots. The breakdown of lots is as follows:

Overall Project Data	
Single Family Residential Lots	169
Common Lots	24
Single-Family Residential Area	33.01 acres
Common Lot Area	10.95 acres
Gross Density	2.97 Units/Acre
Net Density	5.12 Units/Acre
Minimum Residential Lot Size	6,050 s.f.
Average Residential Lot Size	8,508 s.f.

Table 1: Overall Project Data

Wildrye Creek Subdivision

Sewer and water for the site is already annexed into Star's Sewer and Water District. Wildrye Creek will be connecting to existing services located within Craftsman Estates Phase 1. Water is currently available within Can Ada Road.

All storm drainage run-off will be collected on site within common lots via underground seepage beds. Pressurized irrigation will be provided to the site at the delivery point located at the northeast corner. This system will be owned and maintained by the HOA.

Wildrye Creek Subdivision is proposing two (2) ingress/egress locations off Can Ada Road. All internal streets will have 50' right of way with a 36' section of pavement. Sidewalks within this development will be detached.

This site will connect to two (2) existing stub roads located within Craftsman Estates and provide one (1) additional stub road to the east for future development connectivity. Attached with this application is the proposed traffic study for Wildrye Creek. This study has been submitted to ACHD and ITD for review.

Toll Brothers understands and respects the importance of dark-sky lighting for this area. Wildrye Creek Subdivision will provide dark sky outdoor lighting throughout the site to minimize glare and light pollution onto neighboring properties and throughout the immediate area. Coordination of the proposed lighting will be reviewed and approved by City of Star's planning staff prior to construction.

Phasing of the site is currently proposed as four (4) phases, please see Exhibit D for more details.

Open Space

Wildrye Creek Subdivision will have approximately 12.10 acres of open space making our qualified percentage of open space 22.7%. Abundant landscape and useable open space can be seen throughout our site, as illustrated in Exhibit B.

Starting at the main entrance, all Wildrye Creek's local roadways will meet the City of Star's standards, including detached sidewalks and generously landscaped buffers to provide treelined roadways.

At the heart of the development will be a central amenity open space. This space will be the development's focal point and gathering place for residents. Pedestrian walking paths will fan out across Wildrye Creek, providing interconnectivity and easy access to all the open space amenities within the development.

A secondary pocket park is designed south of the Drainage District No. 2 Drain. This amenity aims to be a more intimate setting with seating area for neighbors to gather.

Coordination with Middleton Mill Irrigation District has occurred to allow several walking paths along the two drains/canals on site. Along the Drainage District No. 2 Drain our community is proposing to have an 8' asphalt multi-use walking path along the drain that will be open to the public. This pathway will include benches and beautification of the drain for the residents and public to enjoy.

Wildrye Creek is also proposing a secondary pathway along the southern boundary of the site along the Middleton Canal. The vision for this pathway is to maintain the landscape character surrounding the open canal and will include a natural looking gravel path which will provide another useable open space for residents. Both proposed pathways will be owned and maintained by the HOA, please refer to Exhibit C & H for renderings of the proposed pathway networks.

Wildrye Creek Subdivision Amenities

Wildrye Creek Subdivision's 22.7% qualified, usable open space will include multiple greenspaces, and pathways, to maximize connectivity and provide a serene setting for residents and the public. These open spaces will provide a wide variety of active amenities for everyone in the community to utilize. In addition to the pathways, a playground, pocket parks, and useable open space will be provided.

The community's main central greenspace will have a community pool, pool-house, and a large play structure for children. This area will also include parking and the approved location for the cluster mailboxes serving the community.

As a commitment to residents and the City of Star, Toll Brothers will construct the main central amenity features during the first phase of development. We believe this guarantees a great community from the very start.

Building Styles

Wildrye Creek Subdivision will offer two housing styles: The Garden and Woodland Collections. Each collection will have numerous floorplans and elevation styles to choose from. Please refer to Exhibit's E & F for elevations examples. These collections help ensure that Wildrye Creek has many housing options available and are harmonious in appearance.

The Garden Collection will range from 1,200 to 2,400 square feet and will offer function and charm throughout the design and finishes. The Woodland Collection floor plans will range from 1,580 to 2,890 square feet. This collection specializes in open floor plans, extra exterior accents, and quality craftsmanship throughout.

Neighborhood Meeting

A meeting with the surrounding neighbors was held on January 19th at the City of Star's new community center the River House.

Meeting	Date	Number in Attendance
1.	January 19th	21

Table 3: Neighborhood Meeting Information

During the meeting neighbors expressed concern with the size of the lots being proposed along the west boundary of their homes located on Starhaven Road within phase 1 and 2 of Craftsman Estates. Based on the feedback we received, we have adjusted our layout to include larger lots backing up to their property line and will restrict these homes to be one-story in height. Please see Exhibit E, that depicts which homes will be restricted to one-story.

We appreciated meeting with future neighbors and discussing the project. Toll Brothers holds the highest commitment to developments from the initial planning to the last house being built. And that commitment includes listening and being good neighbors to the existing residents. A good working dialogue will be maintained with all neighbors throughout the development process.

Development Agreement Modification

On September 25th, 2007 the City of Star entered into a Development Agreement (DA) with SB/CH Land Company Village (recording number 107135135) for the preliminary plat of Taurus Village Subdivision. The existing Development Agreement is still active; therefore, a modification is needed to update the terms, change the developer and the development name within the DA.

It is our intent with the modification for Wildrye Creek to meet a majority of the standards created by the 2007 DA. One standard we are requesting to keep is the originally approved setbacks.

Minimum Street Frontage	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Interior Side Setback	Minimum Street Side Setback
35'	15' to living 20' to garage	15'	5' (1 & 2 Stories)	15'

Summary

Toll Brothers has an unwavering commitment to the quality of product and design that goes into their communities and homes. Wildrye Creek Subdivision will epitomize this vision and commitment that Toll Brothers has in making a community special. What will make Wildrye Creek Subdivision special, are all the thoughtful details that went into this design and those covered in this narrative and application. Ample open space, interconnecting trails and walking paths, usable active amenities, and thoughtfully landscaped street corridors throughout the development will make Wildrye Creek a special community. All these details add up to a high quality of life and creates livability opportunities for current and future residents of the City of Star.

Overall, we are extremely proud of our proposed community and look forward to working with staff on our applications. If you have any questions, please don't hesitate to contact me at sdurtschi@tollbrothers.com or at 208-250-6161.

Thanks for your time, consideration and assistance with our applications.

