



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shawn T. Smith*

MEETING DATE: **June 7, 2022**

FILE(S) #: FP-22-01 Final Plat, Starpointe Subdivision

REQUEST

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision consisting of 70 residential lots and 12 common lots on 29.24 acres. The property is located at 6825 N. Star Road, 8405 W. Joplin Road and 8755 W. Joplin Road in Star, Idaho. The subject property is generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No's. S0419428100, S0418417750 & S041942805.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

Teller Bard
Kimley-Horn
950 W. Bannock St., Ste. 1100
Boise, Idaho 83702

OWNER/APPLICANT:

W. West Development, LLC
Criterion Land Management, LLC
1861 S. Wells Ave., Ste. 200
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-DA)
Acres -	29.24
Residential Lots -	70
Common Lots -	12
Commercial -	N/A

HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
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January 11, 2022

Council approved applications for Annexation and Zoning (AZ-21-07), Development Agreement (DA-21-09) and Preliminary Plat (PP-21-10) for Starpointe Subdivision. The preliminary plat was approved for a maximum 71 residential lots and 13 common lots on 29.24 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision, consisting of 70 residential lots and 12 common lots on 29.24 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 Preliminary Plat submitted contains 82 total lots, 70 single family detached residential lots, and 12 common area lots on 29.24 acres. This equates to 2.36 dwelling units per acre. The lots will have access and frontage from public streets. The residential lots range in size from 8,400 square feet to 19,956 square feet with the average buildable lot being 13,052 square feet. All roads will be built to ACHD, City of Star and Stat Fire District Standards. The submitted preliminary plat is showing all local roads with a 50-foot wide right of way with paved streets measuring 33 feet from back of curb to back of curb. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot-wide landscape strip. The applicant is proposing 5.92 acres (20.03%) of open space, including at least 2.92 acres (10%) of usable open space, not including the 8-foot-wide landscape strip along the local streets. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable. Some of the usable open space is "visual" in nature. In order to qualify as open space, open style fencing must be provided. Therefore, Lots 38-43, 45, 51, Block 1, and Lots 4-5, and 11, Block 3 shall be conditioned to have open style fencing along the rear and/or side property lines adjacent to the common lot located along the southern boundary of the subdivision.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of seven (3) site amenities. The applicant is proposing a park with swinging benches, gazebo and a pond. There is also a large open area on the north of the property. These amenities satisfy the code requirement for development amenities.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 70 residential lots. The final plat has 70 residential lots and 14 common lots.

Common/Open Space and Amenities – Approved open space includes a park with swinging benches, gazebo and a pond. There is also a large open area on the north of the property. These amenities satisfy the code requirement for development amenities.

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 included landscape plan appears to satisfy these requirements. The plan does not call for open fence as required for Lots 38-43, 45, 51, Block 1 and Lots 4-5, and 11, Block 3. The plan still calls for solid privacy fence. A revised plan, showing open style fencing will be required prior to signing the mylar.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the previous phases. Applicant has provided a streetlight design that is in compliance with the city requirements. The street light plan has lights at all the required locations. **Staff recommends that the lights across from Lots 11, 13 and 15 on Block 2 be removed.**

Setbacks – Council approved a 7’ (seven) foot side yard setback for all single family detached homes. All other R-3 setbacks shall be adhered to.

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

Street Names – Applicant has provided documentation that the proposed street names have been reviewed and approved by Ada County and are reflected correctly on the final plat.

Mail Cluster – Applicant has requested approval from the Meridian Postmaster for the location of the mail clusters. To date, approval has not been provided. This will be required prior to signing the final plat.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 9, 2022.

May 20, 2022
April 5, 2022

DEQ
Star City Engineer

Standard Letter
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 Starpointe Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Applicant shall provide a 7-foot sidewalk along Collector Roadways and Star Road or bonded for through ACHD. Condition added by Council upon approval of the preliminary plat.**
3. **All street within the development shall have a minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees. Condition added by Council upon approval of the preliminary plat.**
4. **Council approved reduction in 10% usable open space to allow detached sidewalk planter strip reduction. Condition added by Council upon approval of the preliminary plat.**
5. **Maintain artesian irrigation water flows at historic levels to the Aldrich property. Condition added by Council upon approval of the preliminary plat.**
6. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
7. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$131,671. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.

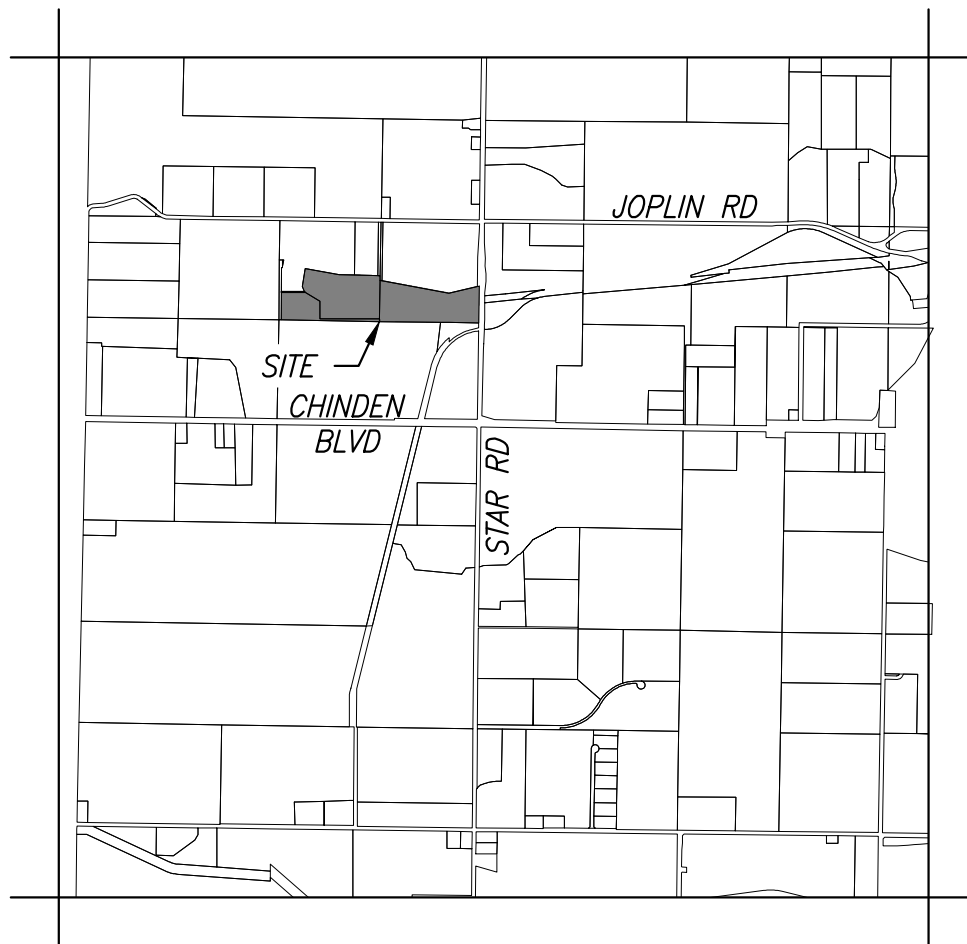
8. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
9. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
10. 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.
11. **The applicant shall submit a Temporary Use application to the City for approval prior to the start of excavation of any pond. The excavation shall comply with all requirements set forth in Section 8-5-19C of the Star Unified Development Code pertaining to Accessory Pits.**
12. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
13. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
14. 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.
15. All common areas shall be maintained by the Homeowner's Association.
16. 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/Owner shall work with staff and submit an updated streetlight plan designating locations that meets city standards prior to Final Plat approval.** Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. **A streetlight design shall also be submitted to the City and approved prior to signing the final plat.**
17. 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 Street Trees as indicated on the approved landscape plan. The submitted plan appears to satisfy the tree requirements, however a **revised landscape plan shall be submitted showing open style fencing along the rear and/or side property line adjacent to the common lot located along the southern boundary of the subdivision for Lots 38-43, 45, 51, Block 1, and Lots 4-5, and 11, Block 3 of the approved preliminary plat, prior to signing the mylar.**
18. 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.**

- 19. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.**
20. 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.
21. A sign application shall be submitted to the City for any subdivision signs.
22. 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.**
23. 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.**
24. 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.**
25. 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.**
26. 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.**
27. All common areas shall be maintained by the Homeowners Association.
- 28. 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.**
29. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-01 Starpointe Subdivision, Final Plat, on _____, _____. 2022.



T4N, R1W, SEC. 19



January 27, 2022

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

RE: StarPointe Subdivision

Dear Ryan,

Attached for your review is the Final Plat application for StarPointe Crossing. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for StarPointe Subdivision.

