



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shen J. Smith*

MEETING DATE: **July 19, 2022**

FILE(S) #: FP-22-15 Final Plat, Cherished Estates Subdivision Phase 1

REQUEST

The Applicant is seeking approval of a Final Plat for Cherished Estates Subdivision Phase 1 consisting of 36 residential lots and 8 common lots on 19 acres. The subject property is generally located between N. Star Road and N. Rook Way in Star, Idaho. Ada County Parcel No. S0408212400.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

Ryan Young
NV5
690 S. Industry Way, Ste. 10
Meridian, Idaho 83642

OWNER/APPLICANT:

Brian Sinderhoff
Star 40, LLC
1159 E. Iron Eagle Drive, Ste. 170-J
Eagle, Idaho 83616

PROPERTY INFORMATION

	<u>Phase 1</u>
Land Use Designation -	Residential (R-3-DA)
Acres -	19
Residential Lots -	36
Common Lots -	8
Commercial -	N/A

HISTORY

January 15, 2001 Council approved applications for Annexation and Re-Zone of Residential (R-2) from Rural Urban Transition (RUT). The action was recorded with Ordinance 50.

June 18, 2001	Council again approved applications for Annexation and Re-Zone of Residential (R-2) from Rural Urban Transition (RUT). This action was required as Ordinance 50 did not include the full legal description of the impacted property. Ordinance 56 was recorded to correct the issue.
July 6, 2021	Public Hearing for Cherished Estates was tabled to September 7, 2021.
September 7, 2021	Council approved applications for Re-Zone (RZ-21-01), a Development Agreement (DA-21-07) and a Preliminary Plat (PP-21-08). Property was re-zoned from R-2 to R-3. The preliminary plat was approved for 100 single family residential lots and 12 common lots on 40.22 acres with an overall density of 2.49 dwelling units per acre.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Cherished Estates Subdivision Phase 1 consisting of 36 residential lots and 8 common lots on 19 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

The original Preliminary Plat submitted was for 153 residential lots and 12 common lots for a total of 165 lots with a density of 3.80 dwelling units per acre. After meeting with neighbors and working with City Staff, the Applicant has made changes to the development. The revised Preliminary Plat submitted contains 136 single family residential lots, and 12 common area lots for a total of 148 total lots with a density of 3.38 dwelling units per acre. The buildable, residential lots range in size from 5,500 square feet to 16,027 square feet with an average buildable lot of 7,252 square feet. The applicant has indicated that the development will contain a total of 8.49 acres (21.1%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 5.22 acres (12.9%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are proposed to be public and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

Updated Request: The Applicant has resubmitted a new request seeking approval of a Rezone (R-2 to R-3), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 100 residential lots and 12 common lots. The property is located on the south side of W. Floating Feather Road in Star, Idaho, and consists of 40.22 acres with a proposed density of 2.49 dwelling units per acre.

The development will be accessed to the north on Floating Feather Road across from N. Silver Wolf Way. The development will have connections to existing roads in adjacent developments on the east to W. Shumard Drive and on the South to N. Cygnus Way. The development will also have a stub road near the southwest corner of the property that will terminate at the western property line.

The development will have a thirty (30) foot buffer along Floating Feather Road with a minimum of five (5) feet high berm/fence satisfying the Unified Development Code section 8-8C-2, J4b. There will also be a five (5) foot detached sidewalk along Floating Feather which will satisfy section 8-4A-17 of the UDC.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing two large parks, one will have a large pond with a sand beach area, play structure and picnic table. The second park will have a pergola with picnic table and open, grassy play area. There will be a ten (10) foot paved pathway along the west and south perimeter of the development providing connectivity to other developments and the community.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 100 residential lots. The final plat for Phase 1 has 36 residential lots leaving 64 residential lots available for future phases.

Common/Open Space and Amenities – Approved open space includes two ponds, a central park area and connected walking paths.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code. **The applicant has not submitted a landscape plan. This will be required prior to signing the final plat.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model preferred by the city. Applicant has provided a streetlight plan that is in compliance with the city requirements and locations. **The applicant needs to provide a streetlight design and have approval from the city prior to installation.**

Setbacks – Client is not requesting any set back waivers and will adhere to the R-3 requirements outlined in the UDC.

Sidewalks – Sidewalks are proposed to be 5 feet wide and detached throughout the development with an 8-foot-wide planter strip.

Subdivision Name – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County Development Services.

Street Names – Applicant has provided documentation that the proposed street names have been approved by Ada County.

Mail Cluster – Applicant has not provided approval from the Star Postmaster for location(s) of the mail cluster for the development. This will be required before signing the final plat.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 30, 2022.

June 10, 2022	DEQ	Standard Letter
June 7, 2022	Central District Health	Standard Letter
May 5, 2022	Star City Engineer	Checklist

FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

- A. The Plat is in conformance with the Comprehensive Plan.
Staff finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. The final plat for the Cherished Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Work with City Staff on a reasonable solution for moving the eastern park and provide a revised preliminary plat for staff review and Council approval. *Condition added by Council at Preliminary Plat.*
3. Combine Lots 1 & 2 Block 8 of approved Preliminary Plat into a single lot, lot numbers subject to change with revised Preliminary Plat. *Condition added by Council at Preliminary Plat.*
4. Work with ACHD on traffic calming on W Shumard Drive where it connects with Lakepoint Subdivision. *Condition added by Council at Preliminary Plat.*
5. Match single-story to single-story homes along the eastern and southern boundary of the development. *Condition added by Council at Preliminary Plat.*
6. Provide a public pathway easement along the western and southern boundaries of the development. *Condition added by Council at Preliminary Plat.*
7. Work with the Lakepoint Subdivision on the potential to connect the two pathways in both developments. If an agreement is made, construct the remaining southern pathway connection to the eastern property line. *Condition added by Council at Preliminary Plat.*
8. During construction phases, traffic is controlled through the east and south stubs to the existing subdivisions except for emergency access until the streets are made public. *Condition added by Council at Preliminary Plat.*
9. **Per the Development Agreement and prior to signing the final plat, developer is to pay the proportionate share fees for traffic mitigation by the Idaho Transportation Department. The developer will pay the City \$935.24 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$93,524.00. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 36 residential lots for a fee of \$33,668.64 (36 x \$935.24).**
10. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
11. **A Temporary Use Permit shall be applied for and issued prior to excavation of the ponds begins.**
12. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
13. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned

weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.

- 14. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and indicating the location of the mailbox cluster(s).**
15. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
- 16. Applicant shall provide approval of the street names and all names shall be reflected correctly on the final plat before signature of the mylar.**
17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
18. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
19. All common areas shall be maintained by the Homeowner's Association.
20. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant shall submit a streetlight design and receive approval before installation and signature of final plat.** Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
21. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3. **Applicant shall provide a landscape plan and receive staff approval prior to signing the final plat.**
22. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
23. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
24. A sign application shall be submitted to the City for any subdivision signs.
25. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
26. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**

- 27. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
- 28. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
- 29. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
- 30. All common areas shall be maintained by the Homeowners Association.
- 31. Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables, unless this is already provided for in the joint trench.**
- 32. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-15 Cherished Estates Subdivision Phase 1, Final Plat, on _____, _____. 2022.