Sincerely,



Sabrina Durtschi
Land Development Entitlement Manager

Exhibit C – Pathway and Interconnectivity Map

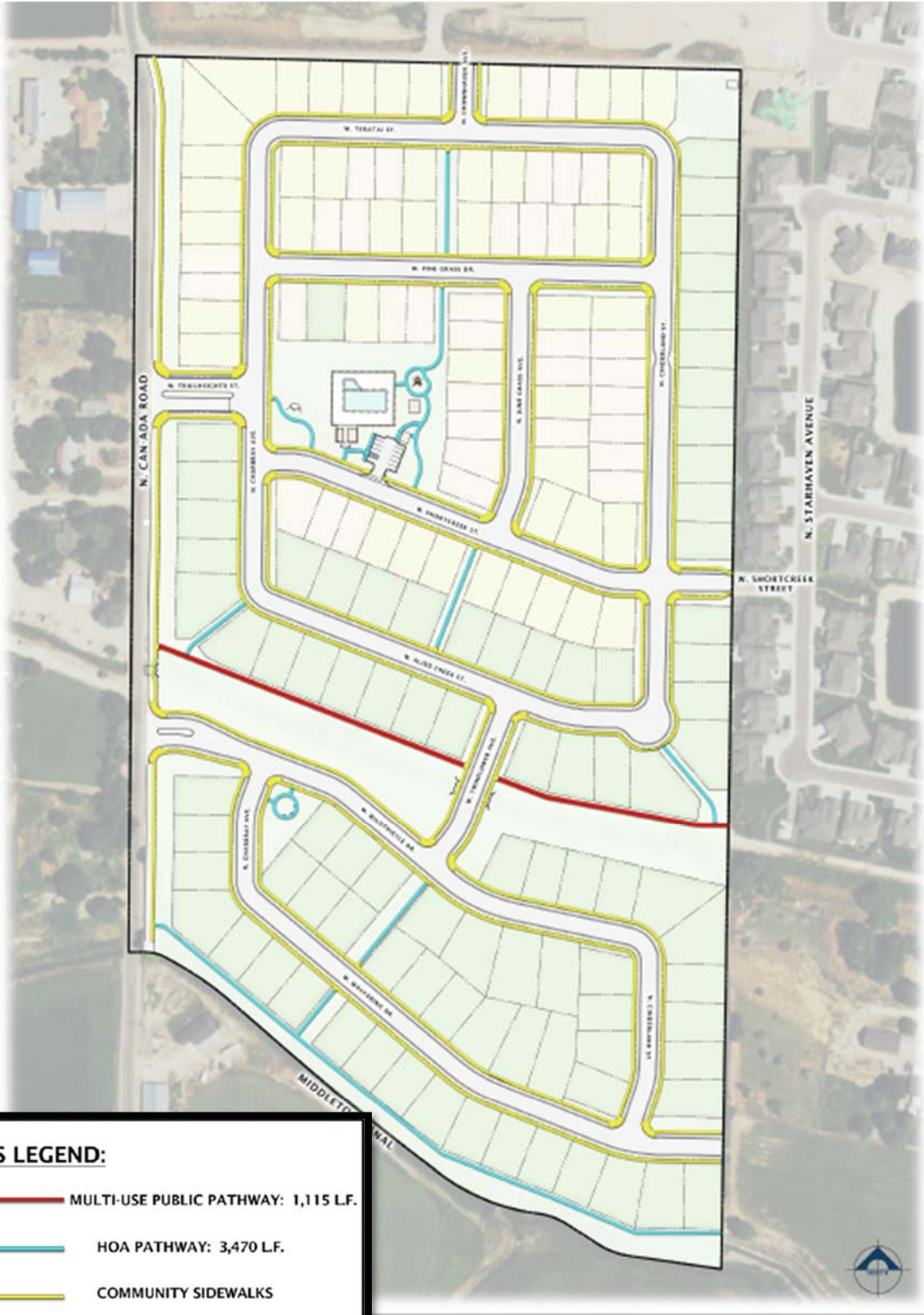


Exhibit E – Single Story Restricted Lots

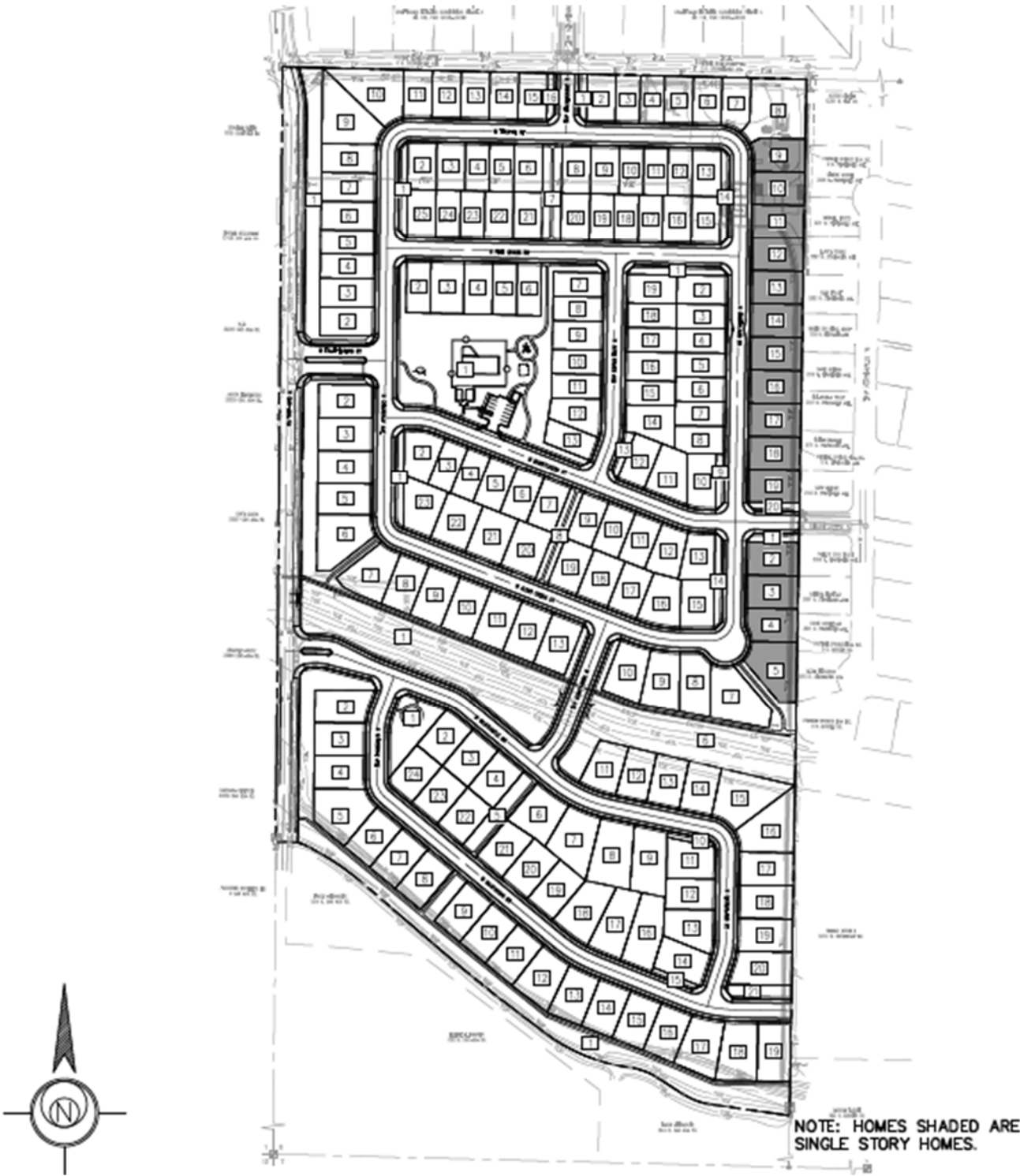


Exhibit F - Elevations of Garden Collection



Exhibit G– Elevations of Woodland Collection



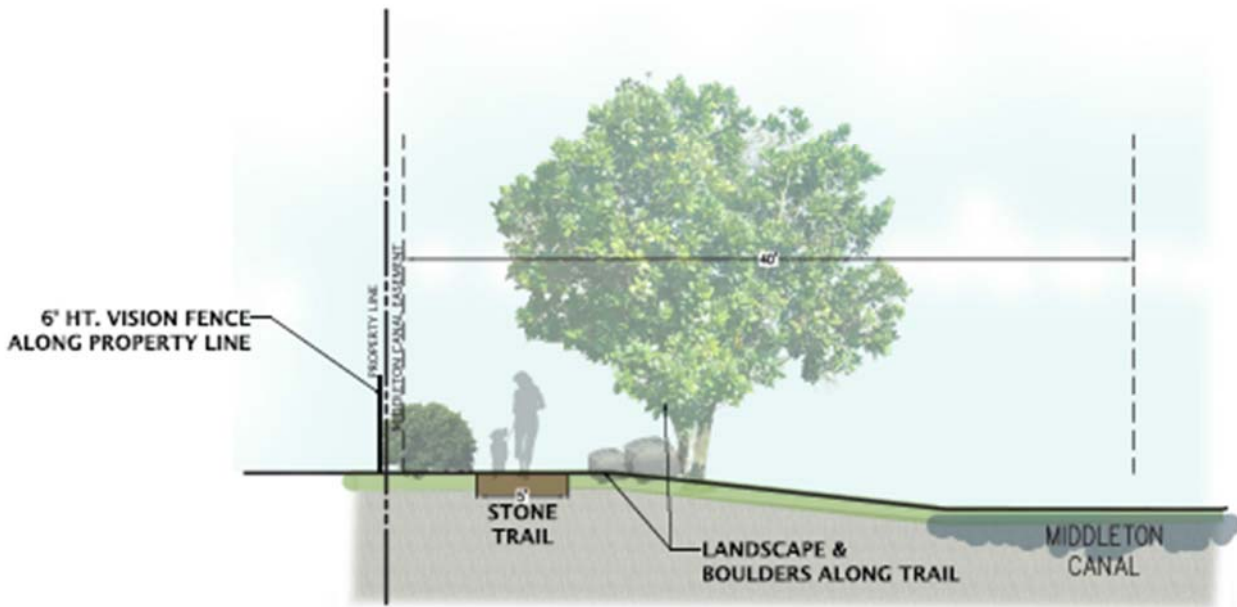
Exhibit H – Amenities



Central Main Amenity



Pathway Along Drainage District No. 2



Pathway along Middleton Mill Canal



Southern Pocket Park



PRELIMINARY PLAT 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: Toll Southwest LLC
 Applicant Address: 3103 W Sheryl Drive Meridian Idaho Zip: 83642
 Phone: 208-780-6726 Email: acapell@tollbrothers.com

Owner Name: Rosti Land LLC
 Owner Address: 10980 Lower Bench Road, Emmett, Idaho Zip: 83617
 Phone: 208-841-6835 Email: skrosti@speedyquick.net

Representative (e.g., architect, engineer, developer):
 Contact: Sabrina Durtschi Firm Name: Toll Brothers
 Address: 3103 W Sheryl Drive, Meridian Idaho Zip: 83642
 Phone: 208-250-6161 Email: sdurtschi@tollbrothers.com

Property Information:

Subdivision Name: Wildrye Creek Subdivision
 Site Location: SE Corner of the intersection Rice and Can Ada
 Approved Zoning Designation of Site: R-3
 Parcel Number(s): S0406325410

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	R-3 DA	Neighborhood Residential	
Proposed	R-3 DA	Neighborhood Residential	
North of site	R-3	Neighborhood Residential	
South of site	RUT	Neighborhood Residential	
East of site	R-3	Neighborhood Residential	
West of site	RR- County	Neighborhood Residential	

SITE DATA:

Total Acreage of Site - 58 acres
Breakdown of Acreage of Land in Contiguous Ownership - 58 acres
Total Acreage of Site in Special Flood Hazard Area - N/A
Dwelling Units per Gross Acre - 2.97
Minimum Lot Size - 6,050 s.f.
Minimum Lot Width - 40 ft

Total Number of Lots - 193
Residential - 169
Commercial - _____
Industrial - _____
Common - 24

Total Number of Units - 169
Single-family - 169
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 22.70 % / 12.1 acres
Percent of Common Space to be used for drainage - 0
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Pathways, trails, large central open space and pocket parks. Will include a pool, pool house, play grounds benches, sitting/gathering areas.
Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - Public roads being proposed Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - _____
Walking paths and Public Multi-Purpose asphalt 8' wide.
Describe Bike Paths (location, width, material) - N/A

FLOOD ZONE DATA:

Total Acreage of Site in Special Flood Hazard Area - N/A

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

b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxE, etc.: 16001C0125J
FIRM effective date(s): mm/dd/year 6/17/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE N/A .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 District
 Irrigation Water- Middleton Mill Irrigation Association
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire District
 Schools - West Ada
 Roads - ACHD