StarPointe will include 69 single-family residential lots and 12 common lots on 29.24 acres. The gross density is 2.43 units per acre. The typical lot width is 70-feet and lot sizes will range from 8,400 SF to 19,956 SF. The overall open space for the site is 6.40 acres (21.8%) of the total development area with 4.01 acres (13.7%) of useable open space. Amenities for the subdivision include a beach area with a ramada, meandering creek, pond, and open space trails throughout. The remaining open space is generously planted.

Construction of StarPointe will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,

A handwritten signature in black ink, appearing to read "Teller Bard".

Teller Bard, P.E.
Project Engineer



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 X

Applicant Name: W. West Development, LLC, Criterion Land Management, LLC
Applicant Address: 1861 S. Wells Ave Suite 200, Meridian, ID 83642 Zip: 83642
Phone: 480-401-0800 Email: randy@criterionland.com

Owner Name: W. West Development, LLC, Criterion Land Management, LLC
Owner Address: 1861 S. Wells Ave Suite 200, Meridian, ID 83642 Zip: 83642
Phone: 480-401-0800 Email: randy@criterionland.com

Representative (e.g., architect, engineer, developer):
Contact: Teller Bard Firm Name: Kimley-Horn
Address: 950 W Bannock Street, Suite 1100, Boise, ID Zip: 83702
Phone: 208-906-3871 Email: teller.bard@kimley-horn.com

Property Information:

Subdivision Name: StarPointe Subdivision Phase: N/A

Parcel Number(s): S0419417750, S0419428100, & S0419427800

Approved Zoning: R-3 Units per acre: 2.36

Total acreage of phase: 29.24 Total number of lots: 81

Residential: 69 Commercial: _____ Industrial: _____

Common lots: 12 Total acreage of common lots: 5.94 Percentage: 20.3%

Percent of common space to be used for drainage: 1.7% Acres: .49

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>69</u>	<u>69</u>
Number of Common Lots:	<u>12</u>	<u>12</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>

Roads: W. Inspirado Dr, N. Rowyn Sky Way, W. Star Bluff Dr
N. Valley Breeze Ave, N. Brock River Pl, N. Starboard Ave

Final Plat App: N. Spencer Way, W. Inspirado Ct, W. Happy Day Dr, W. Graye St

W. Inspirado Dr, N. Rowyn Sky Way, W. Star Bluff Dr
N. Valley Breeze Ave, N. Brock River Pl, N. Starboard Ave
N. Spencer Way, W. Inspirado Ct, W. Happy Day Dr, W. Graye St

Amenities: Pond, Ramada, Walking Path

Pond, Ramada, Walking Path

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

Subdivision Name: StarPointe Subdivision

Phase: N/A

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

- 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.
- FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0140H
FIRM effective date(s): mm/dd/year 02/19/2003
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- 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 (√)
X	Completed and signed copy of Final Plat Application	
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
X	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. 	
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
X	Electronic copy of current recorded warranty deed for the subject property	
X	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.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
X	Electronic copy of vicinity map showing the location of the subject property	
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
X	One (1) 11" X 17" paper copy of the Final Plat	
X	Electronic copy of the Final landscape plan**	

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	Electronic copy of all easement agreements submitted to the irrigation companies	
X	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
X	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)</u> with the files named with project name and plan type.	
X	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <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. 	
X	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

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

01/26/2022

Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

) ss

COUNTY OF ADA)

I, Gray H. Wolfe Sr., 1409 North Main Street
(name) (address)
Meridian ID 83642
(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 Kimley-Horn,
(name)
950 W. Bannock Street #1100, Boise ID 83702
(address) (state) (zip)

to submit the accompanying application pertaining to that property. 50419428015

Address or location of property: Ada County Parks; 50419417750, 50419428120

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.

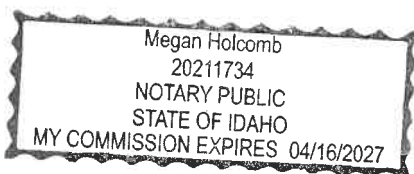
I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Final Plat for StarPointe

Dated this 27th day of January, 20 22

[Signature]
(Signature)

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



mheeb
Notary Public for Idaho
Residing at: Canyon County, ID
My Commission Expires: 04/16/2027

STARPOINTE LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19 , TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH A 5/8"IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00°46'11" EAST, 2,633.05 FEET; THENCE NORTH 00°46'11" EAST, 1316.52 TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ON THE SOUTH BOUNDARY LINE OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4, NORTH 89°08'47" WEST, 22.00 FEET TO THE REAL POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°08'47" WEST, 1,290.28 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE ON THE SOUTH BOUNDARY LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, NORTH 89°09'04" WEST, 1,282.43 FEET TO THE EAST BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY A DEED RECORDED ON JANUARY 17, 1995 AS INSTRUMENT NO. 95003073, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON SAID EAST BOUNDARY LINE, NORTH 01°04'16" EAST, 296.99 FEET;

THENCE LEAVING SAID EAST BOUNDARY LINE, NORTH 86°23'15" EAST, 345.67 FEET TO THE EXTERIOR BOUNDARY LINE OF PARCELS 1 AND 2 CONVEYED BY A DEED RECORDED ON SEPTEMBER 29, 1995 AS INSTRUMENT NO. 95071678, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

NORTH 57°31'41" WEST, 53.70 FEET;

NORTH 22°49'04" WEST, 79.06 FEET;

NORTH 10°37'22" EAST, 234.94 FEET;

SOUTH 76°53'22" EAST, 447.69 FEET;

SOUTH 87°29'16" EAST, 507.64 FEET;

NORTH 00°55'08" EAST, 775.15 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

SOUTH 88°57'26" EAST, 30.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

SOUTH 00°55'08" WEST, 784.54 FEET ON THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 78°58'19" EAST, 936.90 FEET;

THENCE NORTH 76°57'33" EAST, 377.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF N. STAR ROAD;

THENCE ON SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°46'11" WEST, 461.90 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 28.905 ACRES, MORE OR LESS.

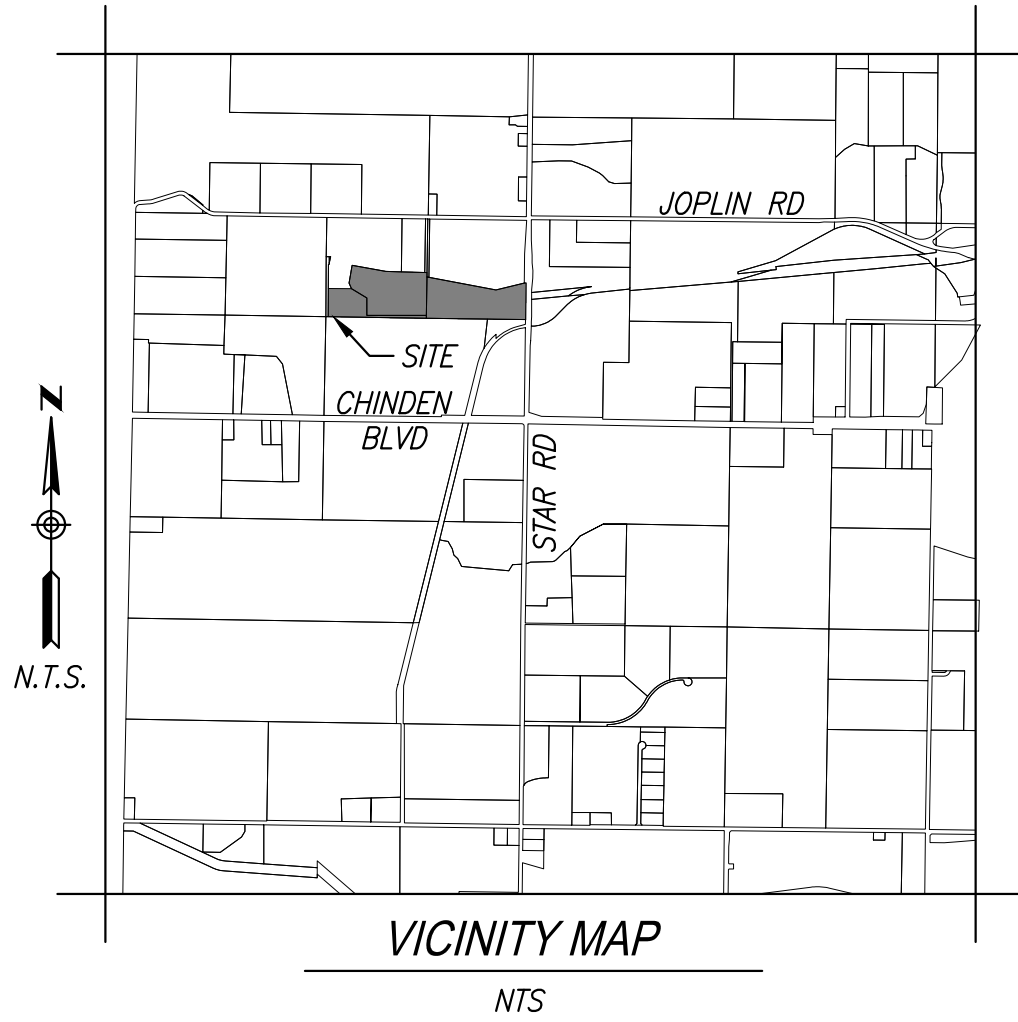
END OF DESCRIPTION.