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: Brian Sinderhoff
Applicant Address: 1159 E. Iron Eagle Drive, Suite 170-J Zip: 83616
Phone: 949-226-4482 Email: bls@sterlinghomes.us

Owner Name: Star 40, LLC
Owner Address: 1159 E. Iron Eagle Drive, Suite 170-J Zip: 83616
Phone: 949-226-4482 Email: bls@sterlinghomes.us

Representative (e.g., architect, engineer, developer):
Contact: Ryan Young, PE Firm Name: NV5
Address: 690 S. Industry Way, Suite 10 Zip: 83642
Phone: 208-614-208 Email: ryan.young@nv5.com

Property Information:

Subdivision Name: Cherished Estates Phase: 1

Parcel Number(s): S0408212400

Approved Zoning: R-3 Units per acre: 2.5

Total acreage of phase: 19.0 Total number of lots: 44

Residential: 36 Commercial: _____ Industrial: _____

Common lots: 8 Total acreage of common lots: 5.0 Percentage: 26%

Percent of common space to be used for drainage: 24% Acres: 2.0

Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>36</u>	<u>36</u>
Number of Common Lots:	<u>8</u>	<u>8</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads: <u>N. Silver Wolf Way, W. Mizzle Dr., W., Cloudburst St., N. Black Fire Ave.</u>		<u>Same</u>
<u>W. Shumard Dr., N. Cygnus Way, W. Golden Rain St.</u>		<u>Same</u>

Amenities: _____

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: Cherished Estates Phase: 1, 2

Special Flood Hazard Area: total acreage 0 number of homes 0

- 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): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 06/49/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: n/a
 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.

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
	Completed and signed copy of Final Plat Application	
✓	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.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> Gross density of the phase of the Final Plat submitted Lot range and average lot size of phase Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities List any specific approved building setbacks previously approved by Council. 	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current 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 and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
	Electronic copy of the Final landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
✓	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight design and location information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <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) with the files named with project name and plan type.</u>	
	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

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

5.4.2022

Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I Jim Zubillaga, SS Pullman Way
(name) (address)
San Jose, Ca 95111
(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 RYAN YOUNG, PE.
690 S. INDUSTRY WAY #10, IDAHO 83642
(name) (address) (state) (zip)

to submit the accompanying application pertaining to that property.
Address or location of property: FLOATING FEATHER, STAR, ID

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: FINAL PLAT
Dated this 4th day of May, 2022
[Signature]
(Signature)

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

Notary Public for Idaho
Residing at:
My Commission Expires:

California Certificate
attached.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara }

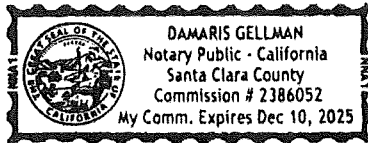
On May 4, 2022 before me, Damaris Gellman, Notary Public
Date ^{4Here Insert Name and Title of the Officer}

personally appeared James Zubillaga
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature DGellman
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document: Affidavit of Legal Interest
Title or Type of Document:
Document Date: May 4, 2022 Number of Pages: 1
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name: James Zubillaga Signer's Name: _____
 Corporate Officer – Title(s): Manager Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

April 8, 2022

Mr. Shawn Nickel
Planning and Zoning Administrator
City of Star
10769 W. State Street
Star, ID 83669

**RE: Cherished Estates – Parcel No. S0408212400
Final Plat Letter of Intent and Statement of Compliance**

Dear Mr. Nickel,

On behalf of our client, Sterling Land Development, Inc. please accept the attached application for a Final Plat of Cherished Estates. The application is for Phases 1 and 2 which includes the entirety of the site approved by the City of Star. The gross density is 2.49 units per acre in compliance with the approved preliminary plat. The lot range and average lot size remains unchanged. Lots range from 8450 square feet to 19634 square feet. The average lot size is 9990 square feet.

Open space for the final plat is generally compliant with the preliminary plat and complies with the City of Star ordinances. Total open space is 7.90 acres (19.6%) and qualified open space is 6.4 Acres (16.0%).

Kind regards,

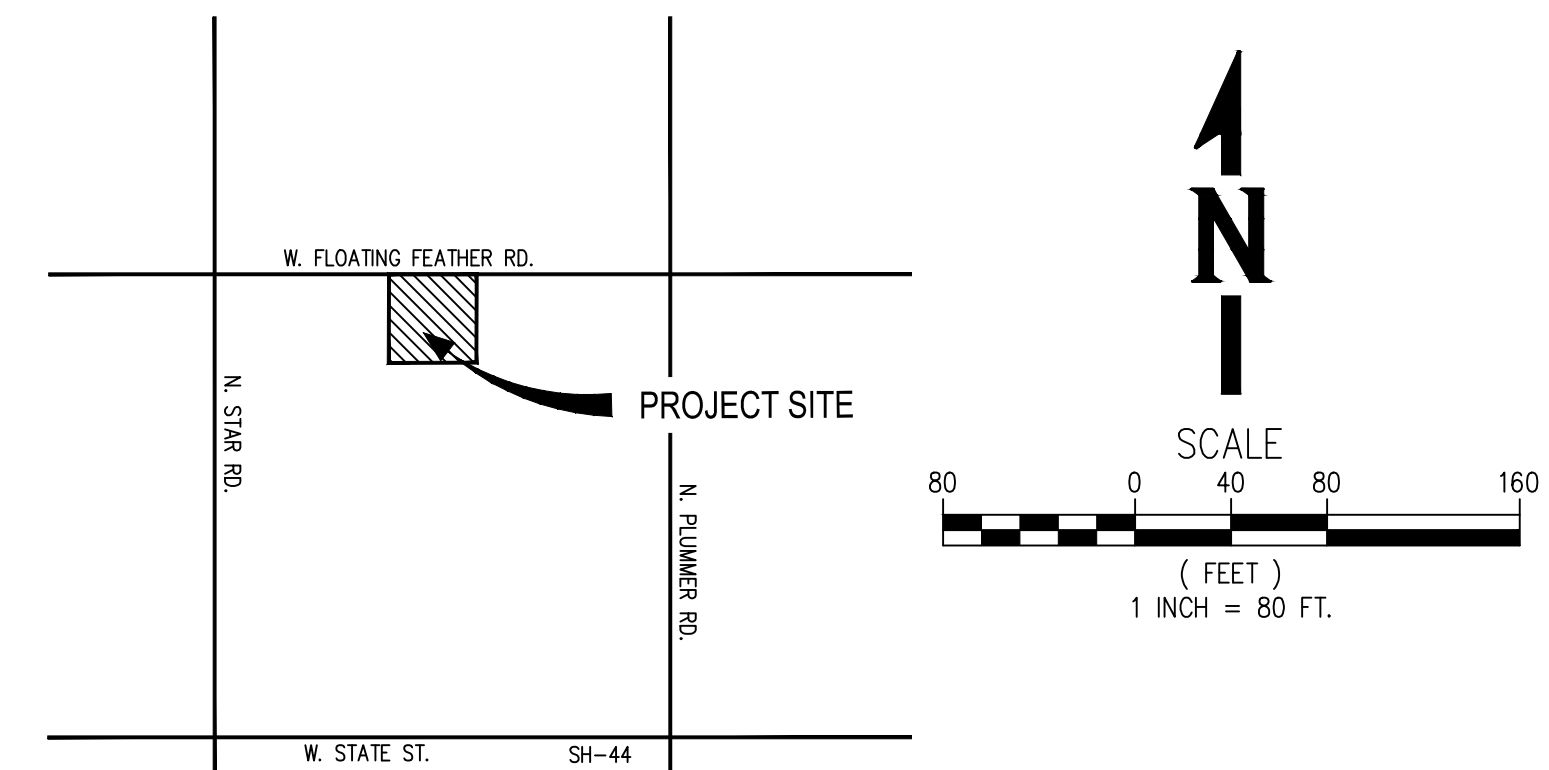
Ryan C. Young

Ryan Young, PE
Project Engineer

enclosures

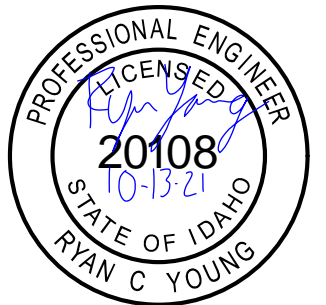
A PRELIMINARY PLAT OF CHERISHED ESTATES SUBDIVISION