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

Areas of Critical Environmental Concern - N/A Floodplain - N/A
 Evidence of Erosion - N/A Fish Habitat - N/A
 Historical Assets - N/A Mature Trees - Yes, plan to keep them
 Riparian Vegetation - N/A Steep Slopes - N/A
 Stream/Creek - Middleton Canal and Drainage District No. 2 Unstable Soils - N/A
 Unique Animal Life - N/A Unique Plant Life - N/A

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (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.)	
✓	Completed and signed Preliminary Plat Application	
✓	Fee	
✓	Narrative explaining the project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and pdf version with engineer's seal):	
✓	Recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	Approval of the proposed subdivision name from Ada County Surveyor's office.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
✓	Electronic copy in pdf. format of Preliminary Plat	
✓	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
✓	Electronic copy in pdf. format of landscape plan	
✓	Electronic copy in pdf. format of preliminary site grading & drainage plans	
✓	Phasing plan shall be included in the application if the project is to be phased.	
✓	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.	
✓	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	

✓	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.	
✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by Engineer)	
N/A	Special Flood Information – Must be included on Preliminary Plat and Application form.	
✓	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
✓	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).	
✓	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, 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 two (2) thumb drives 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.	
✓	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.	
✓	Property shall be annexed into Star Sewer and Water District. 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

1-21-2021

Date

Legal Description
Wildrye Creek Subdivision

A parcel of land located in a portion of Government Lot 6 and Government Lot 7, Section 6, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the West quarter corner of said Section 6, from which an Aluminum Cap monument marking the southwest corner of said Section 6 bears S 0°29'29" W a distance of 2642.36 feet;

Thence along the northerly boundary of said Government Lot 6 S 88°39'08" E a distance of 1185.60 feet to a 5/8 inch rebar marking the center west 1/16 corner of said Section 6;

Thence along the easterly boundary of said Government Lot 6 and Government Lot 7 S 0°55'45" W a distance of 2349.46 feet to a point on the centerline of the Middleton Canal;

Thence along the centerline of said Middleton Canal the following described courses:

Thence N 81°50'06" W a distance of 182.56 feet to a point;

Thence a distance of 64.06 feet along the arc of a 150.00 foot radius curve right, said curve having a central angle of 24°28'10" and a long chord bearing N 69°36'01" W a distance of 63.58 feet to a point;

Thence N 57°21'56" W a distance of 72.70 feet to a point;

Thence a distance of 64.34 feet along the arc of a 145.00 foot radius curve left, said curve having central angle of 25°25'28" and a long chord bearing N 70°04'40" W a distance of 63.82 feet to a point;

Thence a distance of 209.02 feet along the arc of a 400.00 foot radius curve right, said curve having central angle of 29°56'23" and a long chord bearing N 67°49'17" W a distance of 206.65 feet to a point;

Thence N 52°51'06" W a distance of 69.10 feet to a point;

Thence a distance of 255.98 feet along the arc of a 4000.00 foot radius curve right, said curve having central angle of 3°40'00" and a long chord bearing N 51°01'06" W a distance of 255.94 feet to a point;

Thence N 49°11'06" W a distance of 207.99 feet to a point;

Thence a distance of 118.68 feet along the arc of a 600.00 foot radius curve left, said curve having a central angle of 11°20'00" and a long chord bearing N 54°51'06" W a distance of 118.49 feet to a point;

Thence N 60°31'06" W a distance of 29.57 feet to a point;

Thence a distance of 47.04 feet along the arc of a 90.00 foot radius curve left, said curve having a central angle of 29°56'58" and a long chord bearing N 75°29'35" W a distance of 46.51 feet to a point;

Thence S 89°31'56" W a distance of 30.27 feet to a point on the westerly boundary of said Section 6;

Thence along the said westerly boundary N 0°29'29" E a distance of 1757.21 feet to the **POINT OF BEGINNING**.

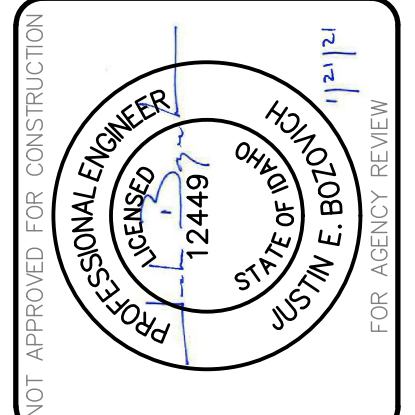
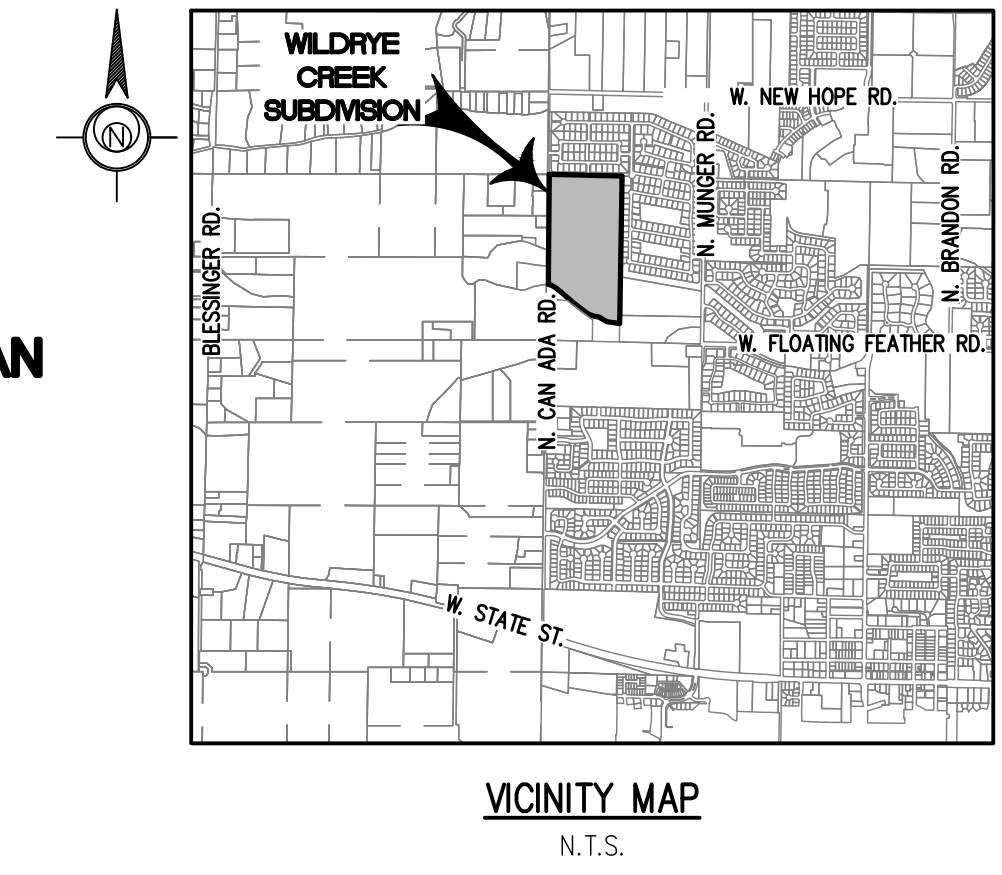
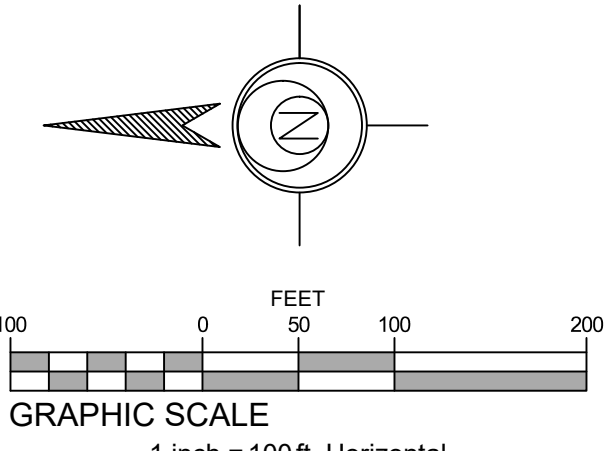
This parcel contains 56.85 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
January 13, 2021



