



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-22-02 Final Plat, Oaklawn Crossing Subdivision

REQUEST

The Applicant is seeking approval of a Final Plat for Oaklawn Crossing Subdivision consisting of 65 residential lots, 1 commercial lot and 5 common lots on 25.87 acres. The property is located at 80055 W. Joplin Road in Star, Idaho. The subject property is generally located on the southwest corner of N. Star Road and W. Joplin Road. Ada County Parcel No's. S0419417200.

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-4-DA)
Acres -	25.87
Residential Lots -	65
Common Lots -	5
Commercial -	1

HISTORY

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

January 11, 2022

Council approved applications for Annexation and Zoning (AZ-21-08), Development Agreement (DA-21-10) and Preliminary Plat (PP-21-11) for Oaklawn Crossing Subdivision. The preliminary plat was approved for 65 residential lots, 1 mixed-use lot and 5 common lots on 25.87 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Oaklawn Crossing Subdivision, consisting of 65 residential lots, 1 mixed-use lot, and 5 common lots on 25.87 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 71 total lots, 65 single family residential lots, 5 common lots and 1 mixed-use lot on 25.87 acres. Gross acreage of the residential portion of the property is 21.04 acres, which equates to 3.09 dwelling units per acre. Counting the overall acreage of the property, which is 25.87 acres, that equates to 2.51 dwelling units per acre. The lots will have access and frontage from public streets. The residential lots range in size from 5,250 square feet to 10,754 square feet with the average buildable lot being 5,927 square feet. All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 50 ft wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be 5 feet wide and attached throughout the development. The applicant has not provided documentation that street names have been obtained and approved. Applicant shall obtain and provide to the City, street name approval documentation from the Ada County Street Naming Committee prior to signature of the final plat.

The proposed Mixed-Use lot (Lot 37, Block 4) is 4.16 acres in size. The applicant has not indicated specific uses for this lot at this time.

The application states that the proposed overall open space provided within the residential portion of the development is 5.43 acres (25.8%), including at least 2.36 acres (11%) usable open space. Some of the open space is "visual" in nature. In order to qualify as open space, open style fencing must be provided. Therefore, Lots 2-4, Block 1, and Lots 1-12, 14-36, Block 4 shall be conditioned to have open style fencing along the rear property lines adjacent to the common lot located along the southern, western and eastern boundaries of the residential portions of subdivision. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 2 site amenities. The applicant is proposing a pocket park with a shade ramada and a pathway along the southern portion of the property along the hillside and

wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 65 residential lots, 1 mixed-use lot and 5 common lots. The final plat has 65 residential lots, 1 mixed-use lot and 5 common lots.

Common/Open Space and Amenities – Approved open space includes a pocket park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. 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 conditions of approval call for open fence along Lots 10-44, Block 2. The plan calls out open fence on all of those lots except 42, 43 and 44 of Block 2. 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 at Lots 19 & 20, 28 & 29, 13 & 14 on Block 2 and Lots 9 & 10. Block 1 be removed.**

Setbacks – **No special setbacks were approved for this development. All R-4 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 not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat.

Mail Cluster – Applicant has not provided documentation from a Postmaster depicting the approved location for the mailbox cluster for the development. This will be required prior to signing the final plat.

Sidewalks – Internal sidewalks are proposed at five-foot (5') widths and will be attached throughout the development.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

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

May 20, 2022
April 14, 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 Oaklawn Crossing 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. **Coordinate with Star Sewer and Water District and the Aldrich property on a sewer stub. Condition added by Council upon approval of the preliminary plat.**

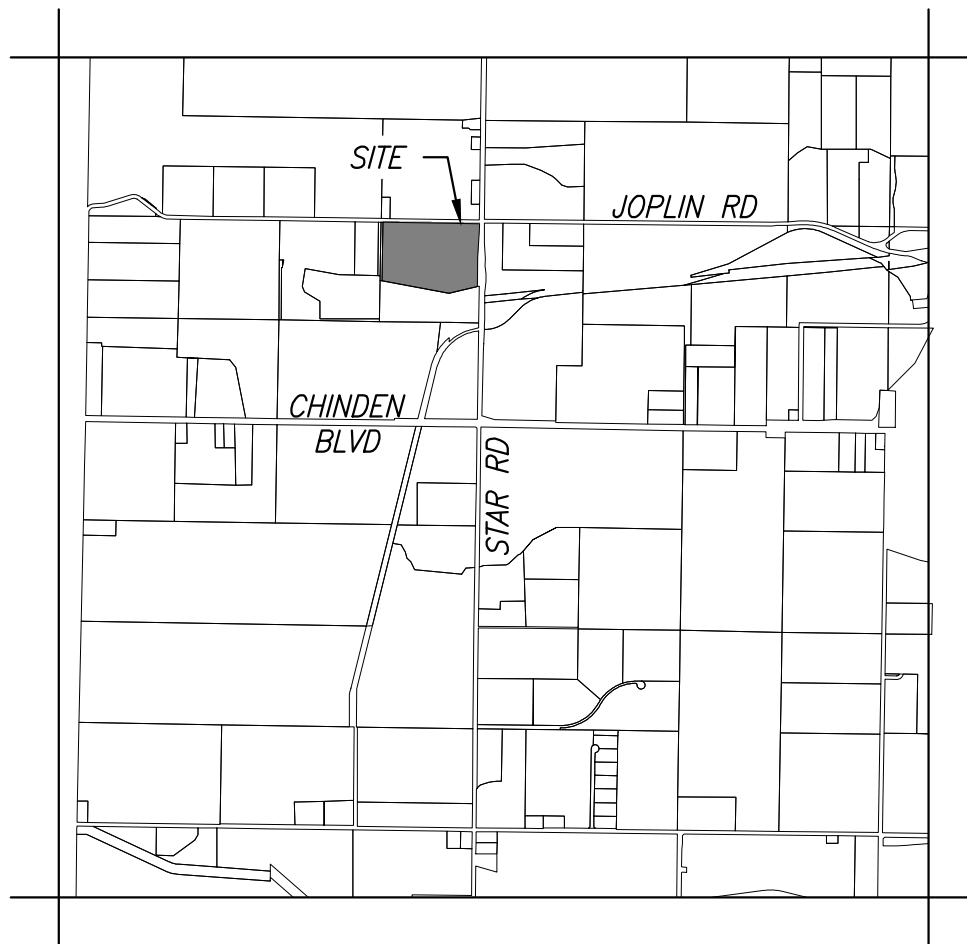
4. **The following uses are approved as principally permitted in the Mixed-Use zone: Shopping/Retail. Professional Office. Restaurant/Drive-Thru. Condition added by Council upon approval of the preliminary plat.**
5. **Commercial uses shall be disclosed within the CC&R's regarding lights, noise and operation. 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 not to exceed \$1,630 per lot. 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. **A letter from Ada County shall be provided approving the street names in the development and all names shall be reflected correctly on all pages of the final plat, before the mylar will be signed.**
10. 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.
11. 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.
12. **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.**
13. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
14. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
15. 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.
16. All common areas shall be maintained by the Homeowner's Association.
17. 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.

Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.

18. 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 property line of Lots 42-44 of Block 2 as approved with preliminary plat, prior to signing the mylar.**
19. 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.** If not completed, a bond in the amount of 150% of bid amount, approved by the City Engineer must be in place prior to signing the final plat.
20. **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.**
21. 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.
22. A sign application shall be submitted to the City for any subdivision signs.
23. 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.**
24. 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.**
25. 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.**
26. 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.**
27. 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.**
28. All common areas shall be maintained by the Homeowners Association.
29. **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.**
30. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-02 Oaklawn Crossing Subdivision, Final
Plat, on _____, _____. 2022.