SITUATED ENTIRELY IN THE
NW¹/₄ OF SECTION 8, T.4N.,
R.1W., B.M. CITY OF STAR,
ADA COUNTY, IDAHO



VICINITY MAP
-NTS-

NV5
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.nv5.com



LEGEND

- x-x-x- EXISTING FENCE
- _____ PROPERTY BOUNDARY
- _____ RIGHT OF WAY LINE
- _____ EXISTING ROAD CENTERLINE
- EP _____ EDGE OF PAVEMENT
- _____ EXISTING LOT LINE
- SSx _____ EXISTING SEWER LINE W/ MANHOLE
- Wx _____ EXISTING WATER MAIN
- ⊗ _____ EXISTING WATER VALVE
- ⊗ _____ EXISTING WATER WELL
- ⊗ _____ EXISTING STORM CATCH BASIN
- ⊗ _____ EXISTING LIGHT POLE
- ⊗ _____ EXISTING SIGN
- _____ PROPOSED ROAD CENTERLINE
- _____ PROPOSED ROAD RIGHT OF WAY
- _____ PROPOSED LOT LINE
- BLOCK 5** 5 BLOCK AND LOT NUMBER
- _____ PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
- _____ PROPOSED SANITARY SEWER W/ MANHOLE
- 8"W _____ PROPOSED 8" WATER MAIN
- IRR _____ PROPOSED PRESSURE IRRIGATION
- _____ PROPOSED FIRE HYDRANT
- ⊗ _____ PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FACE
- _____ PROPOSED UTILITY EASEMENT

DEVELOPMENT FEATURES

TOTAL ACRES.....	40.22 ACRES
TOTAL LOTS.....	113 LOTS
COMMON LOTS.....	13 LOTS
BUILDING LOTS.....	100 LOTS
AVERAGE BUILDING LOT SIZE.....	9990 SF
MINIMUM BUILDING LOT SIZE.....	8454 SF
RESIDENTIAL DENSITY (GROSS).....	2.49 UNITS/AC.
EXISTING ZONING.....	R-2
PROPOSED ZONE.....	R-3
TOTAL OPEN SPACE.....	7.90 AC. (19.64% MEETS CODE)
QUALIFIED OPEN SPACE.....	6.43 AC. (16.0% MEETS CODE GREATER THAN 10% OF TOTAL)

SEWER

STAR SEWER AND WATER DISTRICT

WATER

STAR SEWER AND WATER DISTRICT

IRRIGATION

MIDDLETON MILL DITCH CO.

SCHOOL

WEST ADA COUNTY SCHOOL DISTRICT

EMERGENCY SERVICES

FIRE - STAR FIRE DISTRICT
POLICE - CITY OF STAR

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
- 2) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 3) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE SHOWN.
- 4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACHD.
- 5) POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 6) SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- 7) BLOCK 1 LOTS 1 & 19, BLOCK 2 LOTS 1 & 8, BLOCK 3 LOT 13, BLOCK 4 LOT 1 & 16, BLOCK 5 LOT 7, BLOCK 6 LOT 7, 8, & 15, BLOCK 7 LOT 1 & BLOCK 8 LOT 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- 8) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER DISTRICT.

APPLICANT

BRIAN SINDERHOFF
STERLING LAND DEVELOPMENT, INC.
1159 E. IRON EAGLE DRIVE, STE 170-K
EAGLE, ID 83616
(208) 226-4482

ENGINEER

RYAN YOUNG, P.E.
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

PLANNER

BONNIE LAYTON
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

SURVEYOR

TRAVIS FOSTER, PLS, CFedS
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342-5400

[DATE: 10/13/2021 3:53 PM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP - Standard.ctb]
[PATH: P:\Sterling Land Development, Inc\229120-B000196.00\Execution\Drawings\Civil\B000196.00-C-PPLT03.dwg] [LAYOUT: PRELIMINARY PLAT]

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.
CHERISHED ESTATES SUBDIVISION

PROJECT NUMBER: B000196.00-C-PPLT03
DRAWING FILE NAME: AS NOTED

SHEET NUMBER

PP1

XPJ

DURABLE CORROSION RESISTANT. CAST AND EXTRUDED ALUMINUM CONSTRUCTION.

USA ARCHITECTURAL LIGHTING

DSS SERIES - VLED

SPECIFICATIONS

Mounting Styles: XPJ, XPJ-E, XPJ-WM, Wall Mount, Wall Plate

VLED Modules: DSS30 E.A.A-112, DSS20 E.A.A-011

ORDERING INFORMATION

Luminaire	Optics	LED	Voltage	Mounting	Finish	Options
DSS30-VLED	Type I VLED-B	700mA CW (4000K)	120	XPK	Black RAL9005-F	Standard Textured Finish
DSS30-VLED	Type II VLED-B	920mA CW (5000K)	208	XPK	White RAL9003-F	Internal Haze Side Shields
DSS30-VLED	Type III VLED-V	920mA CW (5000K)	277	XPK	White RAL9003-F	Test Lock Receptacle
DSS30-VLED	Type IV VLED-V	920mA CW (5000K)	480	XPK	White RAL9003-F	Test Lock Receptacle
DSS30-VLED	Type V VLED-V	920mA CW (5000K)	480	XPK	White RAL9003-F	Test Lock Receptacle

U.S. Pole Co Inc. | U.S. ARCHITECTURAL LIGHTING

SOLID STATE AREA LIGHTING

DSS SERIES - VLED

PROJECT NAME: _____
FIXTURE TYPE: _____

FEATURES

Luminaire: Upper housing is heavy gauge cast aluminum (min. 125" wall; alloy >0.2% Cu for DSS30) or spun aluminum with reveal (125" min. wall for DSS20). Lower housing is 0.080" thick spun aluminum with integrated LED module seal. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is bolted from LED Module chamber. Travel ball coupling mount is welded to housing and facilitates quick leveling and installation.

VLED Optics: Low Copper (A356 Alloy, <0.2% Cu) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's). Reflector-Prism optics and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0°-50°; one from 50°-65°; one from 65°-72°). Each Reflector-Prism is secured to an optical plate made of matte black anodized aluminum has indexing pins for precise aiming. The optical plate locates every Reflector-Prism over an emitter, are inserted to the optical plate from above and are secured with a UV curing adhesive. The Reflector-Prisms are arrayed to produce ES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord.

LED Emitters: High output LED's are utilized with drive currents ranging from 350mA to 700mA, 2000M minimum. LED's are available in Standard Neutral White (5000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver: Constant current programmable electronic with a power factor of >0.9 and a minimum operating temperature of -40°F/-40°C. Drivers accept an input of 120/277V, 50/60Hz or 347V/50/60Hz (3-10V dimmable driver is standard. Driver has a minimum of 30V in-rush surge protection. Luminaire supplied with 20kV surge protector for field installation.)