PRELIMINARY PLAT NOTES

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS.
3. BLOCK 1 LOT 1, BLOCK 1 LOT 2, BLOCK 1 LOT 17, BLOCK 1 LOT 28, BLOCK 1 LOT 29, BLOCK 1 LOT 32, BLOCK 1 LOT 37, BLOCK 1 LOT 44, BLOCK 1 LOT 48, BLOCK 2 LOT 8, BLOCK 3 LOT 1, BLOCK 3 LOT 8, BLOCK 4 LOT 1, BLOCK 4 LOT 3, AND BLOCK 4 LOT 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
14. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
15. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.

STARPOINTE
PRELIMINARY PLAT

A PORTION OF THE SE 1/4 OF SECTION 19 & SW 1/4 OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO



Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS
03	PROPOSED CONDITIONS
04	HORIZONTAL CONTROL
05	LOT DATA
06	PRELIMINARY IRRIGATION
07	PRELIMINARY IRRIGATION
08	PRELIMINARY IRRIGATION

OWNER/DEVELOPER

W. WEST DEVELOPMENT, LLC
CRITERION LAND MANAGEMENT, LLC
7629 E PINNACLE PEAK ROAD #110
SCOTTSDALE, ARIZONA 85255
TELEPHONE: (480) 401-0800
CONTACT: RANDAL CLARNO
EMAIL: RANDY@CRITERIONLAND.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
950 W BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83702
PHONE: (208) 297-2885
CONTACT: TELLER BARD, PD
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SURVEYOR

IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PHONE: (208) 846-8570
CONTACT: CODY MCCAMMON, PLS
EMAIL: CODYM@IDAHOSURVEY.COM

LEGEND

	PHASE LINE		PROPOSED FIRE HYDRANT
	PROPOSED CL/SECTION LINE		PROPOSED GATE VALVE
	PROPOSED SWALE		SIDEWALK RAMP
	PROPOSED BOUNDARY		PROP. STORM DRAIN
	ROAD RIGHT OF WAY		PROP. CATCH BASIN
	LOT LINE		EXISTING CATCH BASIN
	EASEMENT		EXISTING SEWER MAIN
	PROPOSED SEWER		EXISTING WATER MAIN
	PROPOSED WATER (3' COVER)		EXISTING EDGE OF PAVEMENT
	PROPOSED INFILTRATION POND		EXISTING EDGE OF GRAVEL ROAD
	STORM WATER INFRASTRUCTURE EASEMENT		EXISTING FENCE
	PROPOSED CURB		EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE		EXISTING GAS LINE
	PROPOSED CATCH BASIN		EXISTING GEOTECHNICAL TEST HOLE
	PROPOSED SEWER MANHOLE		PROPOSED SEEPAGE BED
			PROPOSED STREETLIGHT

PRELIMINARY PLAT DATA

EXISTING ZONING RUT
PROPOSED ZONING: R-3

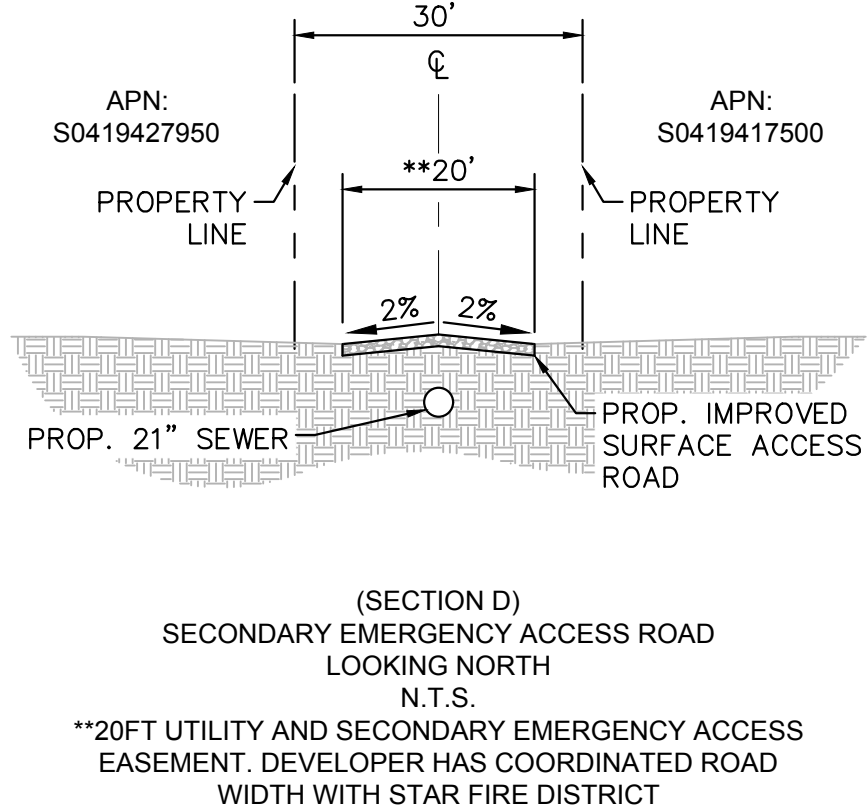
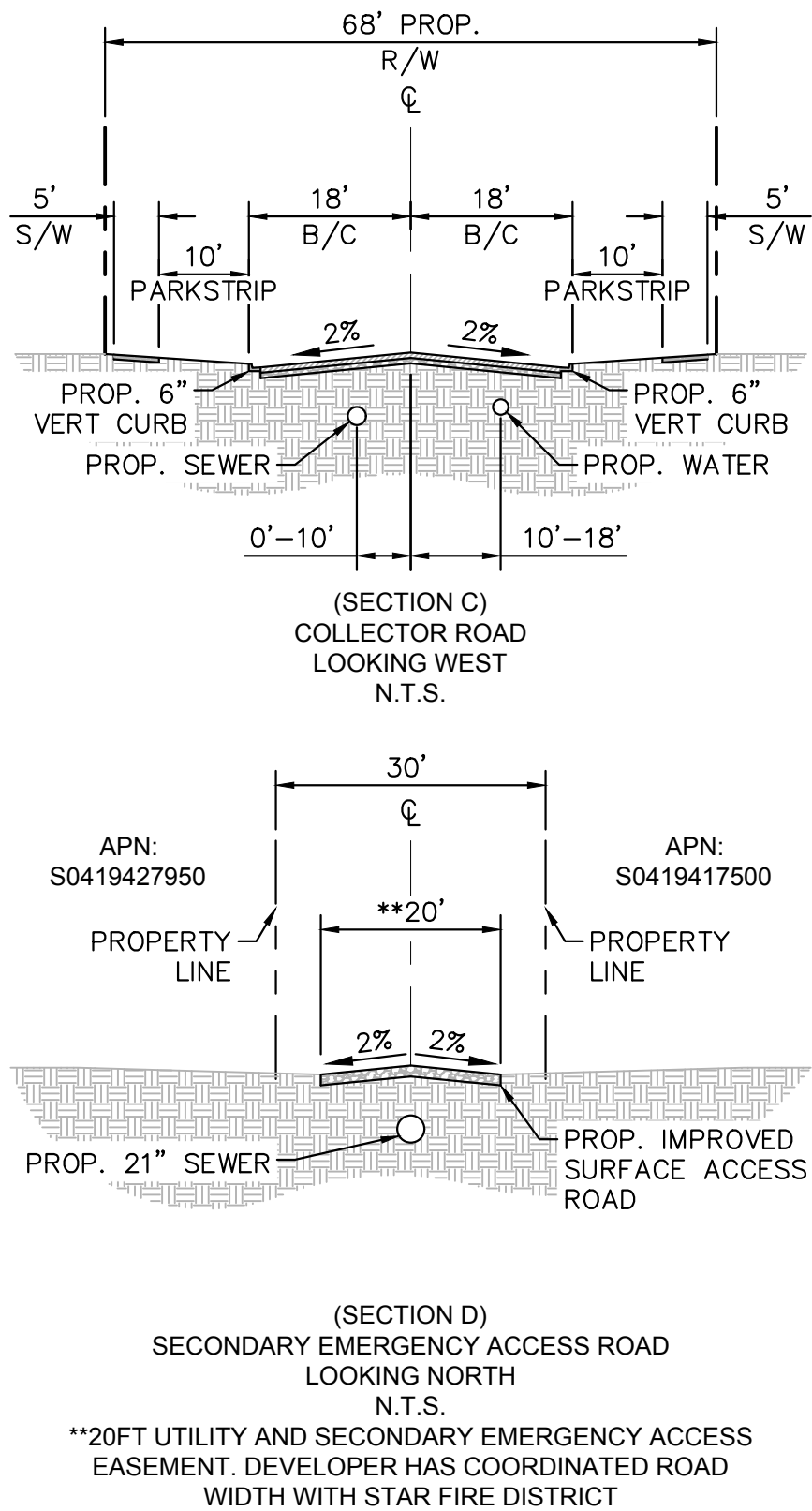
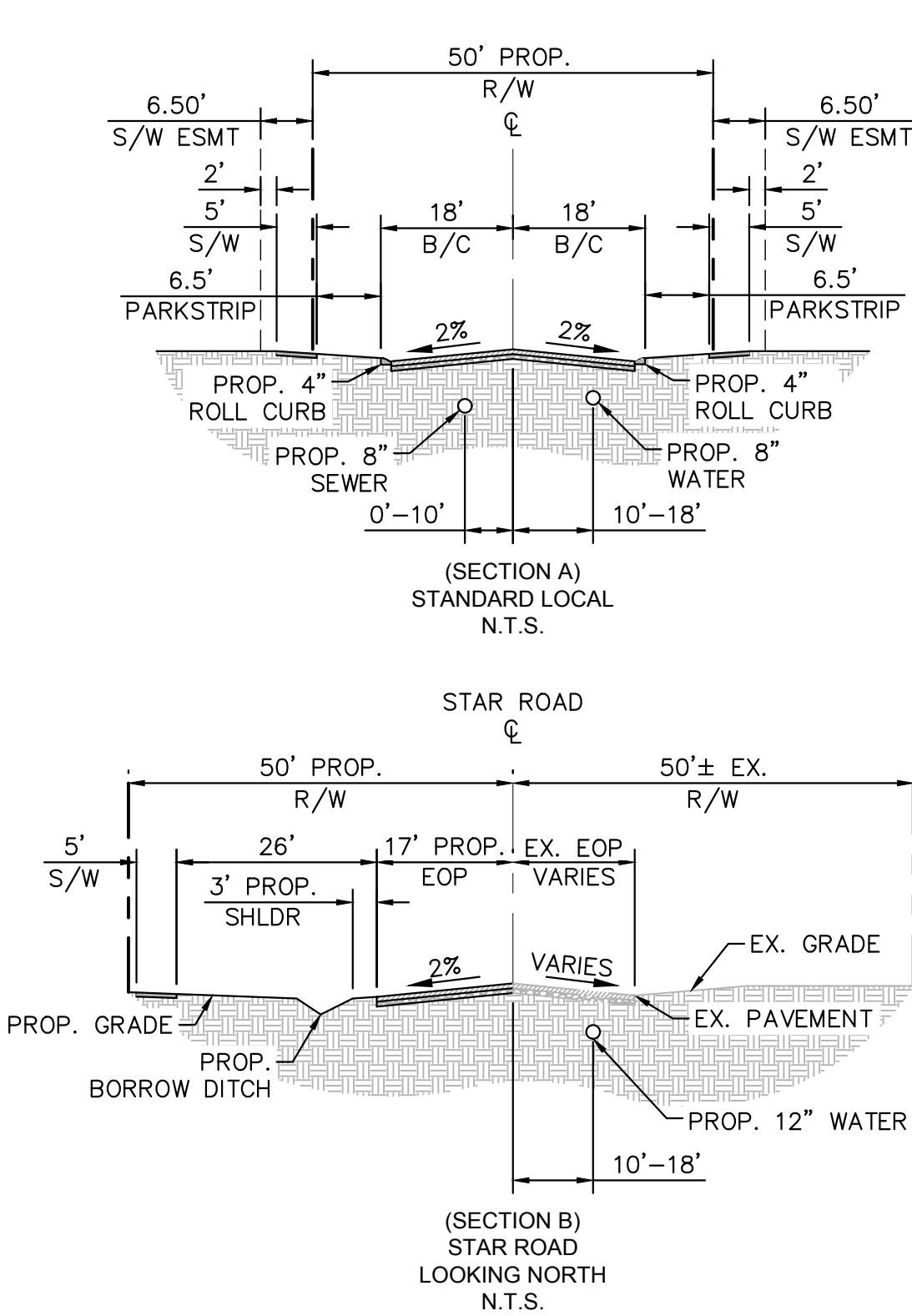
GROSS ACREAGE: 29.24 AC
NET ACERAGE: 28.89 AC