T4N, R1W, SEC. 19



January 24, 2022

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

RE: Oaklawn Crossing Subdivision

Dear Ryan,

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

Oaklawn Crossing will include 65 single-family residential lots, 1 mixed use lot and 5 common lots on 25.87 acres. The gross density is 2.51 units per acre. The typical lot width is 50-feet and lot sizes will range from 5,249 SF to 10,754 SF. The overall open space for the site is 5.43 acres (25.8%) of the total development area with 2.36 acres of useable open space. Amenities for the subdivision include a beach area with a ramada, hammocks, and open space trails throughout. The remaining open space is generously planted.

Construction of Oaklawn Crossing 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: Pinnacle Land Development, LLC
Applicant Address: 1861 S. Wells Avenue, Ste. 200, Meridian Zip: 83642
Phone: 208-229-2021 Email: randy@criterionland.com

Owner Name: Pinnacle Land Development, LLC
Owner Address: 1861 S. Wells Avenue, Ste. 200, Meridian Zip: 83642
Phone: 208-229-2021 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: Oaklawn Crossing Phase: N/A
Parcel Number(s): S0419417200

Approved Zoning: R-4 Units per acre: 3.09

Total acreage of phase: 25.87 Total number of lots: 71

Residential: 65 Commercial: 1 Industrial: _____

Common lots: 5 Total acreage of common lots: 5.43 Percentage: 25.8%

Percent of common space to be used for drainage: 0% Acres: 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>65</u>	<u>65</u>
Number of Common Lots:	<u>5</u>	<u>5</u>
Number of Commercial Lots:	<u>1</u>	<u>1</u>

Roads: N. Brock River Ave, W. Gallup St, W Ascot St N. Brock River Ave, W. Gallup St, W Ascot St
W. Show Horse Dr, N. Canter Trail Ave W. Show Horse Dr, N. Canter Trail Ave

Amenities: Beach, Ramada, Walking Path Beach, Ramada, Walking Path

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

Subdivision Name: Oaklawn Crossing Phase: N/A

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.: 16001C0120H
 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
- 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 (√)
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, Randal S. Clarno, 1861 S. Wells Avenue #200
(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 Engineering
950 W. Bannock St #1100, Boise, ID (name) 83702
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Ada County Parcel No. 50419417200

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.

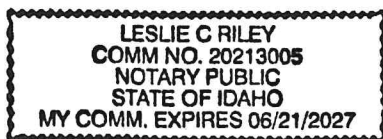
I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within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

Dated this 27th day of January, 20 22.
Randal S. Clarno
(Signature)

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



Leslie C. Riley
Notary Public for Idaho
Residing at: 1861 S. Wells Ave #200 Meridian ID
My Commission Expires: 6/21/2027

City of Star
GIS Statement

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

(Applicant / Engineer)

pertaining to _____ Subdivision.

B.) The Star Sewer and Water District hereby verifies the property has been annexed into the Star Sewer and Water District.

Star Sewer & Water District Representative

Date

****NOTE:** No building permits will be issued until property is annexed into the Star Sewer & Water District.

OAKLAWN CROSSING LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 5/8" IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH 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., BEARS SOUTH 00°46'11" WEST, 2,633.06 FEET;

THENCE ON THE EAST-WEST CENTERLINE OF SECTION 20, SOUTH 89°20'44" EAST, 0.50 FEET TO THE CENTERLINE OF N. STAR ROAD AS SHOWN ON ITD F.A.P. NO. S-3770(1) RIGHT-OF-WAY PLANS;

THENCE ON SAID CENTERLINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

239.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57,295.78 FEET, A CENTRAL ANGLE OF 00°14'22" AND A LONG CHORD WHICH BEARS SOUTH 00°20'27" WEST, 239.52 FEET;

SOUTH 00°13'16" WEST, 432.45 FEET;

175.33 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 57,295.78 FEET, A CENTRAL ANGLE OF 00°10'31" AND A LONG CHORD WHICH BEARS SOUTH 00°18'32" WEST, 175.33 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 76°57'33" WEST, 408.61 FEET;

THENCE NORTH 78°58'19" WEST, 911.51 FEET;

THENCE NORTH 00°55'08" EAST, 788.94 FEET TO THE EAST-WEST CENTERLINE OF SECTION 19;

THENCE ON SAID CENTERLINE OF SECTION 20, SOUTH 88°56'31" EAST, 1,283.86 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 25.949 ACRES, MORE OR LESS.

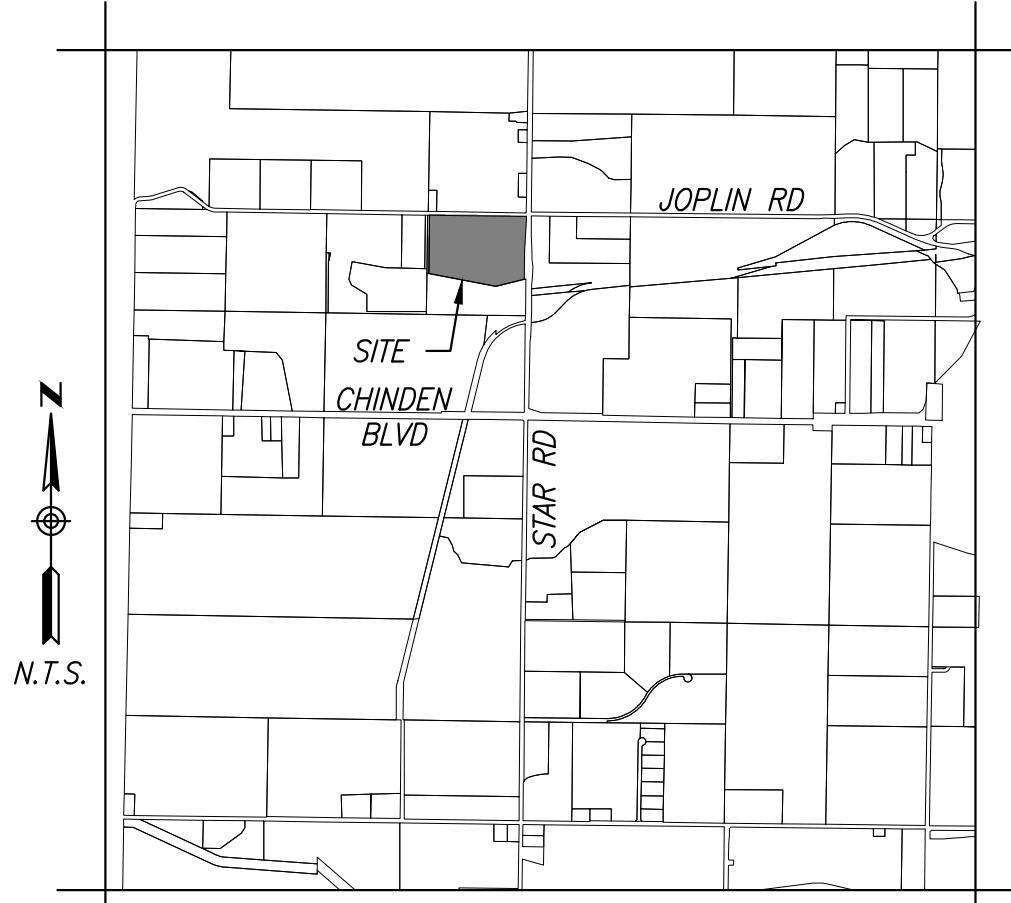
END OF DESCRIPTION.

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 2 LOT 1, BLOCK 3 LOT 1, BLOCK 4 LOT 13, AND BLOCK 4 LOT 31 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE OAKLAWN 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 RECEIVE 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. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
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.