Amber LED's: PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TPA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish: Polyester powder coat incorporates four step iron phosphate process to protect metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

U.S. Pole Co Inc. | U.S. ARCHITECTURAL LIGHTING

STREET LIGHT CUT SHEETS

DSS SERIES - VLED

LED/ Electrical Guide (pg. 1)

LED Count	Source Type	Source	Initial Lumens (4000K CCT)	Initial Lumens (5000K CCT)	L70 greater than (hrs)	Starting Temp.	System Watts	Volts	Max Input Amps
48	White LED	48 VLED [®] Optical Module - 350mA	6169-6958	6800-6856	6478-6856	90,000+	-40°C	53/59	120 0.64/0.89 0.15/0.17
48	White LED	48 VLED [®] Optical Module - 325mA	8694-9031	8699-8679	8919-9482	90,000+	-40°C	77/83	120 0.64/0.89 0.22/0.24
48	White LED	48 VLED [®] Optical Module - 700mA	10635-11307	10103-10142	11167-11872	90,000+	-40°C	103/109	120 0.86/0.91 0.33/0.34
64	White LED	64 VLED [®] Optical Module - 350mA	8025-8038	7813-7901	8036-8105	90,000+	-40°C	69/75	120 0.67/0.69 0.25/0.27
64	White LED	64 VLED [®] Optical Module - 325mA	11325-11481	10799-10907	11891-12050	90,000+	-40°C	102/108	120 0.86/0.91 0.37/0.38
80	White LED	80 VLED [®] Optical Module - 350mA	9675-10236	9191-10071	10189-10298	90,000+	-40°C	87/93	120 0.73/0.78 0.37/0.38
80	White LED	80 VLED [®] Optical Module - 325mA	13189-13370	12529-12701	13681-14008	90,000+	-40°C	127/133	120 1.06/1.11 0.46/0.48

U.S. Pole Co Inc. | U.S. ARCHITECTURAL LIGHTING

DSS SERIES - VLED

LED/ Electrical Guide (pg. 2)

LED Count	Source Type	Source	Initial Lumens	L70 greater than (hrs)	Starting Temp.	System Watts	Volts	Max Input Amps
48	PC Amber	48 VLED [®] Optical Module - 350mA	3308-3410	51,000+	-40°C	59	120	0.69 0.27 0.17
48	PC Amber	48 VLED [®] Optical Module - 325mA	4417-4696	51,000+	-40°C	84	120	0.70 0.31 0.23
48	PC Amber	48 VLED [®] Optical Module - 700mA	5030-5880	51,000+	-40°C	116	120	0.96 0.43 0.31
64	PC Amber	64 VLED [®] Optical Module - 350mA	4277-4547	51,000+	-40°C	80	120	0.67 0.27 0.21
64	PC Amber	64 VLED [®] Optical Module - 325mA	5889-6362	51,000+	-40°C	114	120	0.95 0.41 0.33
80	PC Amber	80 VLED [®] Optical Module - 350mA	5031-5349	51,000+	-40°C	97	120	0.81 0.37 0.28
80	PC Amber	80 VLED [®] Optical Module - 325mA	6858-7292	51,000+	-40°C	142	120	1.13 0.51 0.41

U.S. Pole Co Inc. | U.S. ARCHITECTURAL LIGHTING

DSS SERIES - VLED

LED/ Electrical Guide (pg. 3)

LED Count	Source Type	Source	Initial Lumens	L70 greater than (hrs)	Starting Temp.	System Watts	Volts	Max Input Amps
48	True Amber	48 VLED [®] Optical Module - 350mA	1841-1957	66,000+	-40°C	41	120	0.34 0.15 0.12
48	True Amber	48 VLED [®] Optical Module - 325mA	2535-2695	66,000+	-40°C	60	120	0.30 0.22 0.17
48	True Amber	48 VLED [®] Optical Module - 700mA	2454-2610	66,000+	-40°C	55	120	0.66 0.47 0.16
64	True Amber	64 VLED [®] Optical Module - 350mA	3379-3693	66,000+	-40°C	80	120	0.67 0.29 0.23
64	True Amber	64 VLED [®] Optical Module - 325mA	3379-3693	66,000+	-40°C	80	120	0.67 0.29 0.23
80	True Amber	80 VLED [®] Optical Module - 350mA	2887-3070	66,000+	-40°C	66	120	0.82 0.36 0.19
80	True Amber	80 VLED [®] Optical Module - 325mA	3936-4185	66,000+	-40°C	98	120	0.82 0.36 0.28

U.S. Pole Co Inc. | U.S. ARCHITECTURAL LIGHTING

STREET LIGHT ELECTRICAL GUIDE

NV5

690 Industry Way, Suite 10
Bolingbrook, IL 60442
208-342-5400 www.nv5.com

PROFESSIONAL ENGINEER
LICENSED
20108
STATE OF ILLINOIS
RYAN C. YOUNG

REVISIONS	NO.	BY	DATE	REMARKS
	1	LAC	05/24/21	ADDRESSED RELLER ASSOCIATES' COMMENTS 1-6
	2	LAC	05/24/21	CREATED STREET LIGHT DETAIL SHEET PP3
	3	KVP	6/07/21	LOT ADJ. & FLOATING FEATHER IMPROVEMENTS
	4	KVP	8/03/21	LOT ADJ.
	5	KVP	8/10/21	LOT ADJ. ADD DRAINAGE LOTS

SHEET INFO	DESIGNED	RCY	KVP	CHECKED	RCY	APPROVED	RCY	LAST EDIT	10/12/2021	PLOT DATE	10/13/2021	SUBMITTAL
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SCALE: AS NOTED

DRAWING FILE NAME: B000196.00-C-PPL103

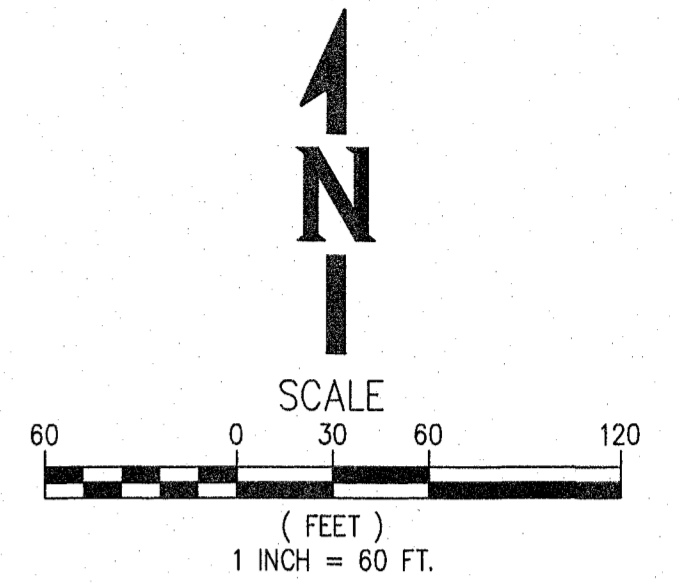
PROJECT NUMBER: P0000000W

SHEET NUMBER: PP3

[DATE: 10/13/2021 3:55 PM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP - Standard.ctb] [LAYOUT: STREETLIGHT DETAIL SHEET] [PATH: P:\Sterling Land Development, Inc\229120-B000196.00-Execution\Drawings\Civil\B000196.00-C-PPL103.dwg]