BUFFER OPEN SPACE: 0.74 AC
COMMON OPEN SPACE: 2.30 AC
USABLE OPEN SPACE: 2.62 AC
VISUAL NATURAL OPEN SPACE: 0.27 AC

TOTAL OPEN SPACE: 5.92 AC (20.3% OF GROSS)

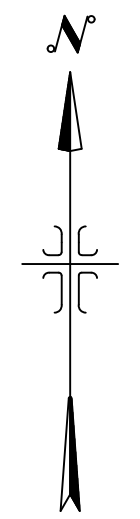
TOTAL LOTS: 79
RESIDENTIAL LOTS: 66
COMMON LOTS: 13
GROSS DENSITY: 2.26 DU/AC

TYPICAL LOT AREA: 8,400 SF
TYPICAL LOT WIDTH: 70'

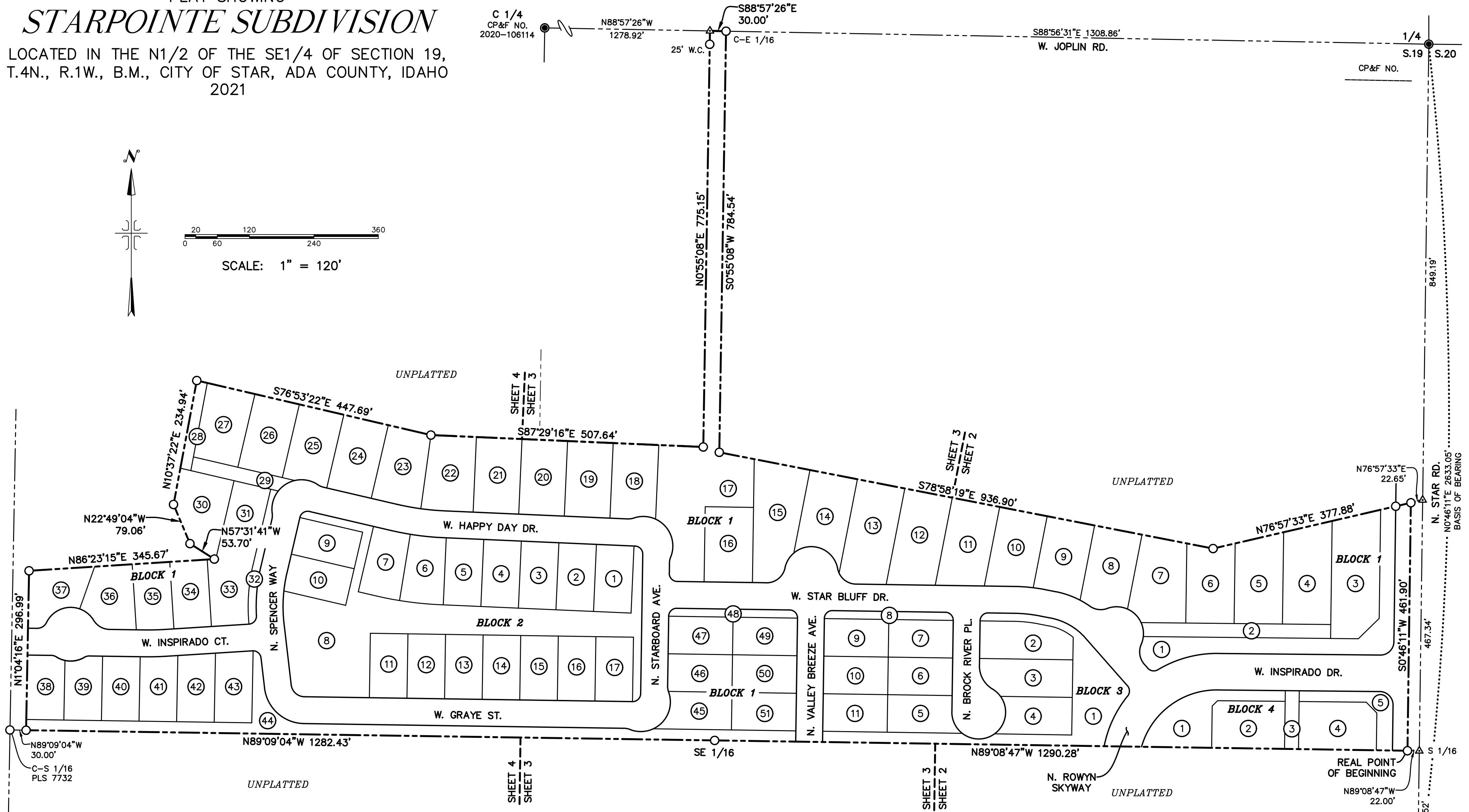


PLAT SHOWING
STARPOINTE SUBDIVISION
LOCATED IN THE N1/2 OF THE SE1/4 OF SECTION 19,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2021

C 1/4
CP&F NO.
2020-106114



SCALE: 1" = 120'




LEGEND

- FOUND 5/8" IRON PIN, W/ PLS 11779
UNLESS OTHERWISE NOTED
- ⊕ FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP, PLS 11779
- △ CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- ___ LOT LINE
- - - SECTION LINE
- ___ RIGHT-OF-WAY LINE
- TIE LINE

SEE SHEET 2 FOR NOTES
SEE SHEET 5 FOR LINE & CURVE TABLES.