OAKLAWN CROSSING
PRELIMINARY PLAT

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

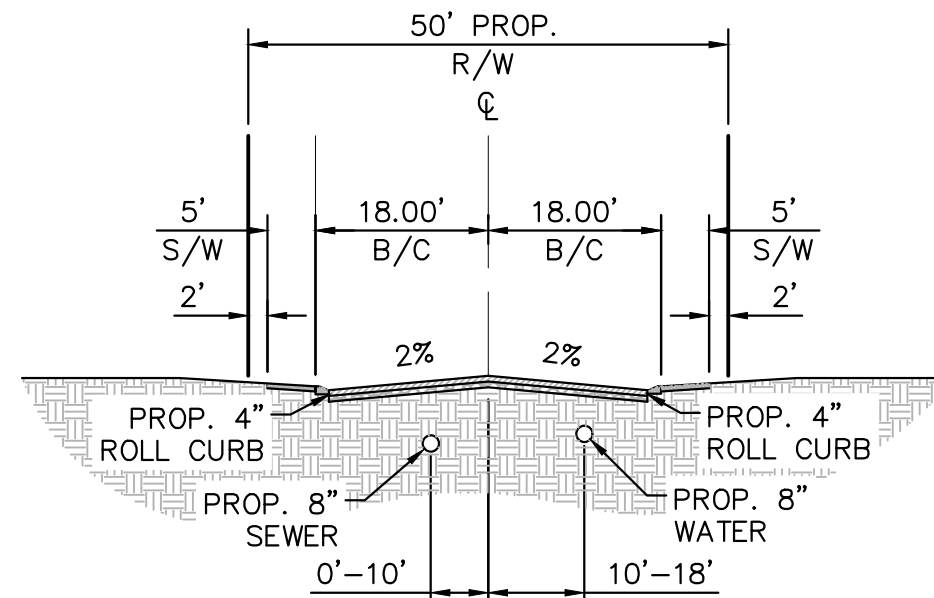


VICINITY MAP

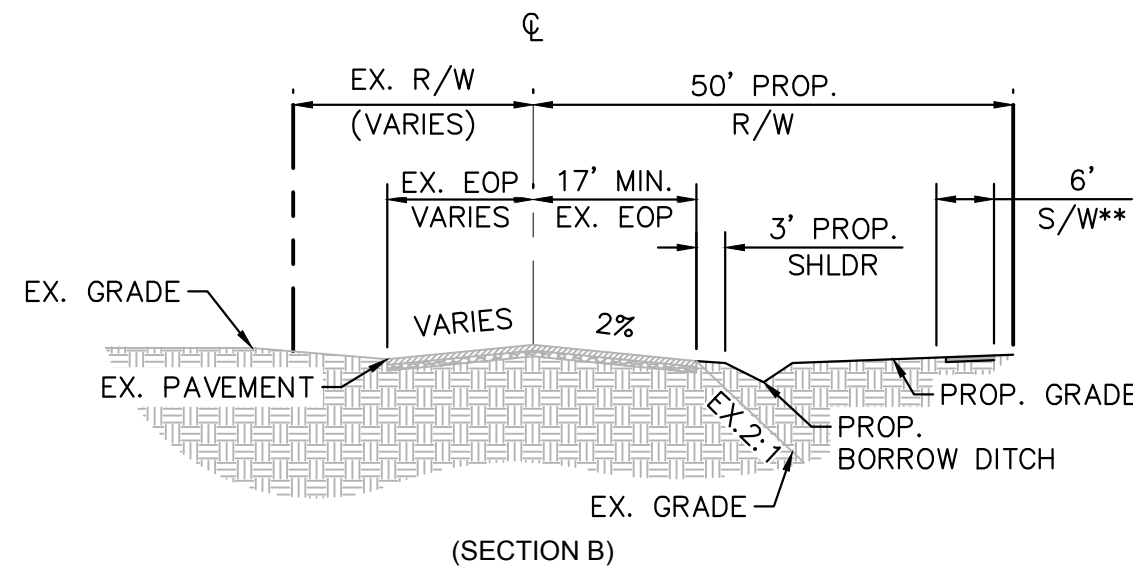
NTS

SHEET INDEX

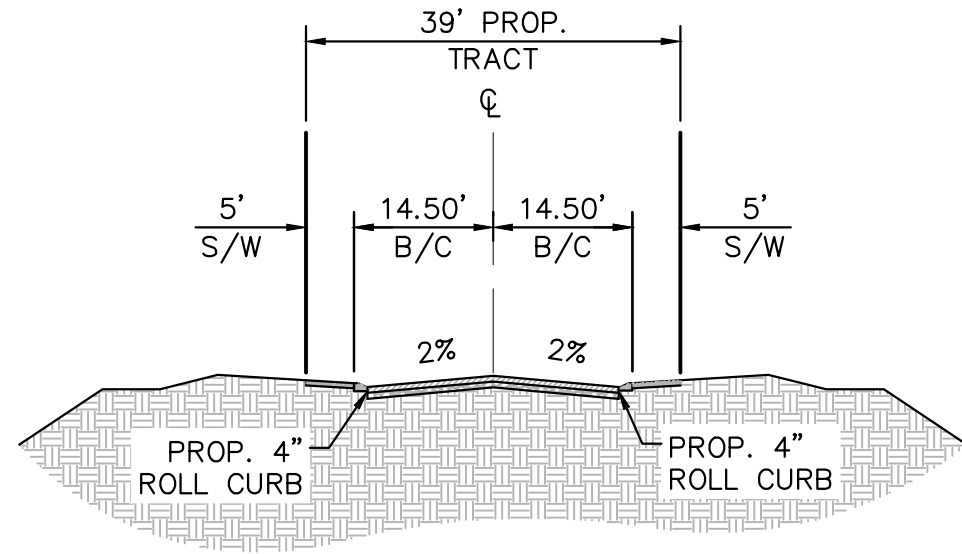
SHEET NUMBER	SHEET TITLE
1	PRELIMINARY PLAT
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LOT AND CURVE DATA



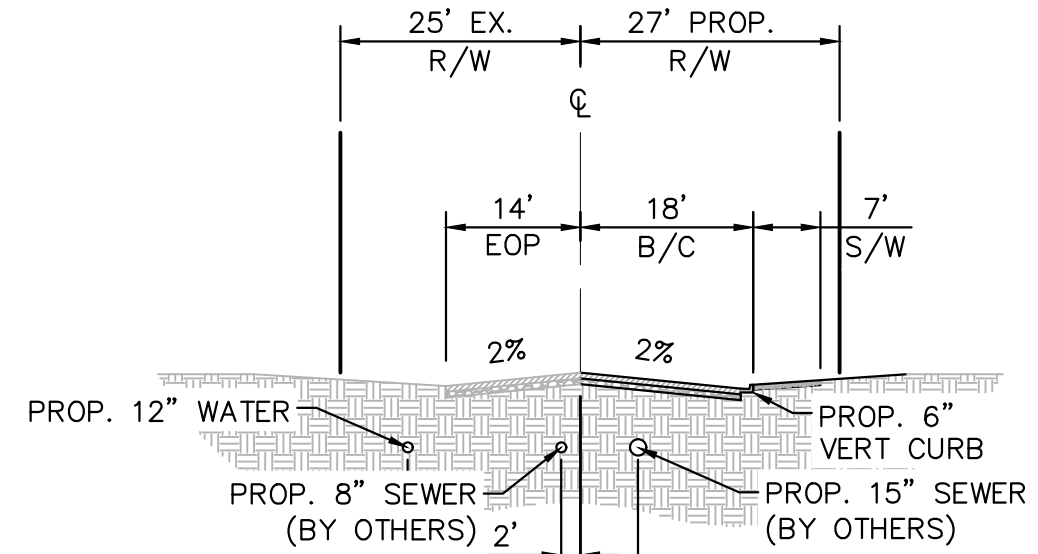
(SECTION A)
STANDARD LOCAL STREET
N.T.S.



**DEVELOPER IS SEEKING A MODIFICATION OF POLICY FROM ACHD TO ELIMINATE REQUIREMENT FOR S/W CONSTRUCTION DUE TO HARDSHIP CAUSED BY EXTREME EXISTING GRADES THAT WERE CONSTRUCTED WITH STAR ROAD.



(SECTION C)
STANDARD PRIVATE ROAD (FAUX BRIDGE)
LOOKING EAST
N.T.S.



(SECTION D)
JOPLIN ROAD
LOOKING EAST
N.T.S.