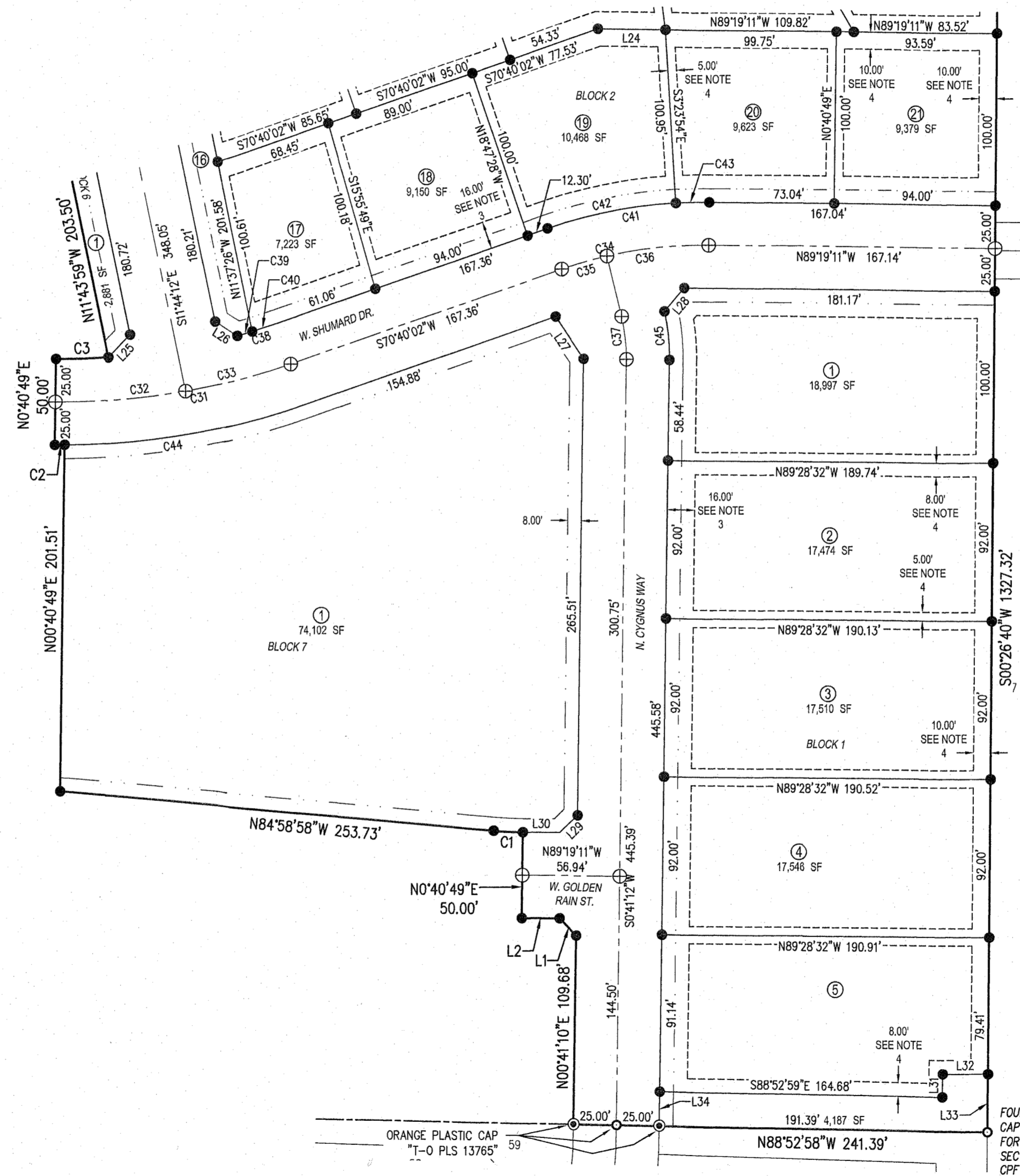
PLAT OF CHERISHED ESTATES SUBDIVISION PHASE 1

BOOK _____, PAGE _____



CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	4°20'13"	225.00	17.03	N87°09'04"W	17.03
C2	0°45'51"	425.00	5.67	N89°42'06"W	5.67
C3	4°41'05"	375.00	30.66	N88°20'17"E	30.65
C31	20°00'47"	400.00	139.72	S80°40'26"W	139.01
C32	10°55'09"	400.00	76.23	N85°13'15"E	76.12
C33	9°05'38"	400.00	63.49	N75°12'51"E	63.42
C34	20°00'47"	250.00	87.32	S80°40'26"W	86.88
C35	6°18'49"	250.00	27.55	S73°49'27"W	27.53
C36	13°41'58"	250.00	59.77	S83°49'51"W	59.63
C37	14°21'46"	100.00	25.07	N6°30'04"W	25.00
C38	3°40'31"	375.11	24.06	S72°30'20"W	24.06
C39	1°23'30"	375.11	9.11	S73°38'50"W	9.11
C40	2°17'01"	375.11	14.95	S71°48'35"W	14.95
C41	20°00'47"	275.00	96.06	S80°40'26"W	95.57
C42	15°56'20"	275.00	76.50	S78°38'13"W	76.25
C43	4°04'27"	275.00	19.55	S88°38'36"W	19.55
C44	19°14'56"	425.00	142.78	S80°17'31"W	142.11
C45	13°01'38"	125.00	28.42	N5°49'59"W	28.36

LINE TABLE		
LINE #	BEARING	DIST.
L1	N44°19'11"W	13.81
L2	N89°19'11"W	22.14
L25	S43°36'49"W	18.23
L26	N58°30'40"W	15.22
L27	N33°50'07"W	29.38
L28	N39°57'56"E	17.95
L29	N45°40'49"E	14.49
L30	S89°19'11"E	21.67
L31	N1°05'48"E	13.39
L32	S89°33'08"E	26.47
L33	S0°26'40"W	33.64
L34	N0°41'12"E	20.00



LEGEND

- FOUND PLSS MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- SET 2" ALUMINUM CAP MARKED "NV5 PLS 19748"
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- INTERIOR LOT LINE
- EASEMENT LINE
- EXISTING PARCEL LINE
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT, INST. NO. _____