PRELIMINARY PLAT FOR WILDRIE CREEK SUBDIVISION

PROPERTY BEING PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

SHEET INDEX

- 1 OF 4 PP-1.1 COVER SHEET
- 2 OF 4 PP-2.1 PRELIMINARY PLAT
- 3 OF 4 PP-3.1 PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
- 4 OF 4 PP-4.1 PRELIMINARY GRADING AND DRAINAGE PLAN

LAND USE SUMMARY

TOTAL AREA	56.85 AC
GROSS LAND AREA	53.27 AC
RESIDENTIAL LOTS	169
COMMON LOTS	24
RESIDENTIAL LOT AREA	33.01 AC
COMMON LOT AREA	10.95 AC
GROSS DENSITY	2.97 UNITS/AC
NET DENSITY	5.12 UNITS/AC
MINIMUM RESIDENTIAL LOT SIZE	6,050 SF
AVERAGE RESIDENTIAL LOT SIZE	8,508 SF

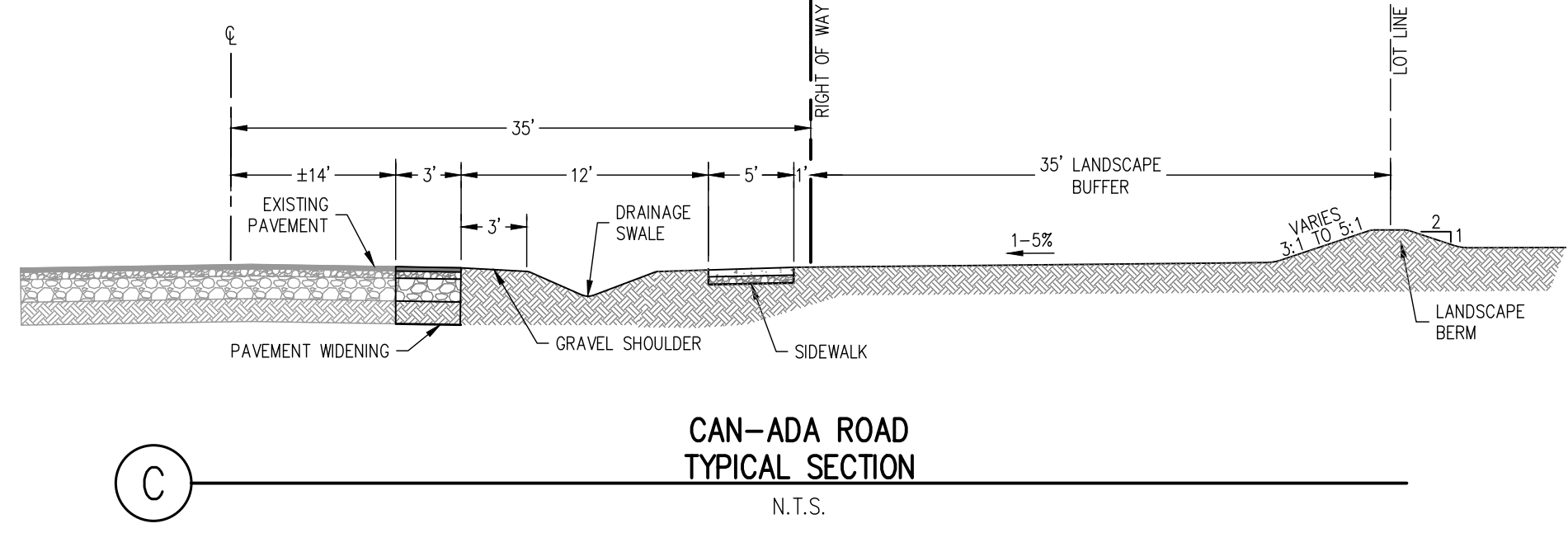
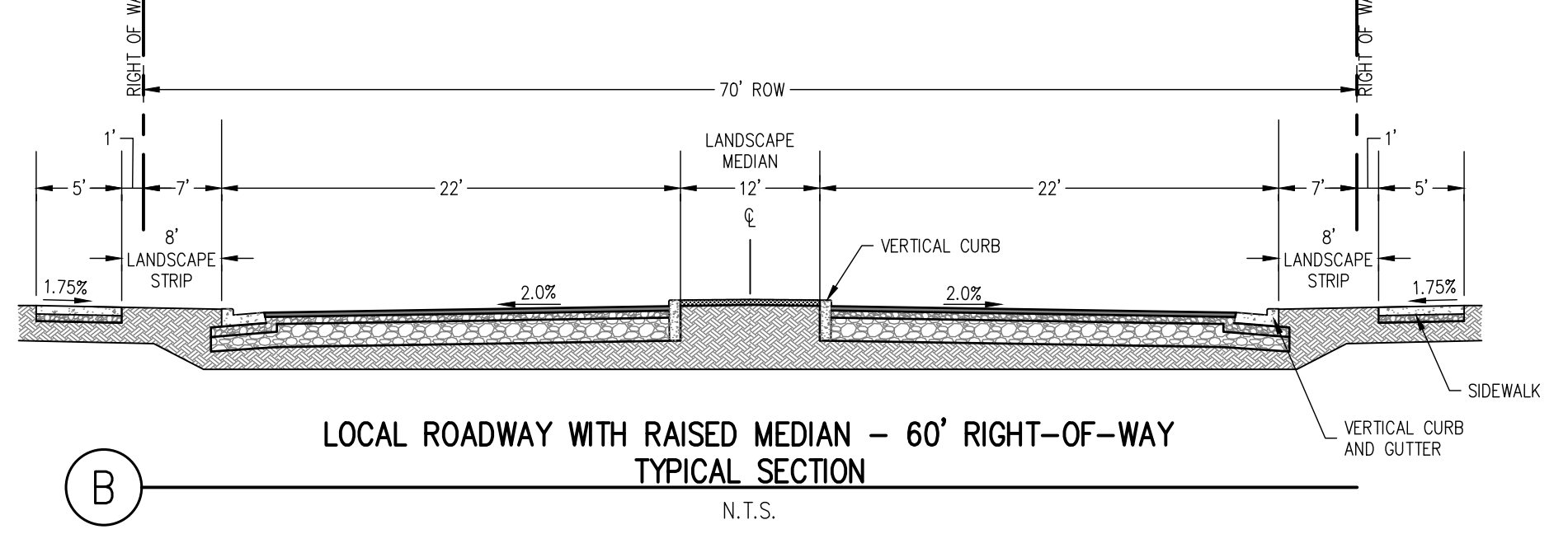
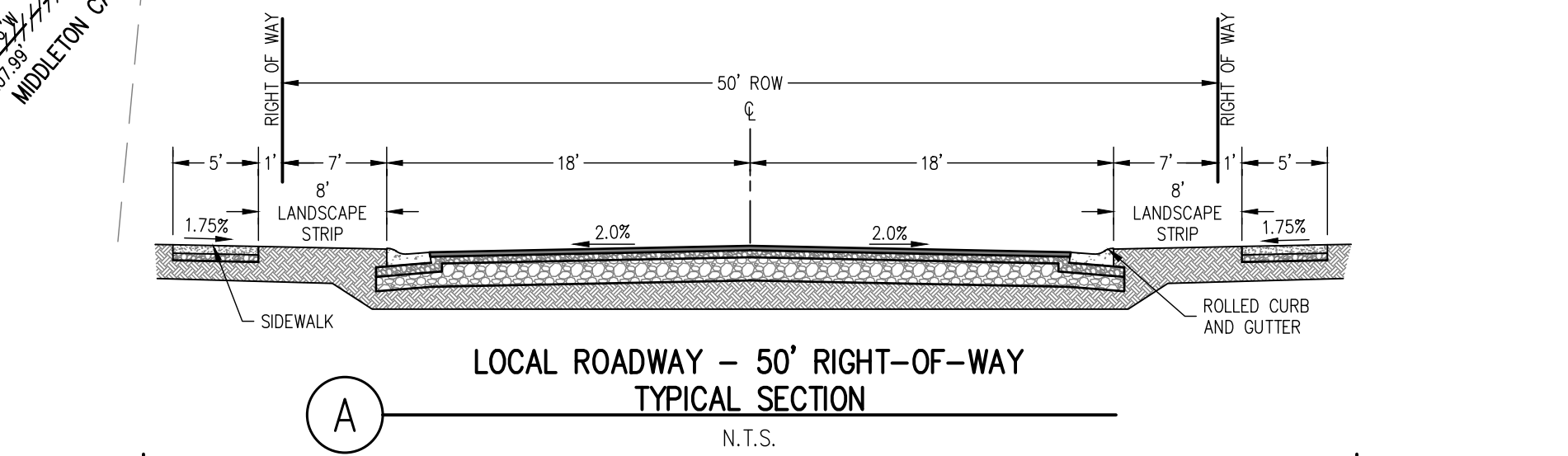
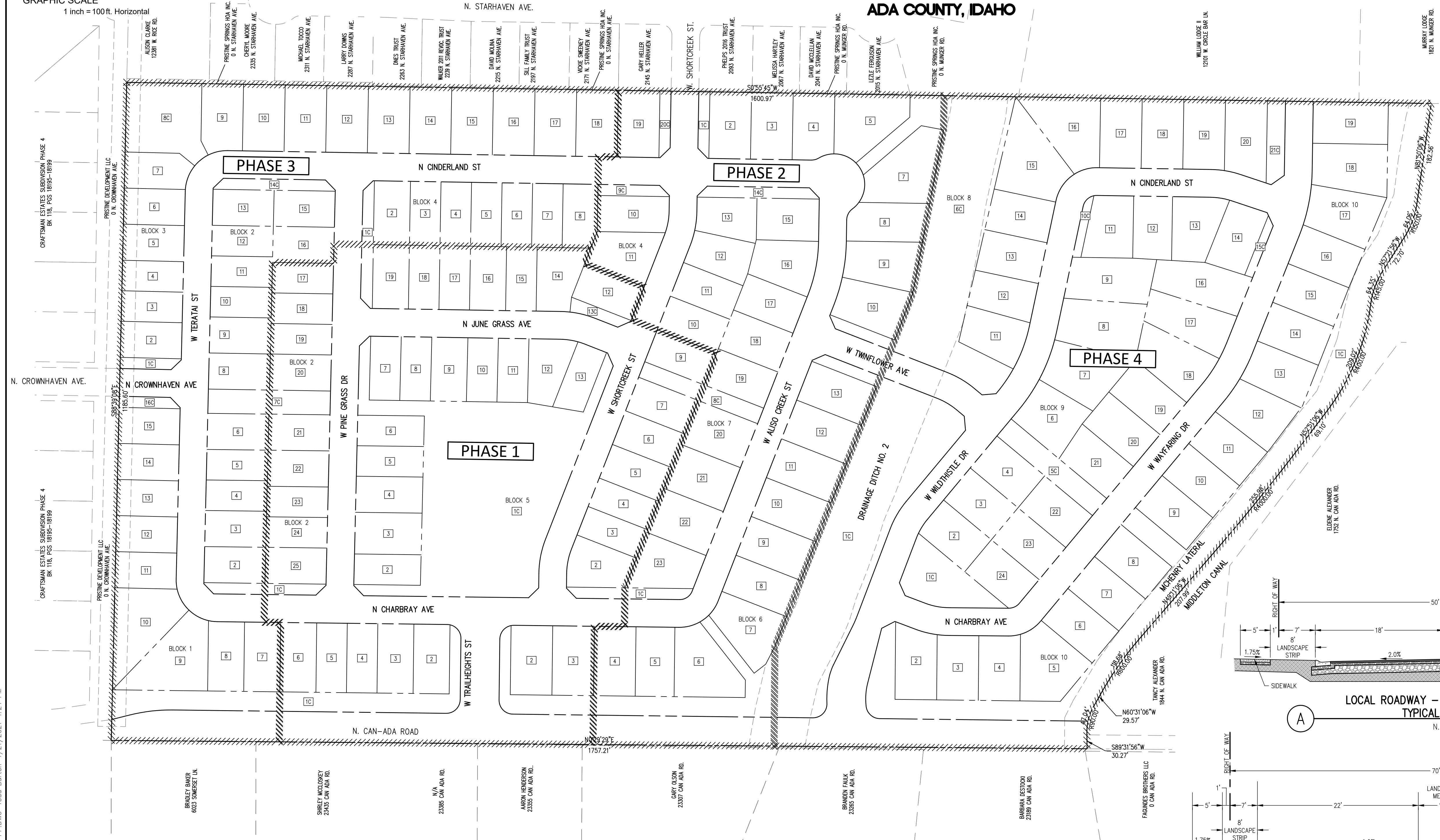
OPEN SPACE SUMMARY