OWNER/DEVELOPER

PINNACLE LAND DEVELOPMENT, L.L.C.
7629 E PINNACLE PEAK ROAD #110
SCOTTSDALE, ARIZONA 85255
TELEPHONE: (480) 401-0800
CONTACT: RANDY CLARNO
EMAIL: RANDY@CRITERIONLAND.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
950 W BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83702
PHONE: (208) 906-3871
CONTACT: TELLER BARD, PE
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

—	PROPOSED CL/SECTION LINE	⊗	PROPOSED STORM DRAIN MANHOLE
—	PROPOSED SWALE	⊠	PROPOSED CATCH BASIN
---	PROPOSED BOUNDARY	⊙	PROPOSED SEWER MANHOLE
---	ROAD RIGHT OF WAY	⊕	PROPOSED FIRE HYDRANT
---	LOT LINE	⊖	PROPOSED GATE VALVE
---	EASEMENT	⊗	SIDEWALK RAMP
---	PROPOSED SEWER	⊗	PROP. STORM DRAIN
---	PROPOSED WATER (3' COVER)	⊗	PROP. CATCH BASIN
---	STORM WATER INFRASTRUCTURE EASEMENT	⊗	EXISTING CATCH BASIN
---	PROPOSED POND	⊗	EXISTING SEWER MAIN
---	PROPOSED POND HIGHWATER	⊗	EXISTING WATER MAIN
---	PROPOSED POND BENCH	⊗	EXISTING EDGE OF PAVEMENT
---	PROPOSED POND CONTOUR	⊗	EXISTING EDGE OF GRAVEL ROAD
---	PROPOSED CURB	⊗	EXISTING FENCE
---	PROPOSED FOREBAY	⊗	EXISTING OVERHEAD POWER
---		⊗	EXISTING GAS LINE

PRELIMINARY PLAT DATA

EXISTING ZONING RUT
PROPOSED ZONING: R-4

GROSS ACREAGE: 25.87 AC
NET ACREAGE: 24.28 AC
GROSS RESIDENTIAL ACREAGE: 21.04 AC
NET RESIDENTIAL ACREAGE: 20.51 AC
GROSS MIXED USE ACREAGE: 4.83 AC
NET MIXED USE ACREAGE: 3.77 AC

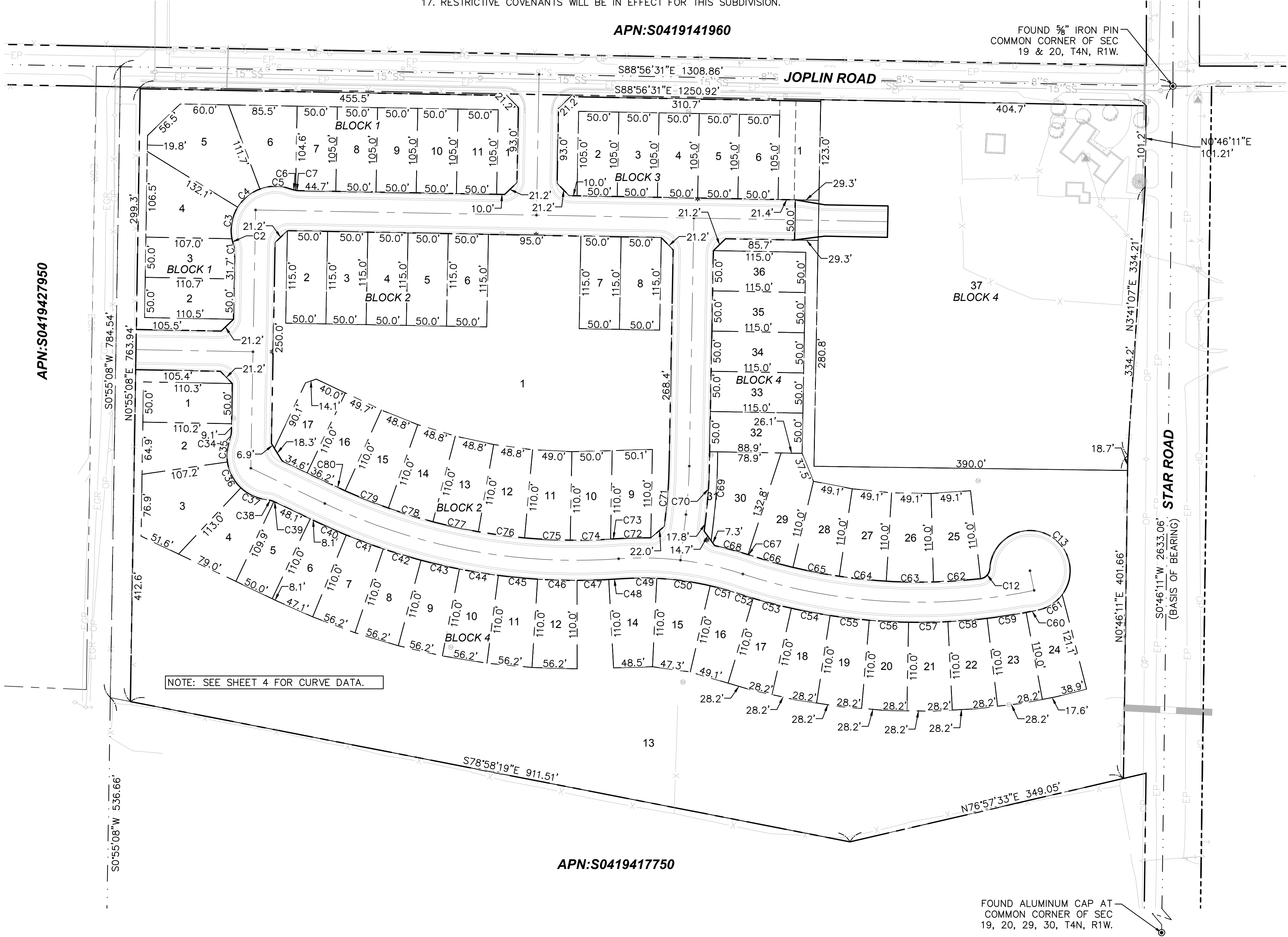
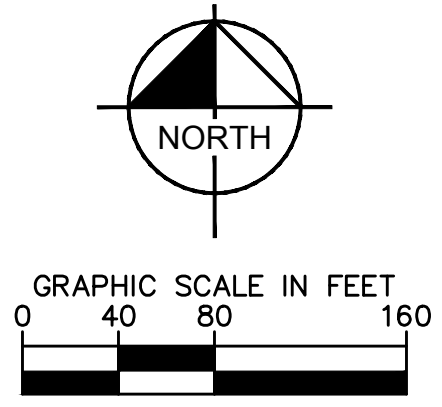
TOTAL LOTS: 71
COMMON LOTS: 5
MIXED USE LOTS: 1
RESIDENTIAL LOTS: 65

GROSS DENSITY: 2.51 DU/AC
RESIDENTIAL GROSS DENSITY: 3.09 DU/AC

BUFFER OPEN SPACE: 0.67 AC
COMMON OPEN SPACE: 1.03 AC
POND OPEN SPACE (50% USABLE): 1.47 AC
USABLE OPEN SPACE: 2.36 AC
VISUAL NATURAL OPEN SPACE: 0.63 AC (2.34 AC TOTAL)