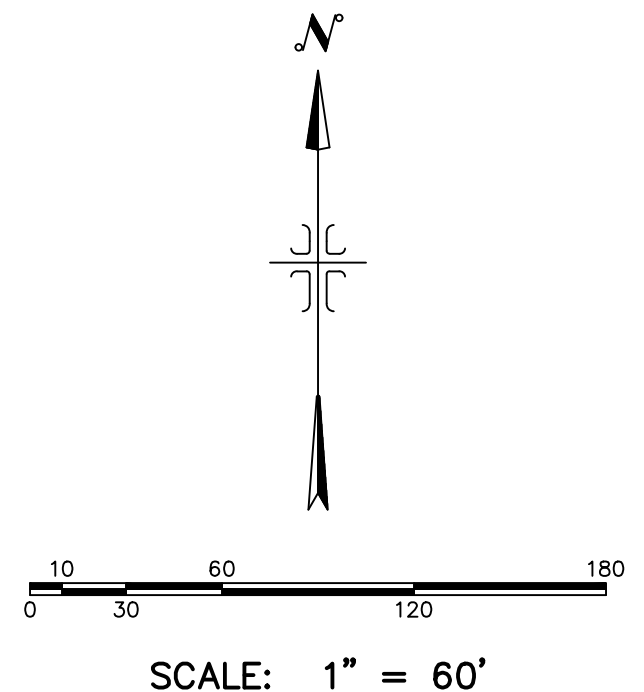
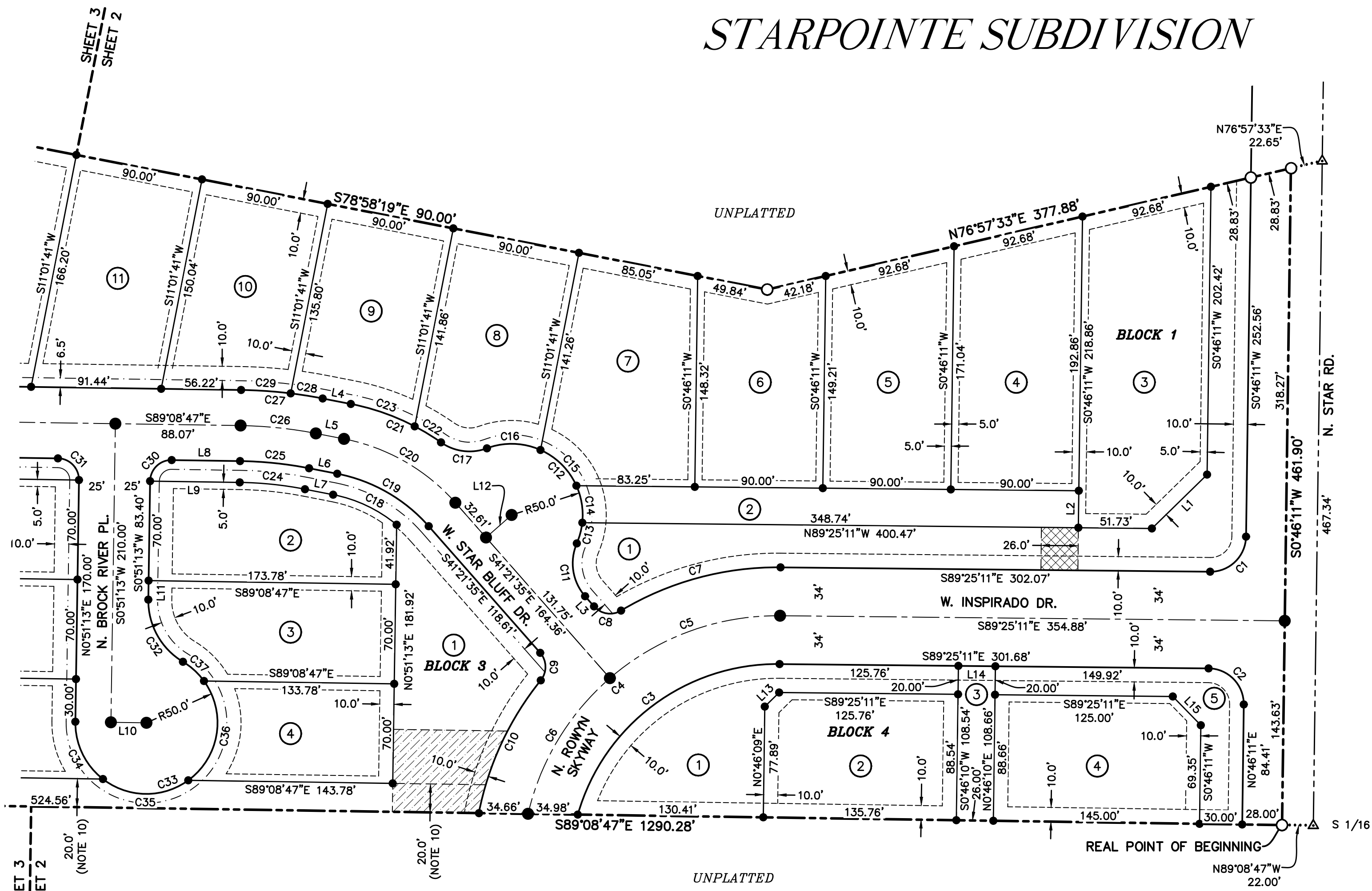
BOOK PAGE

 IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 21-310
SHEET 1 OF 7

STARPOINTE SUBDIVISION



NOTES

1. A PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY DESIGNATED ADJACENT TO A PUBLIC RIGHT-OF-WAYS AS DELINEATED AND REFERENCED. PUBLIC UTILITY EASEMENTS ADJACENT TO A SIDEWALK EASEMENT ARE DIMENSIONED FROM THE BACK OF THE SIDEWALK EASEMENT, BUT EXTEND TO THE PUBLIC RIGHT-OF-WAY LINES. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PERMANENT LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ADJACENT TO THE SIDES OF INTERIOR LOT LINES. THE EASEMENTS ARE AS SHOWN ON THIS PLAT
2. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
3. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER AND THE LOTS WITHIN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS BY THE BOISE-KUNA IRRIGATION DISTRICT.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED.
6. LOTS 1, 2, 17, 28, 29, 32, 44 AND 48 BLOCK 1; LOT 8 BLOCK 2; LOTS 1 AND 8 BLOCK 3; LOTS 1, 3 AND 5, BLOCK 4 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS 32, 44 AND 48 BLOCK 1 AND LOT 8 BLOCK 3 ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT.
7. LOT 2, BLOCK 1 SHALL BE SUBJECT TO A BLANKET ACCESS EASEMENT IN FAVOR OF LOTS 3 THROUGH 7, BLOCK 1. LOT 29, BLOCK 1 SHALL BE SUBJECT TO A BLANKET ACCESS EASEMENT IN FAVOR OF LOTS 25 THROUGH 28, AND LOTS 30 AND 31, BLOCK 1. LOT 3, BLOCK 4 SHALL BE SUBJECT TO A ACCESS EASEMENT IN FAVOR OF LOTS 2 AND 4, BLOCK 4.
8. SEE ACHD PERMANENT EASEMENT INSTRUMENT NO. _____
9. LOT 17, BLOCK 1 IS SUBJECT TO A STAR SEWER AND WATER EASEMENT AS DELINEATED AND REFERENCED.
10. LOT 44, BLOCK 1 AND LOT 1, BLOCK 3 ARE SUBJECT TO A PIONEER IRRIGATION COMPANY EASEMENT AS DELINEATED AND REFERENCED.
11. LOTS 17, 37, 50, AND 51 BLOCK 1; LOT 1, BLOCK 3 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOT(S) ARE ENCUMBERED BY THAT 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 THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE 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.
12. LOTS 44 AND 51, BLOCK 1; LOTS 1 AND 11, BLOCK 3 ARE SUBJECT TO A TEMPORARY TURNAROUND EASEMENT AS DELINEATED AND REFERENCED.
13. LOTS 1, BLOCK 1 IS SUBJECT TO A STAR SEWER AND WATER AND SECONDARY ACCESS EASEMENT AS DELINEATED AND REFERENCED.
14. DIRECT ACCESS TO STAR RD. IS PROHIBITED.