USABLE OPEN SPACE AREA	12.1 AC
PERCENT USABLE OPEN SPACE	22.70%

BUILDING SETBACK REQUIREMENTS

SETBACK STANDARDS R-3DA ZONE

FRONT (TO LIVING AREA)	15'
FRONT (TO GARAGE)	20'
REAR	15'
INTERIOR SIDE	5'
STREET SIDE (LOCAL)	15'
STREET SIDE (COLLECTOR)	25'



LEGEND

	PROPERTY BOUNDARY LINE		PROPOSED GRAVITY IRRIGATION
	EXISTING LOT LINE		PROPOSED PRESSURE IRRIGATION
	EXISTING EASEMENT LINE		PROPOSED EDGE OF PAVEMENT
	EXISTING BARB WIRE FENCE LINE		PROPOSED STORM PIPE
	EXISTING PRESSURE IRRIGATION		PROPOSED PHASE BOUNDARY
	EXISTING POWER LINE		PROPOSED SEEPAGE BED
	EXISTING SANITARY SEWER LINE		PROPOSED SAND AND GREASE TRAP
	EXISTING CABLE TV PER UTILITY MAP		PROPOSED STORM MANHOLE
	EXISTING WATER LINE		PROPOSED STORM CATCH BASIN
	EXISTING EDGE OF PAVEMENT		PROPOSED GRAVITY IRRIGATION BOX
	EXISTING EDGE OF GRAVEL		PROPOSED GRAVITY IRRIGATION MANHOLE
	EXISTING STORM PIPE		PROPOSED FIRE HYDRANT
	PROPOSED LOT LINE		PROPOSED SANITARY MANHOLE
	PROPOSED RIGHT-OF-WAY		STREET NAME
	PROPOSED ROAD CENTERLINE		PROPOSED STREET LIGHT
	PROPOSED 3\"/>		TEST PIT/MONITORING WELL
	PROPOSED 4\"/>		MAILBOX
	PROPOSED 6\"/>		SIGN
	PROPOSED 5\"/>		BLOCK NUMBER
	PROPOSED 8\"/>		SINGLE-FAMILY LOT NUMBER
	PROPOSED 10\"/>		COMMON LOT NUMBER
	PROPOSED POTABLE WATER		

- PRELIMINARY PLAT NOTES**
1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
 2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
 3. DIRECT LOT ACCESS TO NORTH CAN-ADA ROAD IS PROHIBITED.
 4. 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, FACILITY OR EXPANSION 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."
 5. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING SURFACE IRRIGATION WATER RIGHTS.
 6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
 7. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

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Fax: (208) 288-2557

COVER SHEET

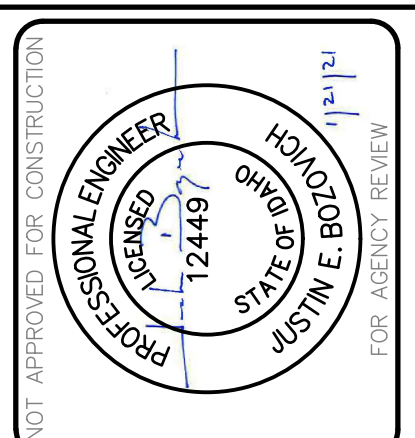
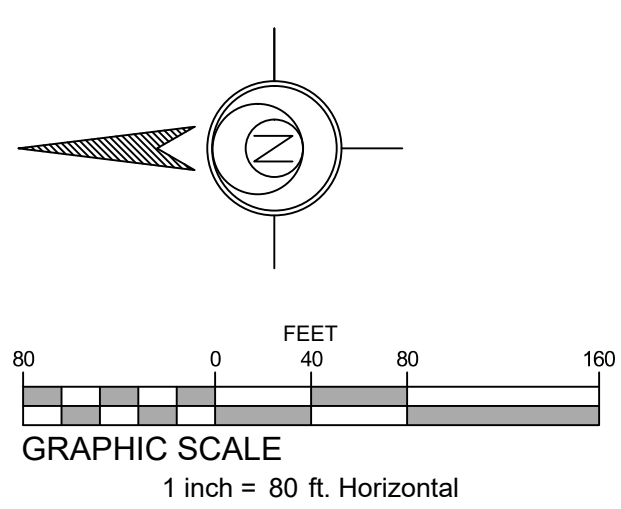
PRELIMINARY PLAT FOR
WILDRIE CREEK SUBDIVISION
CITY OF STAR, ADA COUNTY, IDAHO

DATE:	1/22/21	SCALE:	1" = 100'
DESIGN:	JEB	DRAWN:	MGF/TAB
JOB NO.:	7782	FILE NAME:	7782-S-TITLE-PP
REF. NO.:			
SHEET NO.:	1	OF	4

