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BENTE, BRUCE A
4401 N. POLLARD LN
STAR, ID 83669
PARCEL: S0333212580

D'AGOSTINO, JOYCE EVELYN
4453 N. POLLARD LN.
STAR, ID 83669
PARCEL: S0333212510

SPITAD HIWY 16 LLC
4505 N. HWY 16
EAGLE, ID 83616
PARCEL: S0333212400

HILLSDALE ESTATES NO. 1
BOOK 68 PAGE 6982

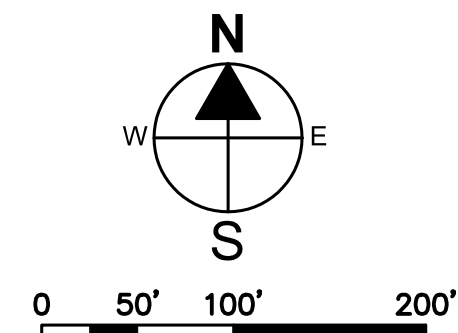
GOLDFORK RIDGE SUBDIVISION PHASE 1
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BUCHERT, TRAE
5446 N. HWY 16
EAGLE, ID 83616
PARCEL: S0328427800

KLING ESTATES SUBDIVISION
BOOK 65 PAGE 6596

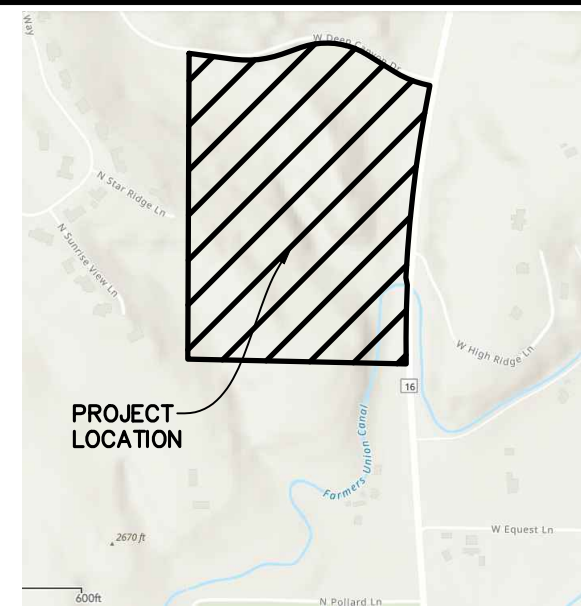
EQUEST SUBDIVISION
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MEDICI HILLS

PRELIMINARY PLAT

A PORTION OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 2
NORTH, RANGE 1 EAST, ADA COUNTY, IDAHO.



VICINITY MAP NTS

SHEET INDEX:

- P101 – TITLE SHEET
- P102 – EXISTING CONDITIONS
- P103 – SITE LAYOUT
- P201 – PRELIMINARY GRADING PLAN
- P202 – EARTHWORK CUT–FILL
- P203 – SLOPE ANALYSIS

LAND–USE SUMMARY:

1. APN: S0328346600
2. ADDRESS: N HWY 16, STAR, ID
3. ANNEXATION: COMPLETED
4. EXISTING ZONING: R–2 DA (CITY)
5. PROPOSED ZONING: NO CHANGE
6. LOTS
 - 6.1. RESIDENTIAL: 96
 - 6.2. COMMON/OPEN SPACE: 10
 - 6.3. TOTAL: 106
7. AREA:
 - 7.1. BOUNDARY: 48.74 AC
 - 7.2. RIGHT OF WAY: 5.059 AC (10.4%)
 - 7.3. ALLEY: 2.319 AC (4.7%)
 - 7.4. BUILDABLE: 8.096 AC (16.6%)
 - 7.5. BALL FIELD PAVING: 0.727 AC (1.5%)
 - 7.6. OPEN SPACE: 15.34 AC (31.5%)
 - 7.7. UNDISTURBED: 10.08 AC (20.7%)
8. DENSITY:
 - 8.1. ALLOWED: 2.0 DU/AC
 - 8.2. PROPOSED: 1.97 DU/AC
9. LOT SIZE:
 - 9.1. MINIMUM: 2,275 SF
 - 9.2. MAXIMUM:
 - 9.3. AVERAGE:
10. OPEN SPACE:
 - 10.1. TOTAL REQUIRED: 318,467 SF (15%)
 - 10.2. TOTAL PROVIDED:
 - 10.3. USABLE REQUIRED: 31,847 SF (10% OF OPEN SPACE)
 - 10.4. USABLE PROVIDED: 232,093 SF

OWNER:

TEKTON COMPANIES
868 E. RIVERSIDE DR., STE 200,
EAGLE, ID 83616

ENGINEER:

SOMNIUM DEVELOPMENT GROUP, PLLC
2976 E. STATE ST. SUITE 120
EAGLE, ID 83616
208.803.2477

SURVEYOR:

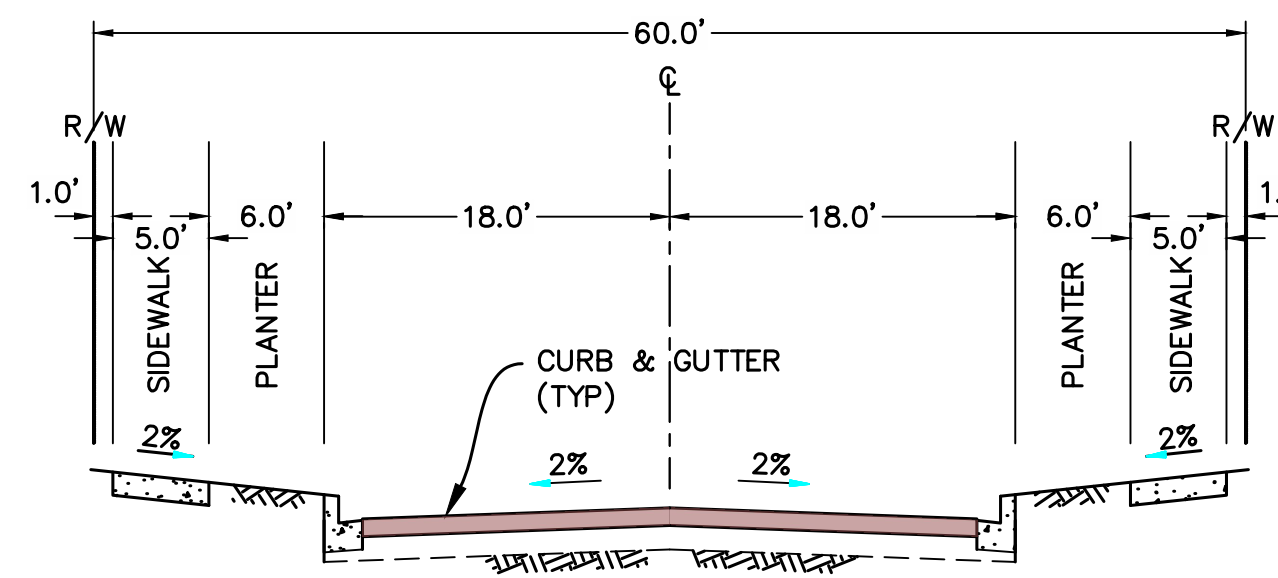
COMPASS LAND SURVEYING
623 11TH AVE SOUTH
NAMPA, ID 83651
208.442.0115

LANDSCAPE ARCHITECT:

TODD BAGLEY LANDSCAPE ARCHITECT
595 SUNSET AVE
TOOELE, UT 84074
951.260.8003

LEGEND:

- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- ★ LIGHT POLE
- IRRIGATION MANHOLE
- MONITORING WELL
- FIRE HYDRANT
- GAS METER
- WATER VALVE
- IRRIGATION VALVE
- POWER POLE
- GUY WIRE
- TELEPHONE RISER
- ELECTRICAL BOX
- ▲ CALCULATED POINT
- BRASS CAP MONUMENT
- ALUMINUM CAP MONUMENT
- 5/8" DIAMETER IRON PIN
- 1/2" DIAMETER IRON PIN
- TEMPORARY BENCHMARK
- TREE
- SEWER
- WATER
- PI PRESSURE IRRIGATION
- GI GRAVITY IRRIGATION
- SD STORM DRAIN
- P OVERHEAD POWER
- FO FIBER OPTICS
- EP EDGE OF PAVEMENT
- TV TELEVISION
- G GAS
- EG EDGE OF GRAVEL
- P POWER
- JT JOINT TRENCH
- SECTION LINE
- BUILDING SET BACK
- CENTER LINE
- EASEMENT
- LOT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE

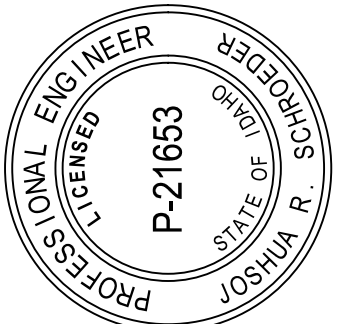


TYPICAL SECTION ~ LOCAL STREET

DEVELOPMENT NOTES:

1. SANITARY SEWER AND DOMESTIC WATER WILL BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SERVED BY A NEW PRESSURE IRRIGATION SYSTEM.
3. ALL COMMON LOTS AND STORM DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
4. PRESSURE IRRIGATION SHALL BE PROVIDED BY A PRIVATE ONSITE SYSTEM.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH SECTION 21–3805 OF THE IDAHO CODE CONCERNING IRRIGATION WATER.
6. GRAVITY IRRIGATION APPEARS TO BE SUPPLIED BY FARMERS UNION DITCH COMPANY. ALL IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC OR PRIVATE RIGHT–OF–WAY.
7. ALL ROADWAYS ARE TO BE PUBLIC.
8. STORM WATER RUNOFF CONVEYANCE AND TREATMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF STAR AND ADA COUNTY HIGHWAY DISTRICT STANDARDS.
9. ANY ONSITE SEPTIC AND WELLS WILL BE ABANDONED IN ACCORDANCE WITH THE TECHNICAL GUIDANCE MANUAL FOR INDIVIDUAL AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS. EXISTING WELLS AND SEPTIC SYSTEMS IN THE AREA APPEAR TO MEET STANDARD SEPARATION REQUIREMENTS FOR THE PROPOSED PUBLIC MAINS.
10. THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X FLOODWAY PER FIRM MAP 18001C0130J EFFECTIVE 6/19/2020.
11. LOTS 1, 2, 21, 23–26, 77 AND 78, BLOCK 1 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE HOA.
12. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
13. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
14. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO DEEP CANYON DRIVE AND HIGHWAY 16, UNLESS SPECIFIC APPROVAL IS GIVEN BY THE IDAHO TRANSPORTATION DEPARTMENT, HILLSDALE HOA AND ADA COUNTY HIGHWAY DISTRICT.
15. CROSS ACCESS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
16. PRIVATE ROADS SHALL HAVE A BLANKET UTILITY EASEMENT FOR UTILITIES, INCLUDING STAR SEWER AND WATER DISTRICT.
17. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING 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 FRONT AND REAR LOT LINE OR SUBDIVISION BOUNDARY.
18. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE–SUBDIVISION.

MEDICI HILLS
PRELIMINARY PLAT
TITLE SHEET



JOB NUMBER 130.010
DATE 7/24/2025
SHEET P101
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