LEGEND

- | | |
|--|--|
| | FOUND 5/8" IRON PIN, W/ PLS 11779 UNLESS OTHERWISE NOTED |
| | SET 1/2 IRON PIN WITH CAP |
| | SET 5/8" IRON PIN WITH CAP |
| | CALCULATED POINT |
| | LOT NO. |
| | SUBDIVISION BOUNDARY LINE |
| | LOT LINE |
| | SECTION LINE |
| | RIGHT-OF-WAY LINE |
| | CENTERLINE |
| | EASEMENT LINE (NOTE 1) |
| | EASEMENT LINE, AS NOTED |
| | SIDEWALK EASEMENT LINE (NOTE 8) |
| | STORM DRAIN EASEMENT (NOTE 11) |
| | STAR SEWER AND WATER AND SECONDARY ACCESS EASEMENT (NOTE 13) |
| | TIE LINE |
| | EASEMENT DIMENSION |

SEE SHEET 5 FOR LINE AND CURVE TABLES.



BOOK PAGE

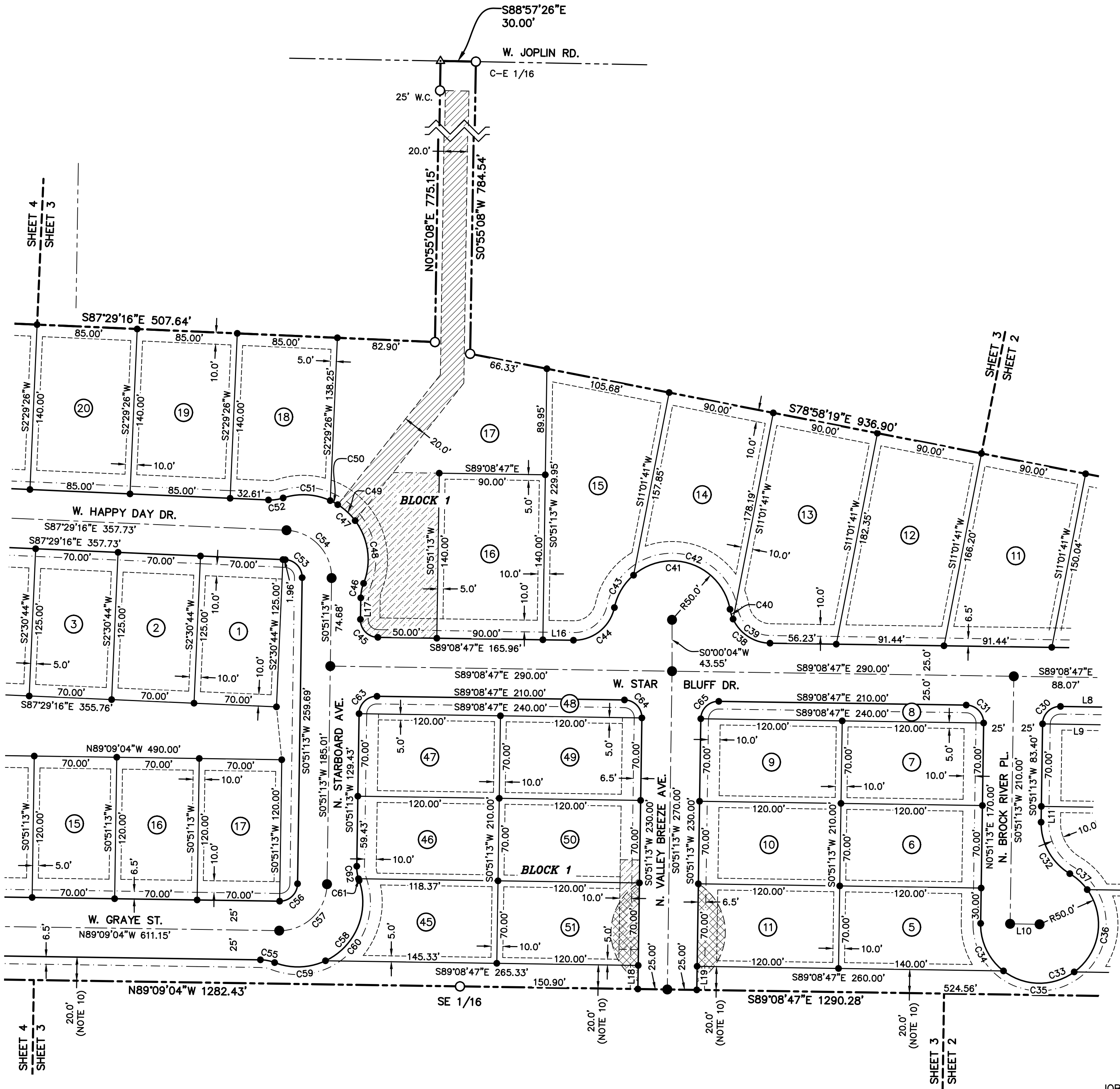
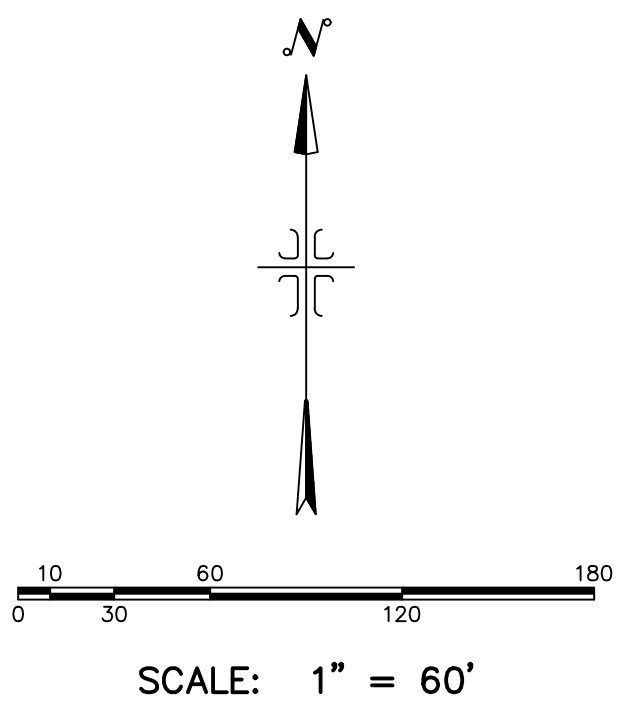


IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 21-310
SHEET 2 OF 7

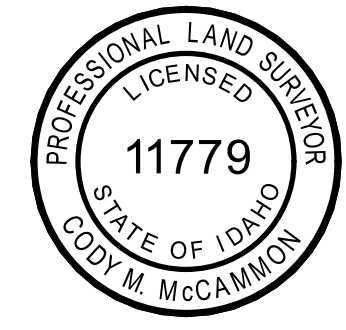
STARPOINTE SUBDIVISION




LEGEND

- FOUND 5/8" IRON PIN, W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2 IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- SIDEWALK EASEMENT LINE (NOTE 8)
- SEWER EASEMENT (NOTE 9)
- STORM DRAIN EASEMENT (NOTE 11)
- TEMPORARY TURNAROUND EASEMENT (NOTE 12)
- EASEMENT DIMENSION

SEE SHEET 2 FOR NOTES
SEE SHEET 5 FOR LINE & CURVE TABLES.