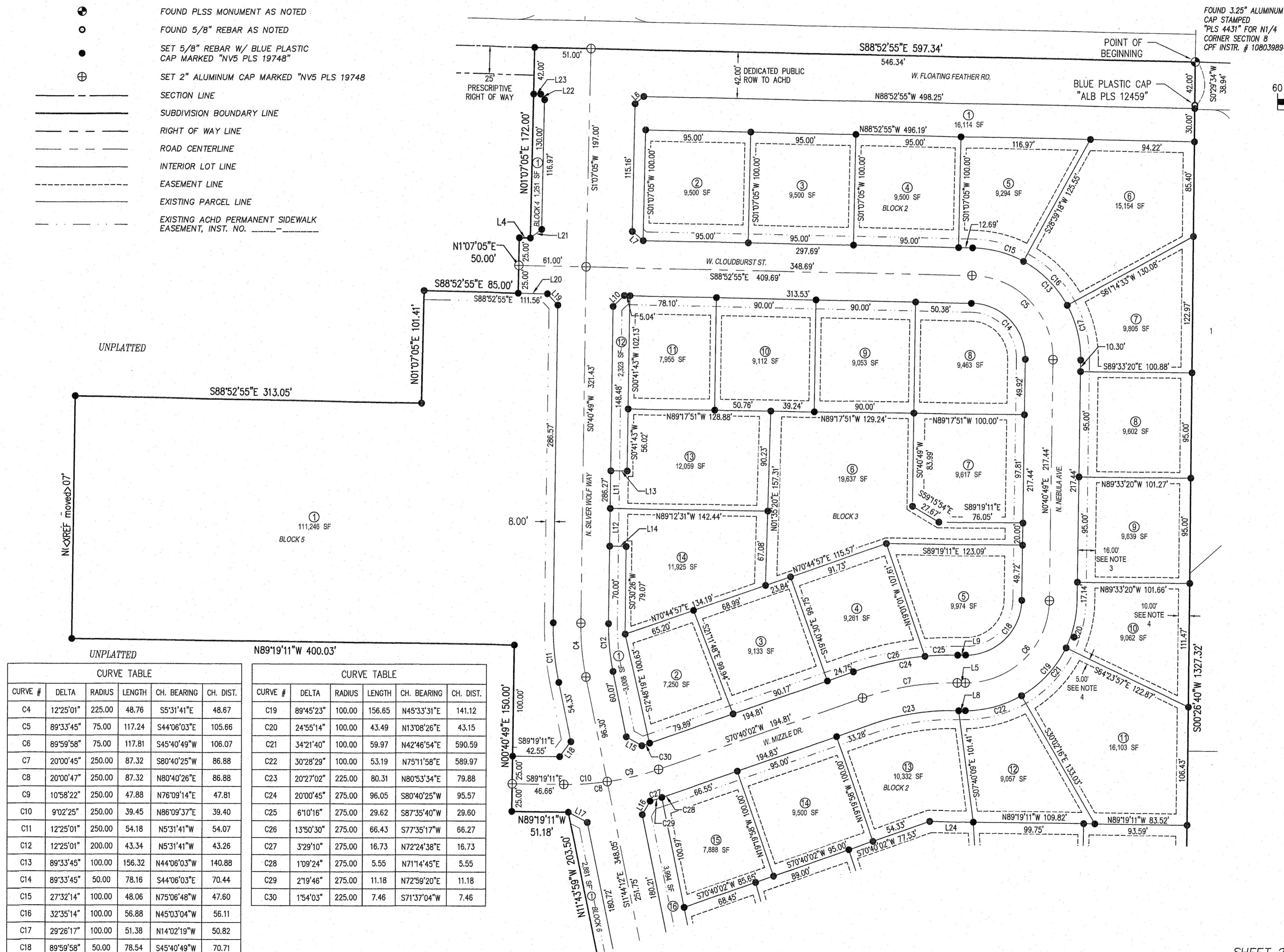
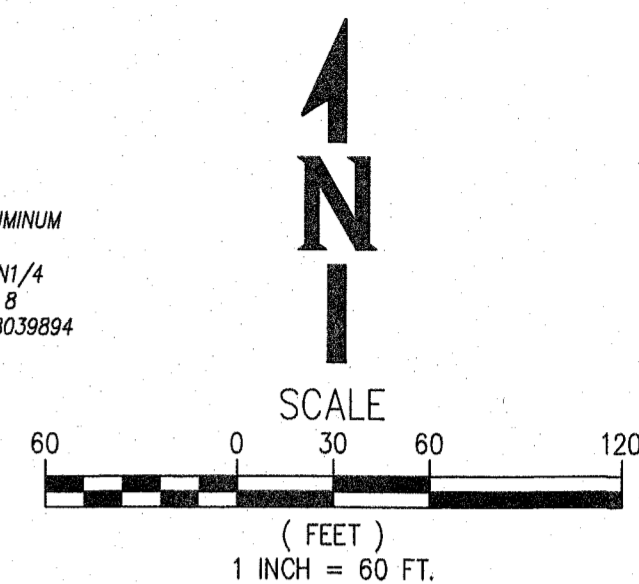
NV5

PLAT OF CHERISHED ESTATES SUBDIVISION PHASE 1

BOOK _____, PAGE _____

LEGEND

- FOUND PLSS MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- ⊕ SET 2" ALUMINUM CAP MARKED "NV5 PLS 19748"
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- INTERIOR LOT LINE
- EASEMENT LINE
- EXISTING PARCEL LINE
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT, INST. NO. _____



LINE TABLE		
LINE #	BEARING	DIST.
L4	S88°52'55"E	10.00
L5	S89°19'12"E	7.26
L6	N49°05'22"E	10.21
L7	N50°13'20"W	12.81
L8	S89°18'53"E	5.94
L9	N89°19'12"W	7.26
L10	N45°53'57"E	14.04
L11	N0°40'49"E	33.79
L12	N0°40'49"E	34.00
L13	S90°00'00"W	14.97
L14	S89°12'31"E	14.98
L15	N60°32'05"W	16.02
L16	N29°47'44"E	14.23
L17	S62°06'11"E	19.46
L18	N36°38'24"E	16.95
L19	N42°52'30"W	13.97
L20	N88°52'55"W	26.56
L21	S52°26'05"W	12.81
L22	S34°35'11"E	6.18
L23	S88°52'55"E	6.39
L24	N89°19'11"W	39.45

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C4	12°25'01"	225.00	48.76	S5°31'41"E	48.67
C5	89°33'45"	75.00	117.24	S44°06'03"E	105.66
C6	89°59'58"	75.00	117.81	S45°40'49"W	106.07
C7	20°00'45"	250.00	87.32	S80°40'25"W	86.88
C8	20°00'47"	250.00	87.32	N80°40'26"E	86.88
C9	10°58'22"	250.00	47.88	N76°09'14"E	47.81
C10	9°02'25"	250.00	39.45	N86°09'37"E	39.40
C11	12°25'01"	250.00	54.18	N5°31'41"W	54.07
C12	12°25'01"	200.00	43.34	N5°31'41"W	43.26
C13	89°33'45"	100.00	156.32	N44°06'03"W	140.88
C14	89°33'45"	50.00	78.16	S44°06'03"E	70.44
C15	27°32'14"	100.00	48.06	N75°06'48"W	47.60
C16	32°35'14"	100.00	56.88	N45°03'04"W	56.11
C17	29°26'17"	100.00	51.38	N14°02'19"W	50.82
C18	89°59'58"	50.00	78.54	S45°40'49"W	70.71

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C19	89°45'23"	100.00	156.65	N45°33'31"E	141.12
C20	24°55'14"	100.00	43.49	N13°08'26"E	43.15
C21	34°21'40"	100.00	59.97	N42°46'54"E	59.09
C22	30°28'29"	100.00	53.19	N75°11'58"E	589.97
C23	20°27'02"	225.00	80.31	N80°53'34"E	79.88
C24	20°00'45"	275.00	96.05	S80°40'25"W	95.57
C25	6°10'16"	275.00	29.62	S87°35'40"W	29.60
C26	13°50'30"	275.00	66.43	S77°35'17"W	66.27
C27	3°29'10"	275.00	16.73	N72°24'38"E	16.73
C28	1°09'24"	275.00	5.55	N71°14'45"E	5.55
C29	2°19'46"	275.00	11.18	N72°59'20"E	11.18
C30	1°54'03"	225.00	7.46	S71°37'04"W	7.46