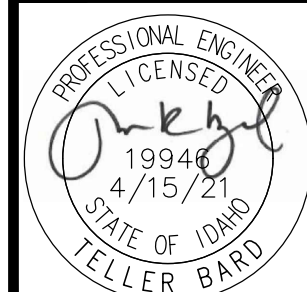
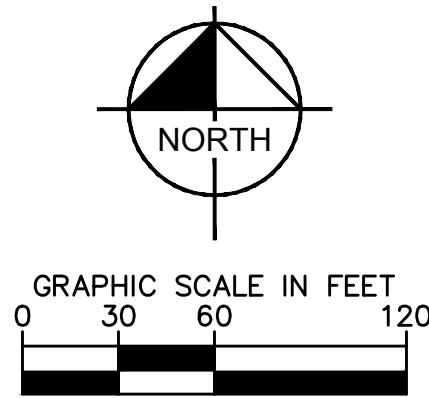
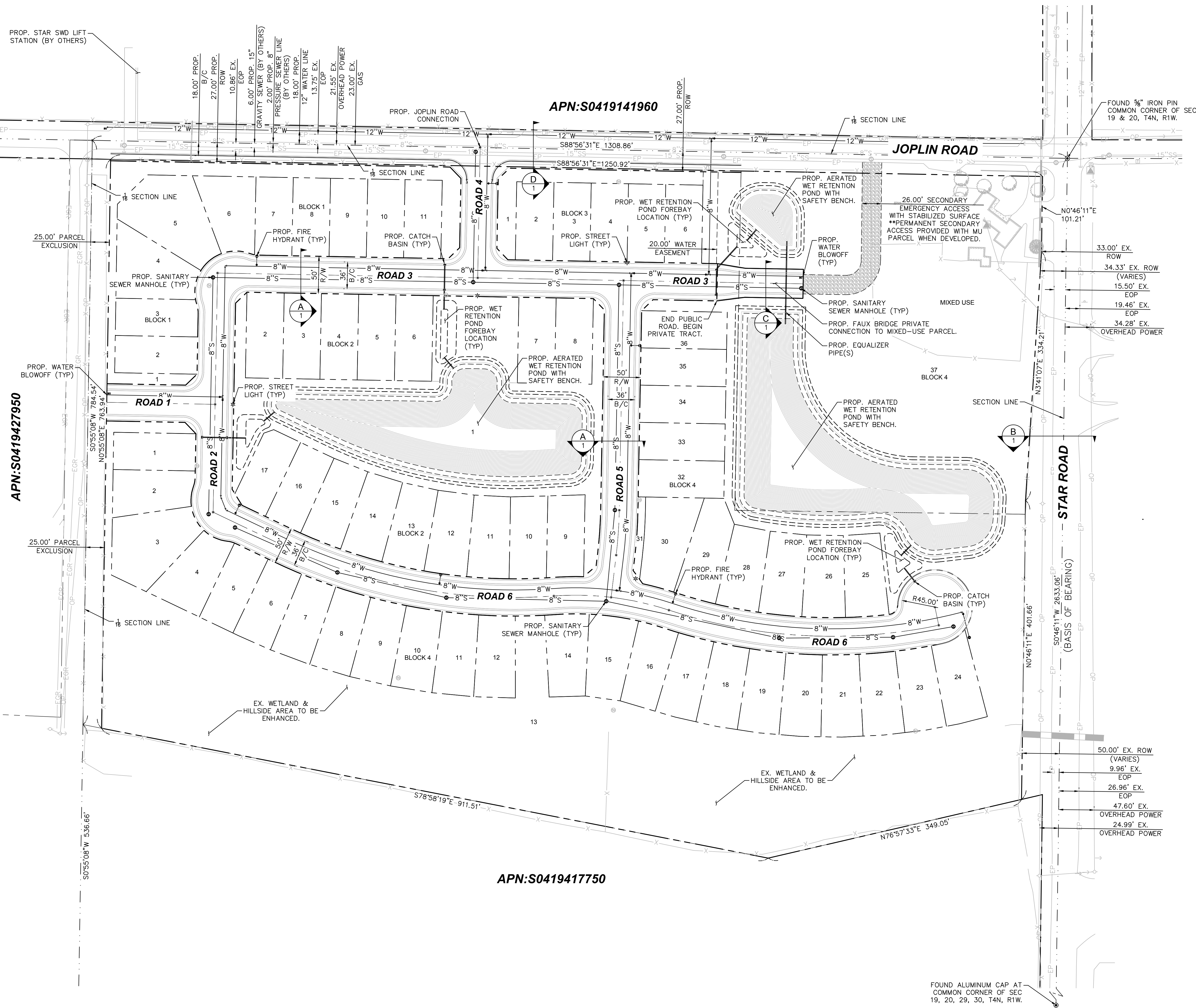
TOTAL OPEN SPACE: 5.43 AC (25.8% OF GROSS)

TYPICAL LOT WIDTH: 50'
TYPICAL LOT AREA: 5,250 SF

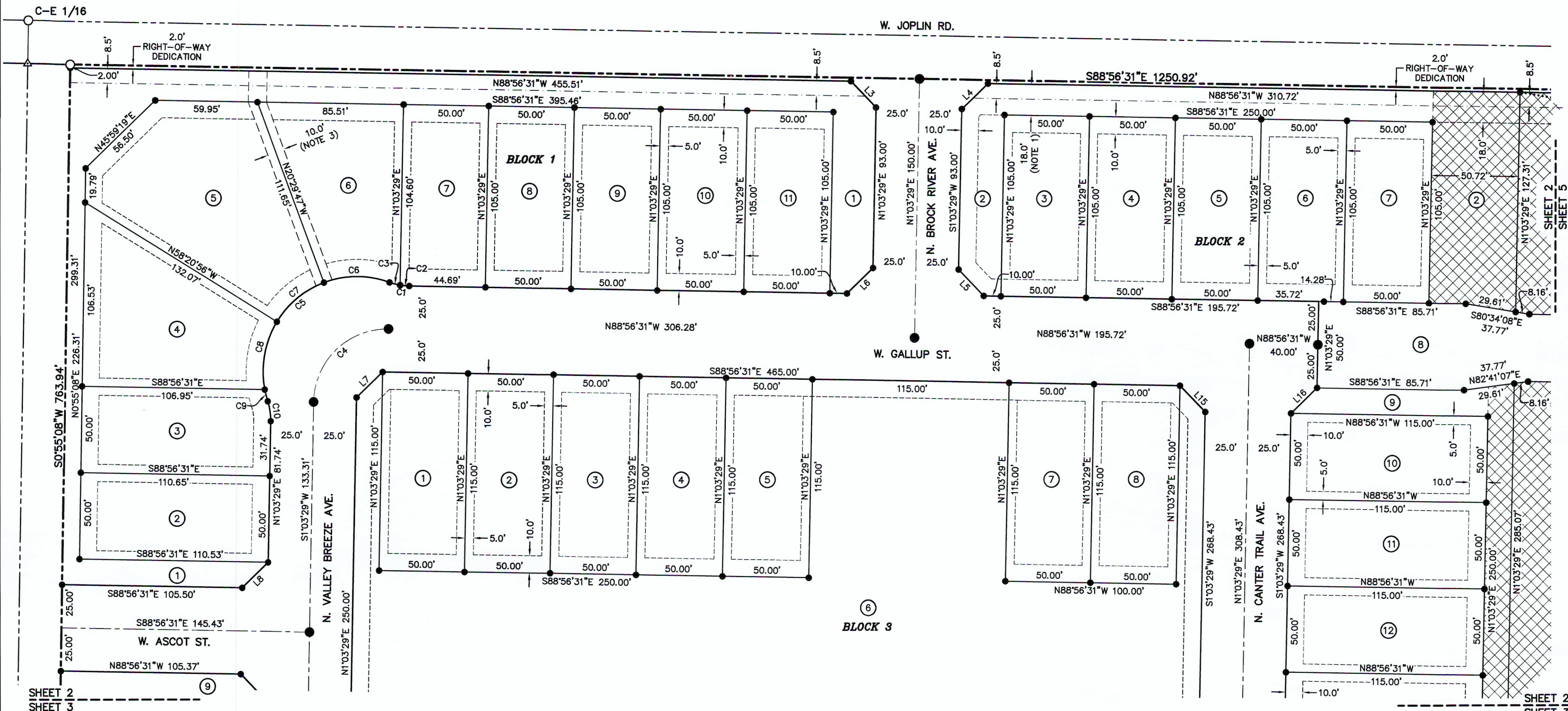


APN: S04191417750

APN: S0419141960

[illegible]