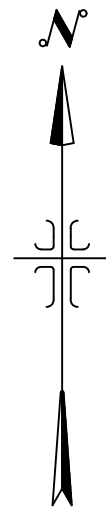
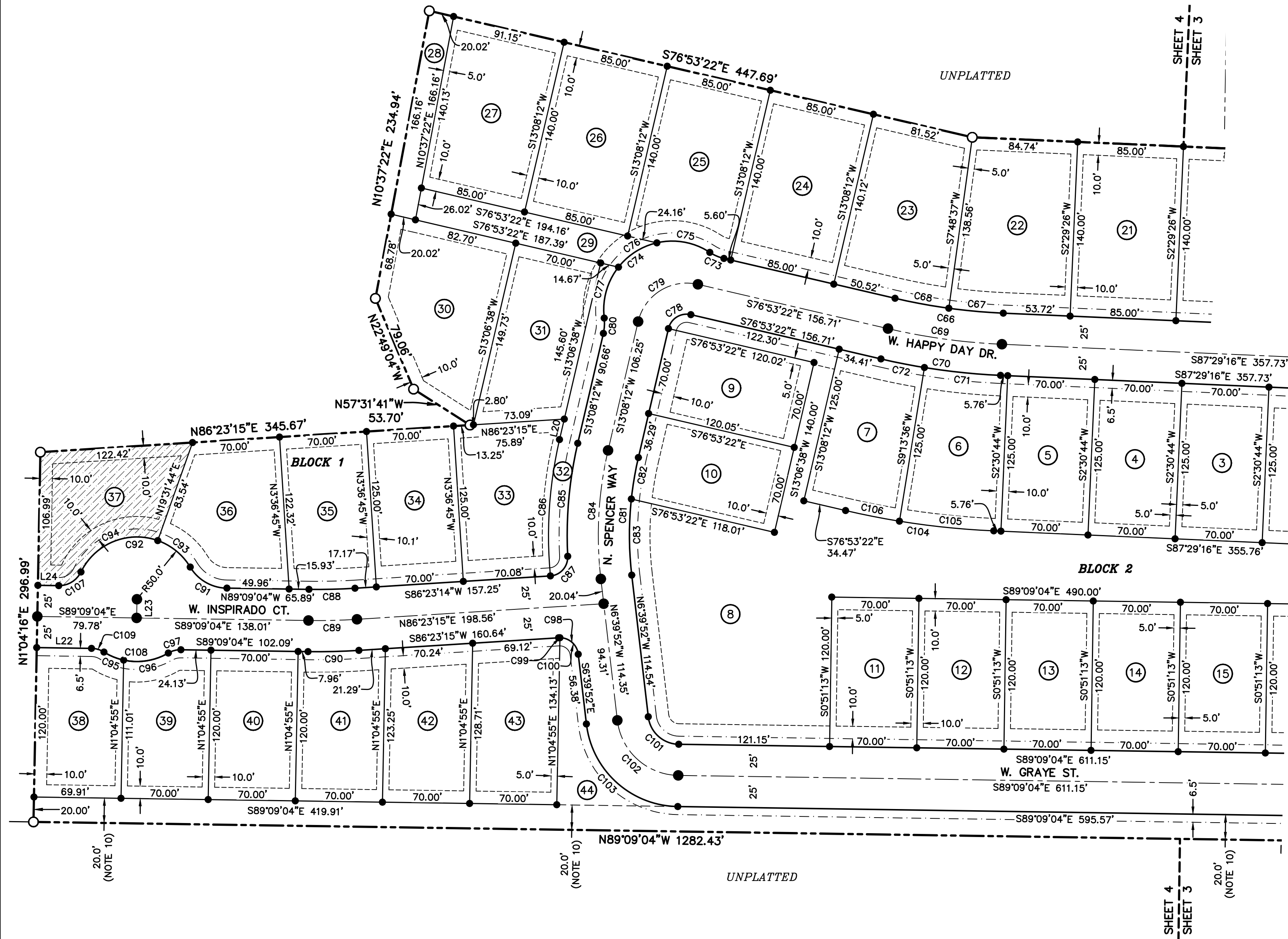


BOOK PAGE

 IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

STARPOINTE SUBDIVISION



SCALE: 1" = 60'

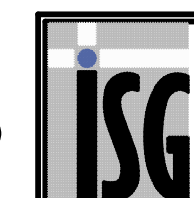
LEGEND

- FOUND 5/8" IRON PIN, W/ PLS 11779 UNLESS OTHERWISE NOTED
- SET 1/2 IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- ① LOT NO.
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- SIDEWALK EASEMENT LINE (NOTE 8)
- STORM DRAIN EASEMENT (NOTE 11)
- EASEMENT DIMENSION



SEE SHEET 2 FOR NOTES
SEE SHEET 5 FOR LINE & CURVE TABLES.

BOOK PAGE



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 21-310
SHEET 4 OF 7

STARPOINTE SUBDIVISION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	39.19	25.00	89°48'38"	N45°40'30"E	35.30
C2	39.35	25.00	90°11'22"	N44°19'30"W	35.41
C3	190.14	146.00	74°36'58"	S53°16'20"W	176.98
C4	243.54	180.00	77°31'12"	S51°49'13"W	225.38
C5	130.27	180.00	41°27'59"	N69°50'50"E	127.45
C6	113.27	180.00	36°03'12"	N31°05'14"E	111.41
C7	117.66	214.00	31°30'08"	S74°49'45"W	116.18
C8	20.83	15.00	79°33'44"	S81°08'27"E	19.20
C9	21.03	15.00	80°19'06"	N1°12'02"W	19.35
C10	104.06	214.00	27°51'38"	S25°01'42"W	103.04
C11	39.66	35.00	64°55'45"	S8°53'42"E	37.57
C12	36.40	50.00	41°42'22"	N45°12'59"W	35.60
C13	15.14	50.00	17°20'58"	N14°53'41"E	15.08
C14	26.69	50.00	30°35'00"	N9°04'18"W	26.37
C15	116.86	50.00	133°54'58"	N43°23'19"W	92.02
C16	38.64	50.00	44°16'38"	N88°12'29"W	37.68
C17	33.89	35.00	55°28'18"	S82°36'39"E	32.58
C18	49.86	100.00	28°34'09"	N64°41'14"W	49.35
C19	75.49	115.00	37°36'44"	N60°09'57"W	74.14
C20	91.90	140.00	37°36'44"	N60°09'57"W	90.26
C21	69.39	165.00	24°05'49"	N66°55'24"W	68.88
C22	21.66	165.00	7°31'12"	N58°38'06"W	21.64
C23	47.74	165.00	16°34'37"	N70°41'00"W	47.57
C24	46.17	260.00	10°10'29"	N84°03'33"W	46.11
C25	48.84	275.00	10°10'29"	N84°03'33"W	48.77
C26	53.27	300.00	10°10'29"	N84°03'33"W	53.20
C27	57.71	325.00	10°10'29"	N84°03'33"W	57.64
C28	22.77	325.00	4°00'51"	N80°58'44"W	22.77
C29	34.94	325.00	6°09'38"	N86°03'59"W	34.93
C30	23.56	15.00	90°00'00"	S45°51'13"W	21.21

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C31	23.56	15.00	90°00'00"	N44°08'47"W	21.21
C32	52.36	50.00	60°00'00"	S29°08'47"E	50.00
C33	209.44	50.00	240°00'00"	N60°51'13"E	86.60
C34	46.36	50.00	53°07'48"	S25°42'42"E	44.72
C35	64.35	50.00	73°44'23"	S89°08'47"E	60.00
C36	78.54	50.00	90°00'00"	N8°59'01"E	70.71
C37	20.18	50.00	23°07'48"	N47°34'53"W	20.05
C38	48.16	35.00	78°50'05"	S49°43'45"E	44.45
C39	39.47	35.00	64°36'35"	S56°50'30"E	37.41
C40	8.69	35.00	14°13'30"	S17°25'28"E	8.67
C41	137.59	50.00	157°40'10"	N89°08'47"W	98.11
C42	105.13	50.00	120°28'15"	N70°32'50"W	86.81
C43	32.46	50.00	37°11'54"	S30°37'05"W	31.89
C44	48.16	35.00	78°50'05"	N51°26'10"E	44.45
C45	23.56	15.00	90°00'00"	S44°08'47"E	21.21
C46	12.61	35.00	20°38'44"	S11°10'35"W	12.54
C47	124.44	55.00	129°37'57"	N43°19'02"W	99.54
C48	56.05	55.00	58°23'28"	N7°41'47"W	53.66
C49	20.17	55.00	21°00'39"	N47°23'51"W	20.06
C50	7.22	55.00	7°31'15"	N61°39'48"W	7.21
C51	41.00	55.00	42°42'35"	N86°46'43"W	40.06
C52	12.61	35.00	20°38'44"	N82°11'22"E	12.54
C53	23.13	15.00	88°20'29"	N43°19'02"W	20.90
C54	61.67	40.00	88°20'29"	N43°19'02"W	55.74
C55	12.36	35.00	20°14'22"	N79°01'54"W	12.30
C56	23.56	15.00	89°59'43"	N45°51'04"E	21.21
C57	62.83	40.00	89°59'43"	N45°51'04"E	56.57
C58	125.25	55.00	130°28'26"	N45°51'04"E	99.89
C59	44.39	55.00	46°14'22"	N87°58'07"E	43.19
C60	80.86	55.00	84°14'05"	N22°43'53"E	73.77