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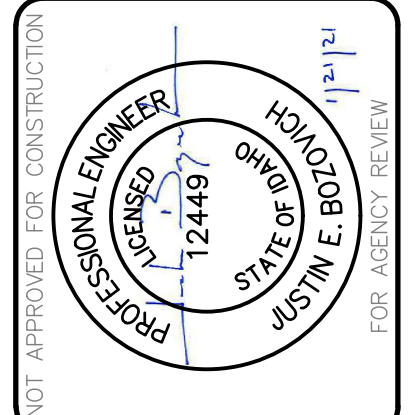
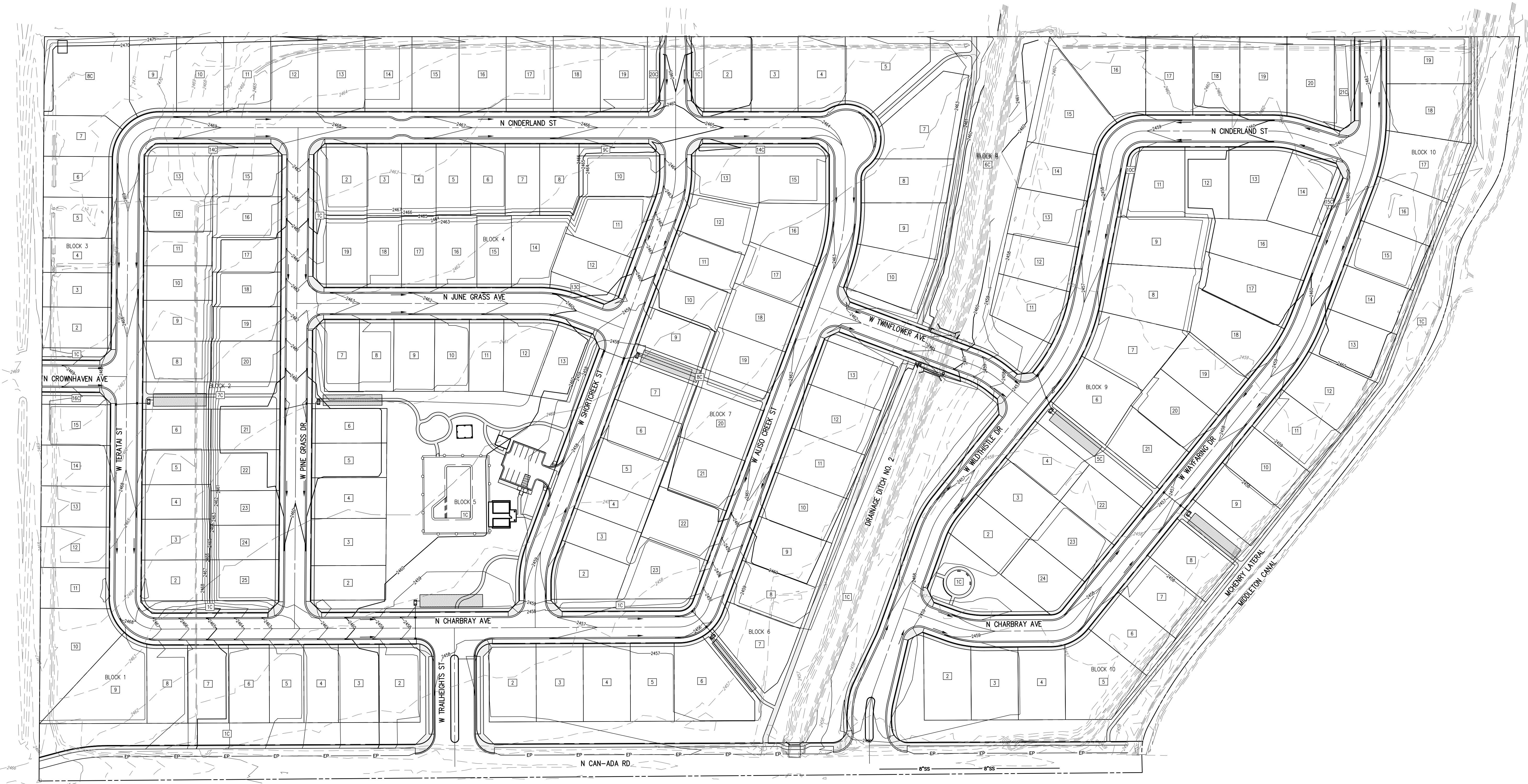
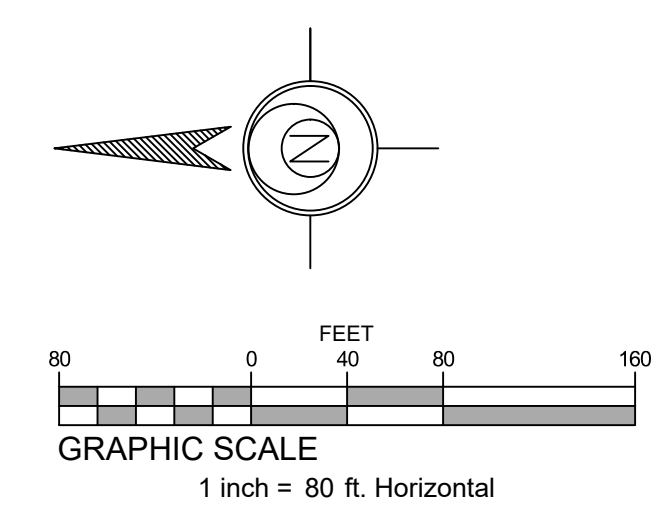
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 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
 T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN

PRELIMINARY ENGINEERING PLAN
 AND EXISTING CONDITIONS
**PRELIMINARY PLAT FOR
 WILDRYE CREEK SUBDIVISION**
 CITY OF STAR, ADA COUNTY, IDAHO

DATE:	1/22/21	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	MGF/TAB
JOB NO.:	7782	FILE NAME:	782-S-PP-ENG-PP
REF. NO.:	PP-3.1	SHEET NO.:	3 OF 4

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REV.	DATE	DESCRIPTION	DRAWN

PRELIMINARY GRADING
 AND DRAINAGE PLAN
 PRELIMINARY PLAT FOR
 WILDREY CREEK SUBDIVISION
 CITY OF STAR, ADA COUNTY, IDAHO

DATE:	1/22/21	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	MGF/TAB
JOB NO.:	7782	FILE NAME:	7782-S-GRADING-PP
REF. NO.:	PP-4.1	SHEET NO.:	4 OF 4