OAKLAWN CROSSING SUBDIVISION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	11.72	35.00	19°11'37"	S79°20'42"E	11.67
C2	5.33	35.00	8°43'07"	S84°34'57"E	5.32
C3	6.40	35.00	10°28'30"	S74°59'09"E	6.39
C4	67.54	43.00	90°00'00"	S10°32'29"W	60.81
C5	123.24	55.00	128°22'54"	S46°03'39"W	99.03
C6	39.12	55.00	40°44'53"	S89°52'40"W	38.30
C7	36.34	55.00	37°51'09"	S50°34'39"W	35.68
C8	40.77	55.00	42°28'01"	S10°25'03"W	39.84
C9	7.02	55.00	7°18'51"	S14°28'23"E	7.02
C10	11.72	35.00	19°11'17"	N8°32'09"W	11.67
C11	11.72	35.00	19°11'17"	N10°39'08"E	11.67
C12	49.20	43.00	65°33'22"	S31°43'12"E	46.56
C13	99.77	55.00	103°55'56"	S31°43'12"E	86.64
C14	27.35	55.00	28°29'31"	S6°00'01"W	27.07
C15	36.95	55.00	38°29'19"	S27°29'24"E	36.26
C16	35.47	55.00	36°57'06"	S65°12'37"E	34.86
C17	11.72	35.00	19°11'17"	N74°05'31"W	11.67
C18	9.83	35.00	16°05'59"	N75°38'10"W	9.80
C19	1.89	35.00	3°05'18"	N86°02'31"W	1.89
C20	375.91	725.00	29°42'27"	S79°21'06"E	371.71

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C21	362.94	700.00	29°42'27"	S79°21'06"E	358.89
C22	15.99	700.00	1°18'33"	S65°09'09"E	15.99
C23	57.92	700.00	4°44'26"	S68°10'39"E	57.90
C24	57.92	700.00	4°44'26"	S72°55'05"E	57.90
C25	57.92	700.00	4°44'26"	S77°39'31"E	57.90
C26	57.92	700.00	4°44'26"	S82°23'57"E	57.90
C27	56.98	700.00	4°39'49"	S87°06'04"E	56.96
C28	50.06	700.00	4°05'51"	N88°31'06"E	50.05
C29	8.25	700.00	0°40'30"	N86°07'56"E	8.25
C30	388.87	750.00	29°42'27"	S79°21'06"E	384.53
C31	41.06	750.00	3°08'12"	S66°03'58"E	41.05
C32	49.03	750.00	3°44'44"	S69°30'26"E	49.02
C33	49.03	750.00	3°44'44"	S73°15'10"E	49.02
C34	49.03	750.00	3°44'44"	S76°59'54"E	49.02
C35	49.03	750.00	3°44'44"	S80°44'37"E	49.02
C36	49.03	750.00	3°44'44"	S84°29'21"E	49.02
C37	49.03	750.00	3°44'44"	S88°14'05"E	49.02
C38	39.51	750.00	3°01'05"	N88°23'01"E	39.50
C39	14.13	750.00	1°04'47"	N86°20'04"E	14.13
C40	156.60	400.00	22°25'53"	N82°59'23"W	155.60

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C41	77.04	400.00	11°02'06"	N88°41'16"W	76.92
C42	79.56	400.00	11°23'46"	N77°28'20"W	79.43
C43	146.81	375.00	22°25'53"	N82°59'23"W	145.88
C44	45.68	375.00	6°58'48"	S89°17'05"W	45.66
C45	67.05	375.00	10°14'42"	N82°06'10"W	66.96
C46	34.07	375.00	5°12'22"	N74°22'38"W	34.06
C47	41.84	425.00	5°38'26"	S88°36'54"W	41.82
C48	44.52	425.00	6°00'06"	N74°46'30"W	44.50
C49	43.10	425.00	5°48'35"	N74°52'15"W	43.08
C50	1.42	425.00	0°11'31"	N71°52'12"W	1.42
C51	366.88	700.00	30°01'46"	S86°47'19"E	362.69
C52	291.51	675.00	24°44'38"	S84°08'45"E	289.25
C53	56.65	675.00	4°48'31"	S74°10'42"E	56.63
C54	58.71	675.00	4°59'02"	S79°04'28"E	58.70
C55	58.71	675.00	4°59'02"	S84°03'30"E	58.70
C56	58.71	675.00	4°59'02"	S89°02'32"E	58.70
C57	58.71	675.00	4°59'02"	N85°58'27"E	58.70
C58	379.98	725.00	30°01'46"	S86°47'19"E	375.65
C59	21.73	725.00	1°43'01"	S72°37'57"E	21.73
C60	49.00	725.00	3°52'19"	S75°25'38"E	48.99

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C61	49.00	725.00	3°52'19"	S79°17'57"E	48.99
C62	49.00	725.00	3°52'19"	S83°10'17"E	48.99
C63	49.00	725.00	3°52'19"	S87°02'36"E	48.99
C64	49.00	725.00	3°52'19"	N89°05'05"E	48.99
C65	49.00	725.00	3°52'19"	N85°12'45"E	48.99
C66	49.00	725.00	3°52'19"	N81°20'26"E	48.99
C67	15.28	725.00	1°12'28"	N78°48'02"E	15.28
C68	18.32	13.00	80°44'50"	N43°06'31"E	16.84
C69	222.93	50.00	255°27'42"	N49°32'03"W	79.09
C70	36.24	50.00	41°31'55"	N57°25'50"E	35.46
C71	18.35	50.00	21°01'39"	N26°09'03"E	18.25
C72	168.34	50.00	192°54'07"	N80°48'50"W	99.37
C73	60.44	600.00	5°46'18"	N3°56'38"E	60.41
C74	57.92	575.00	5°46'18"	N3°56'38"E	57.90
C75	62.96	625.00	5°46'18"	N3°56'38"E	62.93
C76	63.97	635.00	5°46'18"	N3°56'38"E	63.94



SCALE: 1" = 40'