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C61	1.63	35.00	2°40'03"	S18°03'08"E	1.63
C62	10.73	35.00	17°34'19"	S7°55'57"E	10.69
C63	23.56	15.00	90°00'00"	S45°51'13"W	21.21
C64	23.56	15.00	90°00'00"	N44°08'47"W	21.21
C65	23.56	15.00	90°00'00"	S45°51'13"W	21.21
C66	87.86	475.00	10°35'54"	S82°11'19"E	87.74
C67	43.93	475.00	5°17'56"	S84°50'18"E	43.91
C68	43.93	475.00	5°17'58"	S79°32'21"E	43.92
C69	92.49	500.00	10°35'54"	S82°11'19"E	92.36
C70	97.11	525.00	10°35'54"	S82°11'19"E	96.97
C71	61.52	525.00	6°42'52"	S84°07'50"E	61.49
C72	35.59	525.00	3°53'02"	S78°49'53"E	35.58
C73	12.37	35.00	20°14'41"	S66°46'02"E	12.30
C74	37.24	55.00	38°47'23"	S57°43'51"W	36.53
C75	44.38	55.00	46°13'46"	N79°45'34"W	43.18
C76	125.24	55.00	130°27'48"	S58°07'25"W	99.88
C77	43.62	55.00	45°26'39"	S15°36'50"W	42.49
C78	23.56	15.00	89°58'26"	S58°07'25"W	21.21
C79	62.81	40.00	89°58'26"	S58°07'25"W	56.56
C80	12.37	35.00	20°14'41"	N3°00'51"E	12.30
C81	61.25	275.00	12°45'37"	S0°17'03"E	61.12
C82	33.79	275.00	7°02'26"	S9°36'59"W	33.77
C83	61.25	275.00	12°45'37"	S0°17'03"E	61.12
C84	103.92	300.44	19°49'04"	S3°13'18"W	103.40
C85	91.40	325.00	16°06'45"	S5°04'49"W	91.09
C86	110.22	340.00	18°34'25"	S3°49'25"W	109.74
C87	23.24	15.00	88°46'36"	N41°24'45"E	20.99
C88	36.98	475.00	4°27'40"	N88°37'06"E	36.98
C89	38.93	500.00	4°27'40"	N88°37'06"E	38.92
C90	40.88	525.00	4°27'40"	N88°37'06"E	40.87

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C91	35.45	35.00	58°02'03"	S60°08'03"E	33.95
C92	107.27	50.00	122°55'04"	S87°25'27"W	87.85
C93	34.34	50.00	39°21'16"	N50°47'39"W	33.67
C94	72.92	50.00	83°33'48"	S67°44'49"W	66.63
C95	17.10	50.00	19°35'34"	S67°49'50"E	17.01
C96	37.21	50.00	42°38'28"	N81°03'09"E	36.36
C97	10.59	19.50	31°07'01"	S75°17'25"W	10.46
C98	22.76	15.00	86°56'53"	N50°08'18"W	20.64
C99	1.12	15.00	4°15'59"	S88°31'15"W	1.12
C100	21.65	15.00	82°40'54"	N48°00'19"W	19.82
C101	35.99	25.00	82°29'12"	S47°54'28"E	32.96
C102	71.98	50.00	82°29'12"	S47°54'28"E	65.93
C103	107.97	75.00	82°29'12"	S47°54'28"E	98.89
C104	120.23	650.00	10°35'54"	S82°11'19"E	120.06
C105	76.17	650.00	6°42'52"	S84°07'50"E	76.13
C106	44.06	650.04	3°53'01"	S78°49'53"E	44.05
C107	22.08	19.50	64°53'01"	N58°24'25"E	20.92
C108	54.31	50.00	62°14'01"	S89°09'04"E	51.68
C109	10.59	19.50	31°07'01"	N73°35'34"W	10.46

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°40'30"W	54.22
L2	S0°45'50"W	26.00
L3	N41°21'35"W	9.54
L4	N78°58'19"W	20.17
L5	N78°58'19"W	20.17
L6	S78°58'19"E	20.17
L7	S78°58'19"E	20.17
L8	S89°08'47"E	48.07
L9	S89°08'47"E	63.07
L10	S89°08'47"E	25.00
L11	S0°51'13"W	13.40
L12	N48°38'25"E	23.98

LINE TABLE		
LINE	BEARING	LENGTH
L13	S45°40'30"W	14.17
L14	S89°25'11"E	26.00
L15	S44°19'30"E	28.24
L16	S89°08'47"E	25.96
L17	N0°51'13"E	18.27
L18	S0°51'13"W	20.00
L19	S0°51'18"W	20.00
L20	S13°06'38"W	16.90
L22	S89°09'04"E	43.97
L23	S0°50'56"W	15.00
L24	S89°09'04"E	16.76



BOOK PAGE



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

STARPOINTE SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That W. West Development LLC, an Idaho Limited Liability Company, is the owner of the property described as follows:

A portion of the North 1/2 of the Southeast 1/4 of Section 19 , Township 4 North, Range 1 West, B.M., City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the Section corner common to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., from which an aluminum cap marking the 1/4 corner common to Sections 19 and 20, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet; thence North 00°46'11" East, 1316.52 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 19; thence on the South boundary line of Northeast 1/4 of the Southeast 1/4 of said Section 19, North 89°08'47" West, 22.00 feet to the REAL POINT OF BEGINNING;

thence continuing North 89°08'47" West, 1,290.28 feet to the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19;

thence on the South boundary line of the of the Northwest 1/4 of the Southeast 1/4 of said Section 19, North 89°09'04" West, 1,282.43 feet to the East boundary line of a parcel of land conveyed by a Deed recorded on January 17, 1995 as Instrument No. 95003073, records of Ada County, Idaho;

thence on said East boundary line, North 01°04'16" East, 296.99 feet;

thence leaving said East boundary line, North 86°23'15" East, 345.67 feet;

thence North 57°31'41" West, 53.70 feet;

thence North 22°49'04" West, 79.06 feet;

thence North 10°37'22" East, 234.94 feet;

thence South 76°53'22" East, 447.69 feet;

thence South 87°29'16" East, 507.64 feet;

thence North 00°55'08" East, 775.15 feet to the North boundary line of the Northwest 1/4 of the Southeast 1/4 of said Section 19;

thence South 88°57'26" East, 30.00 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19;

thence South 00°55'08" West, 784.54 feet on the East boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 19;

thence leaving said East boundary line, South 78°58'19" East, 936.90 feet;

thence North 76°57'33" East, 377.88 feet to the East right-of-way line of N. Star Road;

thence on said East right-of-way line, South 00°46'11" West, 461.90 feet to the REAL POINT OF BEGINNING.

Containing 28.905 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing Star Sewer and Water District water system, and said district has agreed in writing to serve all the lots in this subdivision.

W. West Development LLC, an Idaho Limited Liability Company

Randal S. Clarno, Member

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Randal S. Clarno, known or identified to me to be a member of W. West Development, LLC, an Idaho Limited Liability Company, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that W. West Development LLC executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

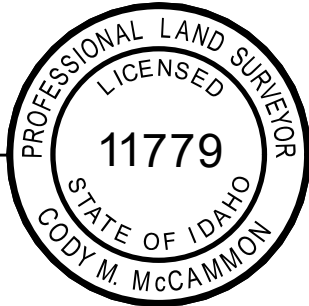
My commission expires _____

Notary Public for Idaho
Residing in _____, Idaho

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammon



P.L.S. No. 11779

BOOK PAGE

JOB NO. 21-310
SHEET 6 OF 7



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

STARPOINTE SUBDIVISION

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the day of , 20 .

President ACHD

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Star, Ada County, Idaho on this Day , 2022, Hereby approve this plat.

City Engineer

APPROVAL OF CITY COUNCIL

I, , City Clerk in and for the City of Star, Ada County, Idaho do hereby certify that at a regular meeting of the city council held on the day of , 2022, this plat was accepted and approved.

Star City Clerk

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date County Treasurer

CERTIFICATE OF COUNTY RECORDER

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of at Minutes past O'clock .M. on this day of , 20 , in Book of plats at Pages .

Instrument No.

Deputy Ex-Officio Recorder





CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: StarPointe Phase: 1 Date: 4/5/2022

Developable Lots: 71 Review No: 1

Developer: W. West Development, LLC

Tel: 208-229-2021 Email: randy@criterionland.com

Engineer: Kimley-Horn/Brandon McDougald

Tel: 208-906-3871 Email: _____

Property Address: Star 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.
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. 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."
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.
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 <u>APPROVAL OF CITY ENGINEER</u> line, and before the signature line.

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.

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.
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.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
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) Retaining walls are being

				constructed along the rear of lots 6 – 9 of Block 1, approved construction drawings of the wall are required prior to final grading plan approval. Walls over 4 foot in height must be stamped by a structural engineer.
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)
37		X		Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches. Where do wall drains outlet?
38		X		Existing and proposed elevations match at property boundaries. See comment 35.
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. No drainage report was received.
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”. It is unclear how stormwater will get from the street to drainage facilities. Several of the streets appear to have runs longer than 750 feet without catch basins
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.
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.
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.
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. No irrigation report was included.
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. No irrigation report was included.
62		X		Easements are provided for all pressure irrigation piping. (Note on face of plat). Need to see final 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.
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.
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		X		Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
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:

-

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

May 20, 2022

By e-mail: snickel@staridaho.org

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

Subject: Starpointe Subdivision, FP-22-01

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.

- 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#: 2022AEK108