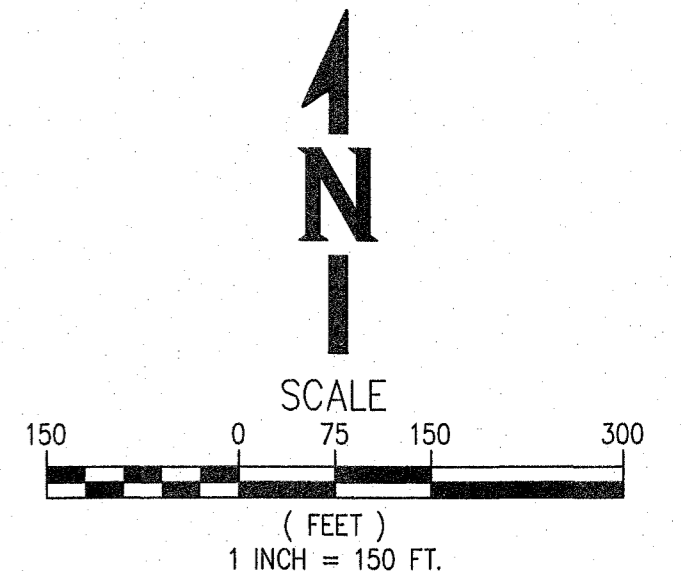


NV5

PLAT OF CHERISHED ESTATES SUBDIVISION PHASE 1

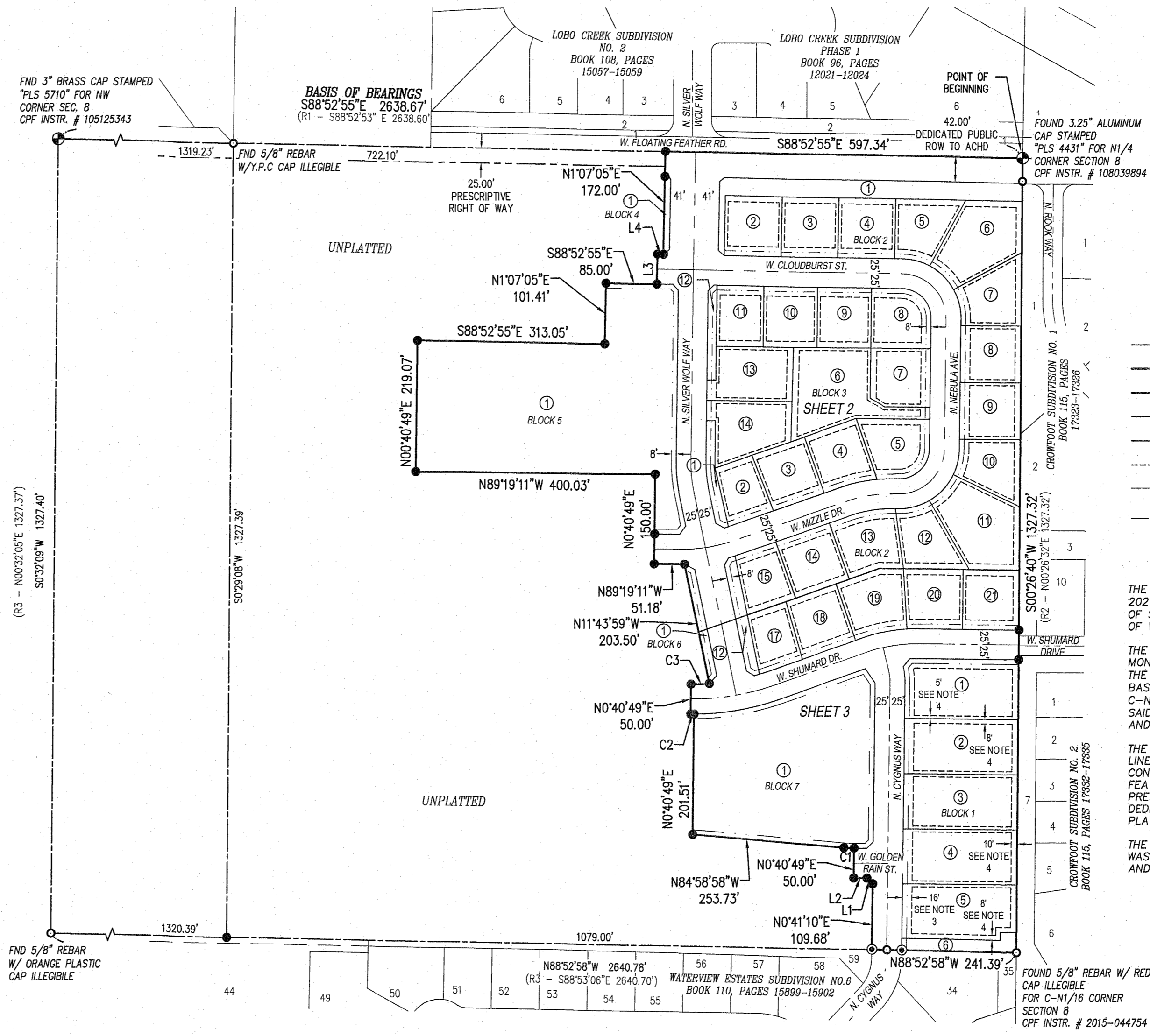
BOOK _____, PAGE _____

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE
NW 1/4 OF SECTION 8, T. 4 N., R. 1 W, BOISE MERIDIAN,
CITY OF STAR, ADA COUNTY, IDAHO
2022



NOTES

- 1) LOT 1, BLOCK 2, LOT 1, BLOCK 4, LOTS 1 AND 12, BLOCK 3, LOT 1, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, AND LOT 6, BLOCK 1 ARE DESIGNATED AS A COMMON LOTS DEDICATED TO THE CHERISHED ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL HAVE A BLANKET EASEMENT FOR LANDSCAPING, DRAINAGE, PRESSURIZED IRRIGATION, AND PEDESTRIAN ACCESS.
- 2) THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, KNOWN AS THE 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 WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 3) ALL LOTS HAVE A 16.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, IRRIGATION, AND LANDSCAPING ADJACENT TO THE PUBLIC RIGHTS OF WAY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 4) ALL LOTS HAVE A 10.00 FOOT WIDE (UNLESS OTHERWISE DIMENSIONED) PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION ALONG THE SUBDIVISION BOUNDARY AND THE REAR LOT LINE, AND A 5.00 FOOT WIDE (UNLESS OTHERWISE DIMENSIONED) PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND IRRIGATION ALONG INTERIOR LOT LINES.
- 5) IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. IN COMPLIANCE WITH IDAHO CODE 31-3905(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ALL IRRIGATION ASSESSMENTS.
- 6) ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 7) MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT
- 8) ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS EASEMENTS, AND AMENDMENTS OR MODIFICATIONS THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- 9) LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- 10) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO PUBLIC RIGHT-OF-WAY OR INTO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM.
- 11) NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- 12) POTABLE WATER IS SUPPLIED BY THE CITY OF STAR AND MAINLINES SHALL BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- 13) NO ACCESS SHALL BE ALLOWED TO THE LAND IN A PLATTED SUBDIVISION OTHER THAN BY INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THIS PLAT.
- 14) RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS WITH REFERENCE TO RECORD DOCUMENTS LIST IN REFERENCES TABLE.
- 15) THIS SUBDIVISION IS SUBJECT TO A DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT AND EASEMENT PER INSTRUMENT NO _____, RECORDS OF ADA COUNTY.
- 16) THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY AND MIDDLETON IRRIGATION ASSOCIATION, INC. LICENSE AGREEMENT PER INST. NO. _____, RECORDS OF ADA COUNTY.
- 17) LOT 1, BLOCK 5 AND LOT 1, BLOCK 7 OR A PORTION OF SAID LOTS ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THE REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.