SEE SHEET 1 FOR LEGEND
SEE SHEET 4 FOR LINE DATA TABLE
SEE SHEET 5 FOR EASEMENT CURVE DATA TABLE

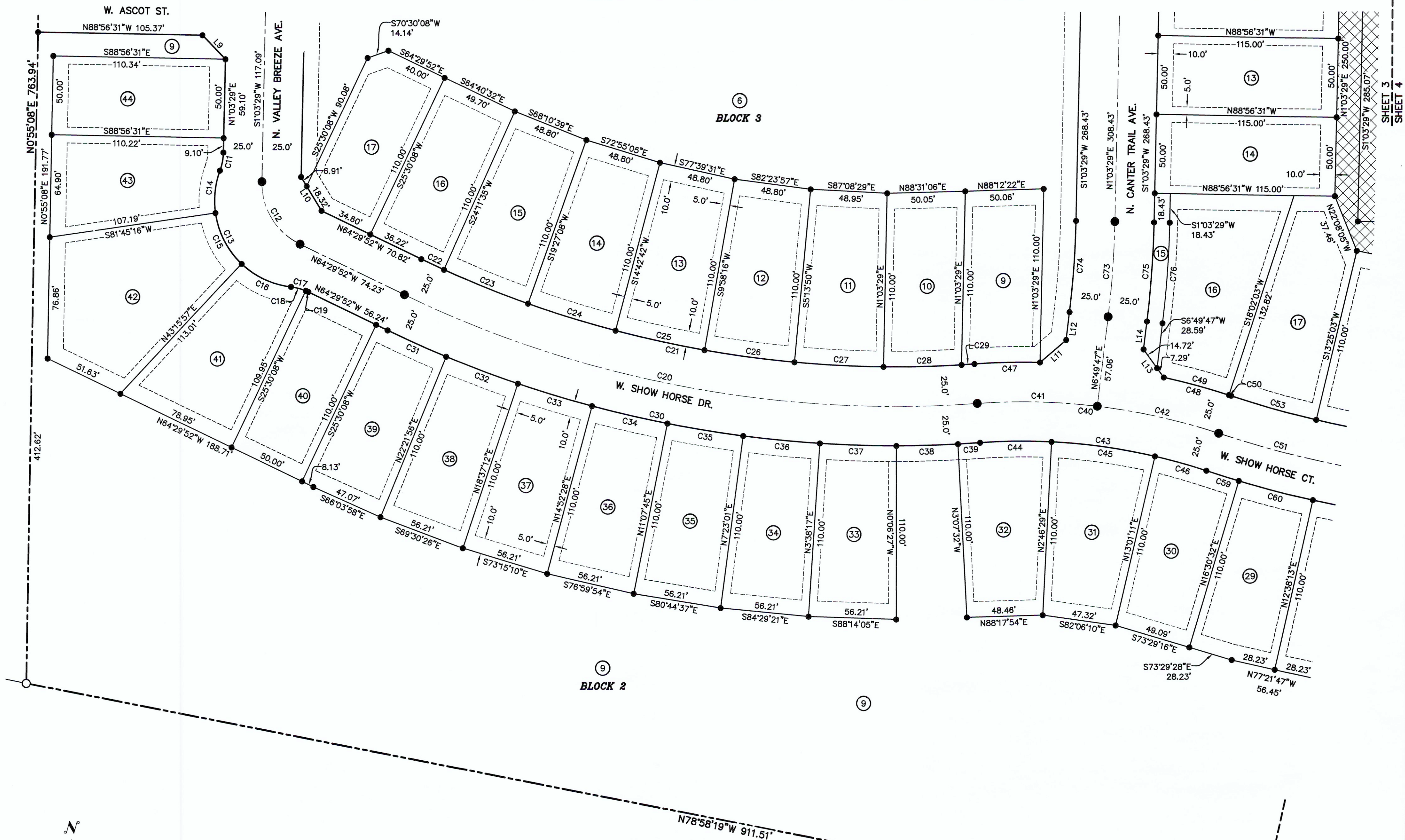
BOOK

PAGE

IDAHO SURVEY GROUP, LLC

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

OAKLAWN CROSSING SUBDIVISION

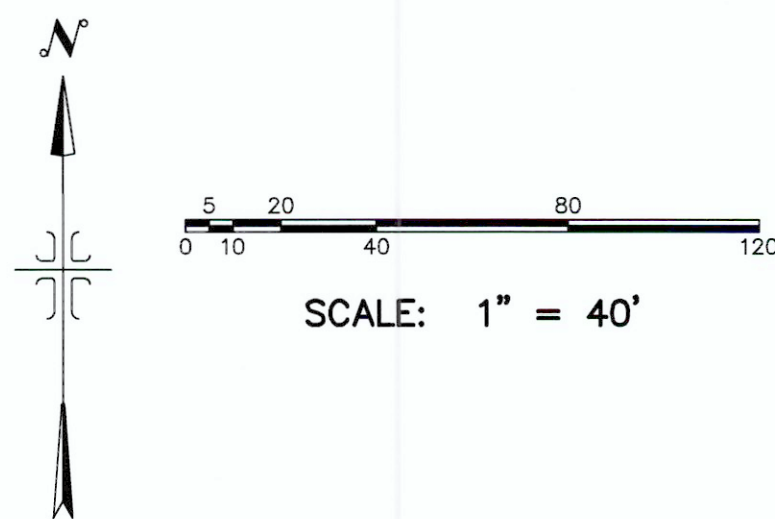


9
BLOCK 2

6
BLOCK 3

SHEET 3
SHEET 4

SHEET 3
SHEET 4



SEE SHEET 1 FOR LEGEND
SEE SHEET 2 FOR CURVE DATA TABLE
SEE SHEET 4 FOR LINE DATA TABLE
SEE SHEET 5 FOR EASEMENT CURVE DATA TABLE



BOOK PAGE

ISG IDAHO
SURVEY
GROUP, LLC

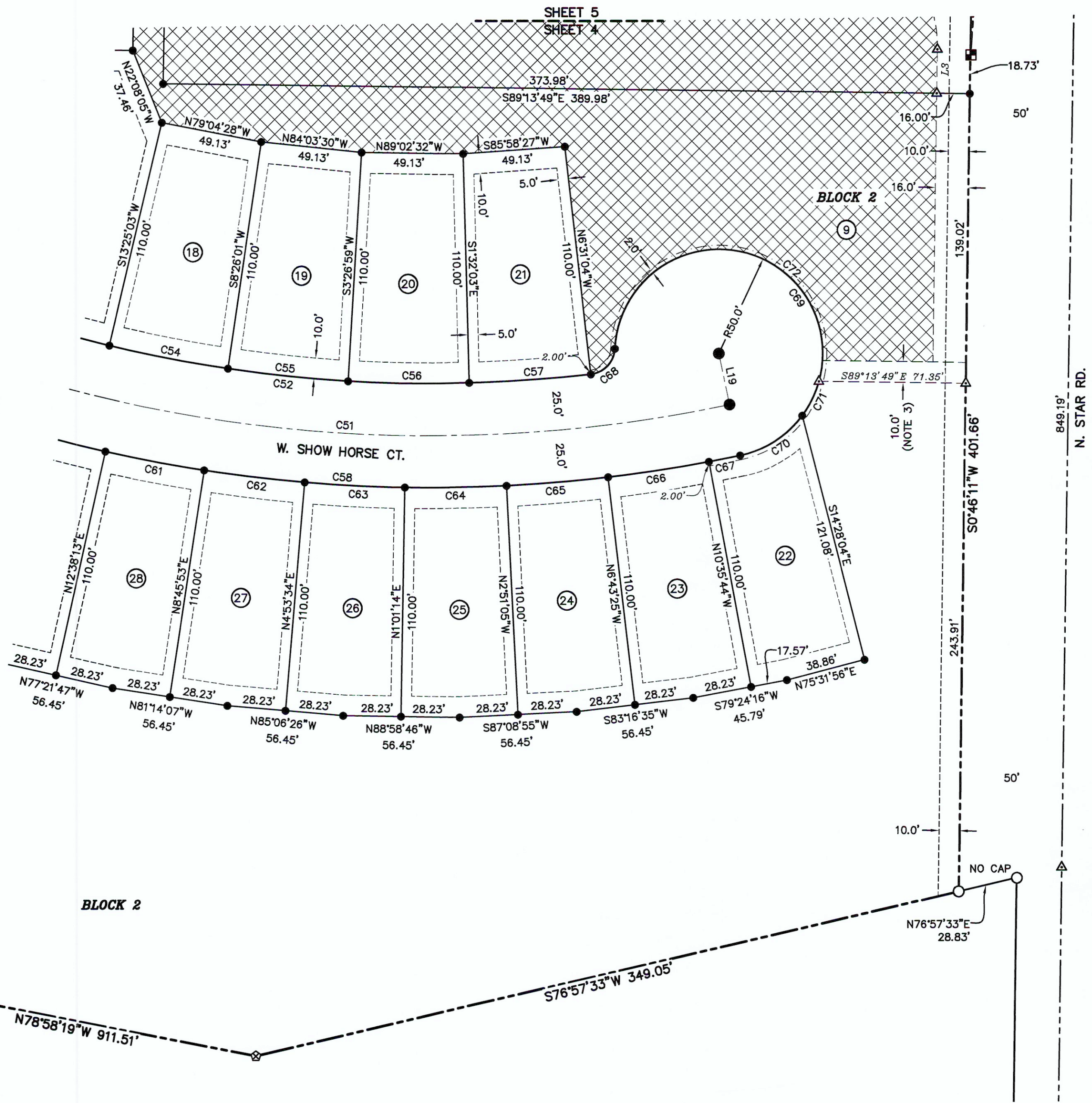
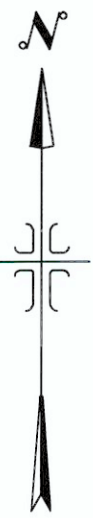
JOB NO. 21-309
SHEET 3 OF 7

