



PLANNED UNIT DEVELOPMENT FINAL 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: _____

Applicant Address: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Owner Name: _____

Owner Address: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Representative (e.g., architect, engineer, developer):

Contact: _____ Firm Name: _____

Address: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Property Information:

Subdivision Name: _____ Phase: _____

Parcel Number(s): _____

Approved Zoning: _____ Units per acre: _____

Total acreage of phase: _____ Total number of lots: _____

Residential: _____ Commercial: _____ Industrial: _____

Common lots: _____ Total acreage of common lots: _____ Percentage: _____

Percent of common space to be used for drainage: _____ Acres: _____

Special Flood Hazard Area: total acreage _____ number of homes _____

Changes from approved PUD preliminary plat pertaining to this phase:

Number of Residential Lots: _____

Number of Common Lots: _____

Number of Commercial Lots: _____

Roads: _____

Amenities: _____

Application Requirements:

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

Applicant (√)	Description	Staff (√)
	Pre-application meeting with the Planning Department required before submittal of application.	
	Completed and signed Planned Unit Development Final Plat Application	
	Fee	
	A statement of compliance with approved PUD Preliminary Plat or substantial compliance.	
	Legal description of the property (paper and electronic version with engineer's seal) <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
	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.	
	Copy of subdivision name approval from Ada County Surveyor's office.	
	Copy of the "final" street name evaluation/approval from Ada County.	
	A signed statement from the Star Sewer & Water District that subdivision information has been submitted to the District in GIS format.	
	Two (2) 11" X 17" vicinity maps showing the location of the subject property	
	Two (2) 24" X 36" copies of the PUD Final Plat (folded to 8 1/2" X 11" size)	
	One (1) 8 1/2" X 11" copy of the PUD Final Plat	
	Two (2) 24" X 36" copies of the landscape plan, including natural features	
	One (1) 8 1/2" X 11" copy of the landscape plan (color copy)	
	Two (2) 24" X 36" copies of site grading & drainage plans	
	One (1) 8 1/2" X 11" copy of PUD Preliminary Plat	
	One (1) copy of PUD Preliminary Plat phasing plan	
	One (1) site amenity plan	
	One (1) set of final engineering construction drawings, stamped and signed by a registered engineer/surveyor. (EC)	
	Storm drainage calculations must be submitted for <u>private</u> drives and parking areas within subdivisions. (EC)	
	Two (2) copies of streetlight design and location information	
	Special Flood Information	
	Copy of signed agreements with irrigation companies	
	Two (2) copies of the Covenants, Conditions, & Restrictions (CC&R's)	
	Two (2) Electronic versions of the approved PUD final plat, PUD preliminary plat, landscape plan, vicinity map, engineering construction drawings, and drainage calculations in PDF format submitted on a disk with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of PUD Final Plat to the Star City Planning Department prior to any building permits being issued.	

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. 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

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
) ss
COUNTY OF _____)

I _____, _____
 (name) (address)
_____, _____ _____
 (city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property described on the attached, and I grant my permission to _____,
 (name)
_____, _____ _____
 (address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: _____

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: _____

Dated this _____ day of _____, 20_____.

(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

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

Streetlight Specifications

The following specifications shall be used in conjunction with the Street Lighting Section of the Idaho Standards for Public Works Construction (ISPWC) manual, (current edition) and Star City Code. If any conflict occurs between ISPWC specifications and City Code, in matters pertaining to selection, style, size, or fixture identification, City Code shall govern. In matters relating to other design and installation issues, the ISPWC shall govern.

Section I: STYLE SPECIFICATIONS.

A. State Highway 44 within the City of Star boundaries:

Manufacturer:	Sun Valley Lighting
Pole Base:	3200SB Split Base
Pole:	Round Tapered #1030T – 12 FT – PT27
Luminaries:	SIGMA2 Series, #SIG2
Optics:	HRIII
Lamps:	100PS – MH – PT
Color:	Black #RAL-9005T
Flag Brackets:	Rotatable Breakaway Banner Arm #RBBA (2/Pole)

B. Residential & Commercial Development:

Developers are encouraged to use other fixtures than are designated in Section 1-A. The Sun Valley Lighting SIGMA2 luminaire is reserved for City use. Developers are free to use any other manufacturer so long as the streetlights (posts and luminaire) are of a “Historic or Decorative” style. The style must be maintained throughout the development. Any development along State Highway 44 and Star Road shall follow the standards in Section 1-A. See City of Star Unified Development Code for specific regulations for Residential and Commercial development streetlights.

Section II: MATERIAL SPECIFICATIONS.

A. Materials: Heavy wall, copper free cast aluminum from ASTM 356.1 ingot, with round shafts extruded from aluminum, ASTM 6063 alloy, heat treated to T6 temper. Anchor bolts to be hot dip galvanized.

B. Construction: Pole shall be double welded to the base casting. The pole shall be circumferentially welded inside the base casting. All exposed welds below 8 feet shall be ground smooth. Welding shall be per ANS/AWS D1.2-90.

C. Dimensions: The post shall be a minimum of 12 feet in height, but no more than 16 feet in height. A base is required and shall be a minimum of 17 inches high and 8 5/8 inches in diameter. The shaft shall be 3 to 4 inches in diameter. The top of all posts shall have an integral 3 inch O.D. tenon with a transitional donut for luminaire mounting.

D. Installation: The installation shall meet the requirements of the Idaho Standards for Public Works Construction for street lighting installation.

E. Light Source: Lamps shall be metal halide, 100 watts per pole, or otherwise per City Code.

F. Voltage: 120/240 as per shop drawing or other submittal.

G. Photo Electric Control: Each cell shall have a photo cell per manufacturer conforming to ISPWC or equal.

H. Finish: Dark colored poles are preferred, but must be consistent throughout the entire development.

Section III: STREETLIGHT LOCATIONS.

A. Highways, Collectors and Arterials:

1. Streetlights shall be located in the space between existing curb and existing sidewalk on State Highway 44.
2. In locations where there are no curb and/or sidewalks, streetlights shall be located in the area set forth by Ada County Highway District or The Idaho Transportation Department as public right-of-way and in alignment with any existing streetlights.
3. Streetlights shall be located behind existing sidewalks where curb, sidewalk and conduit already exist.
4. Streetlight spacing is recommended at approximately 100 feet, allowances being made for driveways, length of street/block and other obstructions.

B. Local Streets:

1. Streetlights shall be located behind sidewalks.
2. In instances where a developer constructs street sections utilizing Ada County Highway District approved drainage swales, streetlights shall be located between the ribbon curb and the sidewalk, with a preference that the streetlights be located as close to the sidewalk as possible.
3. Streetlights shall be located at all intersections and ends of cul-de-sacs and at all other locations designated by the City, including but not limited to along Star Road and State Highway 44.

Section IV: REQUIREMENTS FOR INSTALLATION.

A. No Existing Streetlight: A streetlight shall be installed by a property owner or business when:

1. A building permit is issued;
2. A change of use or zoning occurs; or
3. Improvements are made to property within existing right-of-way.

B. Existing Style: Where there are existing streetlights, the style of streetlights shall be maintained along the length of the street.

C. ISPWC Modification: Any specifications not covered by these regulations shall be governed by the ISPWC.

City of Star
GIS Statement

The Star Sewer and Water District hereby verifies we have received development basemap files with as-built conditions including parcel lines, easements, sewer, water, storm, pressure irrigation, service lines, streetlights and other utilities in GIS format (shapefile) consistent with the Star Sewer & Water District's GIS system from

(Applicant / Engineer)

pertaining to _____ Subdivision.

Star Sewer & Water District Representative

Date