BASIS OF BEARINGS IS GRID NORTH, IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE. SOUTH 88°52'55" EAST BETWEEN THE NORTHWEST SECTION CORNER AND THE NORTH 1/4 CORNER OF SECTION 8

LEGEND

- FOUND PLSS MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ROAD CENTERLINE
- INTERIOR LOT LINE
- EASEMENT LINE
- EXISTING PARCEL LINE
- EXISTING ACHD PERMANENT SIDEWALK EASEMENT, INST. NO. _____

SURVEYORS NARRATIVE

THE BOUNDARY OF THE PARENT PARCEL PER WARRANTY DEED 2021-167806 IS THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY FOR FLOATING FEATHER ROAD.

THE BOUNDARY WAS DETERMINED BASED ON FOUND MONUMENTATION OF THE ALIQUOT PARTS FOR SAID SECTION 8. THE SOUTHWEST CORNER (THE NW1/16) WAS DETERMINED BASED ON PROPORTIONATE MEASUREMENT FROM THE C-N1/16TH CORNER TO THE N1/16 OF THE WEST LINE OF SAID SECTION 8. MONUMENTATION FROM SURROUNDING PLATS, AND CORNER MONUMENT RECORDS WERE RELIED UPON.

THE NORTHERLY BOUNDARY IS BEING HELD ALONG THE NORTH LINE OF SECTION 8 BECAUSE NO RIGHT OF WAY OR CONVEYANCE DOCUMENT COULD BE LOCATED FOR FLOATING FEATHER ROAD. IT IS ASSUMED THAT THERE IS A 25 FOOT PRESCRIPTIVE RIGHT OF WAY, AND 42 FEET WILL BE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT WITH THIS PLAT.

THE WESTERLY BOUNDARY OF THIS PHASE OF THE SUBDIVISION WAS CREATED BY A COLLABORATION BETWEEN THE CLIENT AND THE DESIGN TEAM AT NV5.

SHEET INDEX

- SHEET 1 - SUBDIVISION BOUNDARY, PLSS CORNERS, PLAT NOTES
- SHEET 2 - NORTHERLY PORTION OF SUBDIVISION
- SHEET 3 - SOUTHERLY PORTION OF SUBDIVISION
- SHEET 4 - OWNERS CERTIFICATE
- SHEET 5 - CERTIFICATES AND APPROVALS

REFERENCES

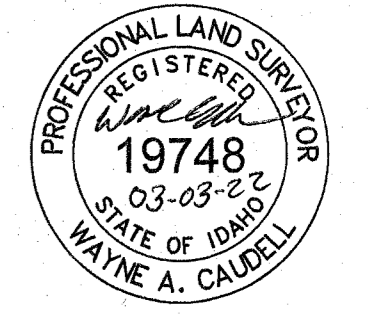
- R1) PLAT FOR LOBO CREEK SUBDIVISION PHASE 1 B. 96, P. 12021-12022
- R2) PLAT FOR CROWFOOT SUBDIVISION NO. 1 B. 115, P. 17323-17326
- R3) PLAT FOR WATERVIEW ESTATES SUBDIVISION NO. 6 B.110, P.15899-15902

LINE #	BEARING	DIST.
L1	N44°19'11"W	13.81
L2	N89°19'11"W	22.14
L3	N1°07'05"E	50.00
L4	S88°52'55"E	10.00

CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	4°20'13"	225.00	17.03	N87°09'04"W	17.03
C2	0°45'51"	425.00	5.67	N89°42'06"W	5.67
C3	4°41'05"	375.00	30.66	N88°20'17"E	30.65

CERTIFICATE OF SURVEYOR

I, WAYNE A. CAUDELL, AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND DO HEREBY CERTIFY THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.



NV5



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Cherished Estates Phase: 1 Subdivi sion: 5/4/2022
 Developable Lots: 35 Review No: 1 Developable Lots:
 Developer: Sterling Land Development – Brian Sinderhoff
 Tel: 949-226-4482 Email: bls@sterlinghomes.us
 Engineer: NV5 – Ryan C. Young
 Tel: 208-342-5400 Email: Ryan.young@nv5.com
 Property Address: Floating Feather Road
 Review Check By: Ryan Morgan, P.E., City Engineer

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4		X		Landscape plan provided. Confirm consistent with approved preliminary plat.
5		X		Verified written legal description. Please provide all pages of the final plat.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. Easement is required for sewer main through lot 1 block 7 Please update instrument numbers before final

				signatures are obtained.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ###, City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11			X	Note is shown on the final plat: " Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat. " Please update Note 7.
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13			X	Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water. Lot 1 Block 7
14			X	On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT." underneath the APPROVAL OF CITY ENGINEER line, and before the signature line. Please include all pages of plat.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16		X		Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
18	X			All profiles are drawn to the same horizontal scale as plan views.

19		X		Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications. Relocate light at lot line 7/8 block 3 to the corner of Cloud Burst and Nebula, it can be moved to the other side of the road if desired. Shift light on Shumard west to better align with intersection of Silver Wolf Way.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
20			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
28		X		Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho. Can be included with natural features map.
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30		X		Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.),

				finished centerline roadway grades, existing grade, and base flood elevations.
33		X		Existing irrigation ditches, canals, and easements are shown. show on existing conditions map
34		X		Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer) See Item 30
35		X		Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) See Item 30
36		X		Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) See Item 30
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38		X		Existing and proposed elevations match at property boundaries. See Item 30
ITEM	OK	NEED	N/A	DRAINAGE PLAN
39		X		Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41		X		Narrative is provided that describes the proposed method of stormwater retention.
42		X		Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44			X	Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45	X			Section view of drainage facility provided.
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.

50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53		X		Drain rock, ASTM C33 sand, or pond liner specified. Please include thickness of clay liner to be installed.
54	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit.
55		X		Vegetative cover shown over biofiltration facilities. Please include vegetation information for swales or include information with landscape plan.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
57		X		Plan approval letter is provided from the appropriate irrigation district. Is there an irrigation ditch being relocated or tiled? Please provide approval for new irrigation pump station.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point. Calculations only show 10 GPM if all lots are irrigating
61		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot. See Item 60
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64		X		Provisions are made for diversion and flow measurement from a gravity irrigation source ditch. See Item #57
65		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system. See Item #57
66			X	Provide written verification and plan approval from Star

				Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67				Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity. See Item #57
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
68		X		Return (1) one revised plan set in pdf format to the City of Star Engineer . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.
69		X		Provide a response letter, referencing the City of Star checklist with the revised plan set that highlights what actions were taken to correct any outstanding items.

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

- **Plat restricts stormwater from lots going into the right-of-way, typically ACHD allows for 1/2 of lot drainage. I do not have stormwater calculations so I cannot not confirm this, please verify this not does not prevent that.**
- **Note 12 states water is provided by the City of Star, Water is provided by the Star Sewer and Water District, please revise. Please included sewer in this note as well.**

Additional Construction Drawing Comments:

-



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

June 10, 2022

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: Cherished Estates Subdivision Final Plat Phase 1, FP-20-15

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

June 10, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK127



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-20-15

Development Name/Section Cherished Estates 1

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual water
 - individual sewage
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 14. _____

Reviewed By: [Signature] Date: 6/7/22