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

OAKLAWN CROSSING SUBDIVISION

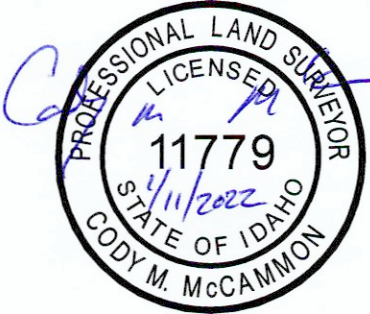


SCALE: 1" = 40'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°46'11\"W	25.00
L2	S0°46'11\"W	101.21
L3	N43°56'31\"W	21.21
L4	S46°03'29\"W	21.21
L5	S43°56'31\"E	21.21
L6	N46°03'29\"E	21.21
L7	N46°03'29\"E	21.21
L8	N46°03'29\"E	21.21
L9	N43°56'31\"W	21.21
L10	N31°43'12\"W	25.22
L11	S49°38'12\"W	22.01
L12	S6°49'47\"W	17.80
L13	S35°58'38\"E	22.01
L14	S6°49'47\"W	17.80
L15	S43°56'31\"E	21.21
L16	S46°03'29\"W	21.21
L17	N76°57'33\"E	51.49
L18	S88°56'31\"E	25.00
L19	S11°48'12\"E	25.00

SEE SHEET 1 FOR LEGEND
SEE SHEET 2 FOR CURVE DATA TABLE
SEE SHEET 5 FOR EASEMENT CURVE DATA TABLE



BOOK PAGE

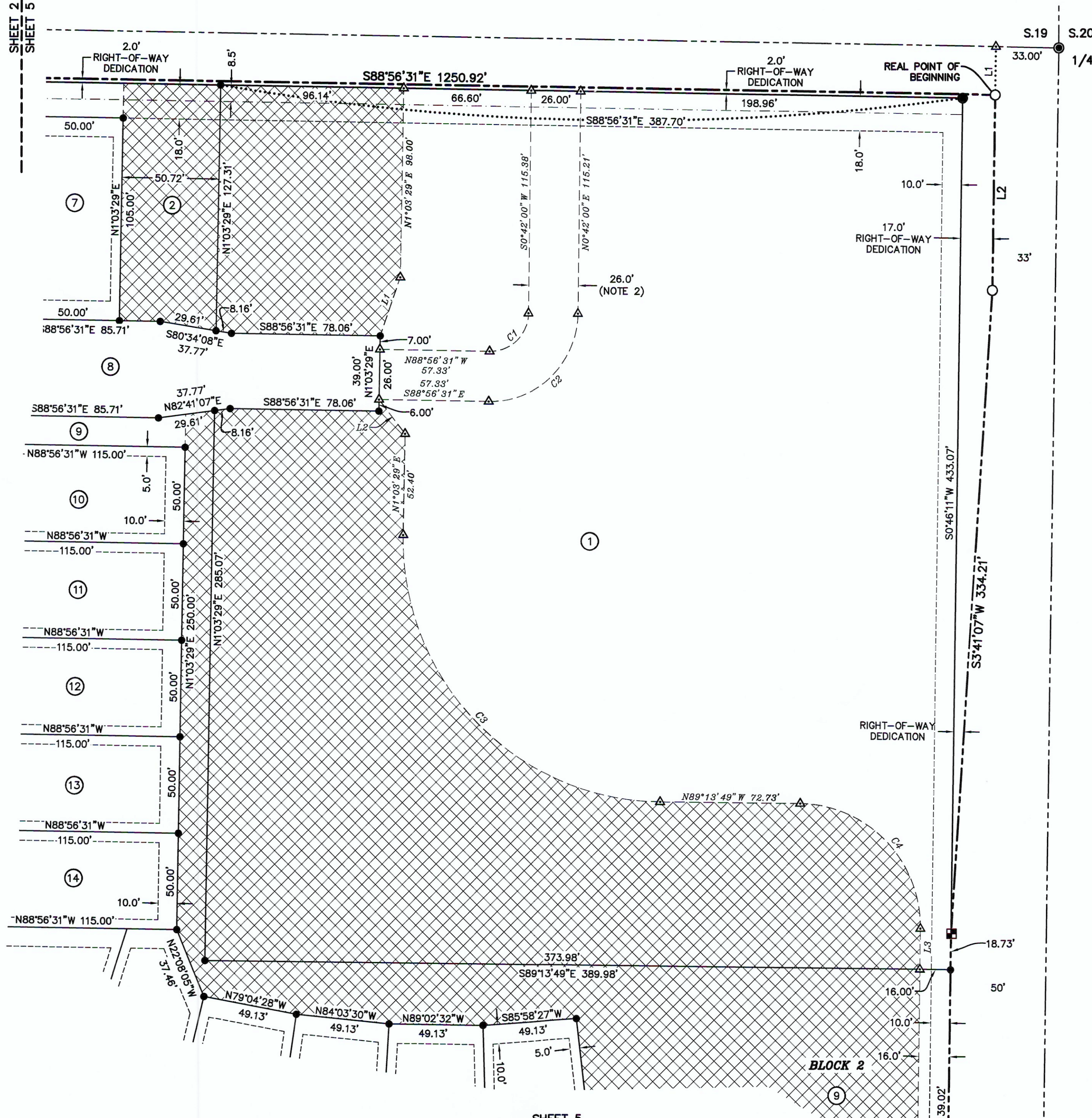


IDAHO
SURVEY
GROUP, LLC

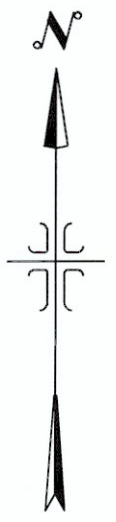
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

OAKLAWN CROSSING SUBDIVISION

SHEET 2
SHEET 5



SCALE: 1" = 40'




EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.54'	20.00'	090°21'30"	N45°52'45"E	28.37'
C2	72.54'	46.00'	090°21'30"	N45°52'45"E	65.26'
C3	214.31'	136.00'	090°17'18"	S44°05'10"E	192.82'
C4	100.53'	64.00'	090°00'00"	N44°13'49"W	90.51'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°12'39"E	32.10
L2	N37°36'06"W	22.41
L3	S0°46'11"W	21.16

SEE SHEET 1 FOR LEGEND
SEE SHEET 2 FOR CURVE DATA TABLE
SEE SHEET 4 FOR LINE DATA TABLE



BOOK PAGE



IDAHO
SURVEY
GROUP, LLC

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

OAKLAWN CROSSING SUBDIVISION

CERTIFICATE OF OWNERS

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

A parcel of land located in the Northeast 1/4 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 1/4 corner common with Sections 19 and 20, T.4N., R.1W., B.M, from which a brass cap monument marking the Section corner common to Sections 19, 20, 29 and 30, T.4N., R.1W., B.M, bears South 00°46'11" West, 2,633.06 feet; thence on the east-west centerline of said Section 19, North 88°56'31" West, 33.00 feet; thence leaving said east-west centerline, South 00°46'11" West, 25.00 feet to the west right-of-way line of N. Star Road and the REAL POINT OF BEGINNING;

thence on said west right-of-way line the following three (3) courses and distances:

South 00°46'11" West, 101.21 feet;

South 03°41'07" West, 334.21 feet;

South 00°46'11" West, 401.66 feet;

thence leaving said west right-of-way line South 76°57'33" West, 349.05 feet;

thence North 78°58'19" West, 911.51 feet;

thence North 00°55'08" East, 763.94 feet to the south right-of-way line of W. Joplin Road;

thence on said south right-of-way line, South 88°56'31" East, 1,250.92 feet to the REAL POINT OF BEGINNING.

Containing 24.28 acres, more or less.

End of Description.

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.

Pinnacle Land 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 Pinnacle Land 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 Pinnacle Land 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



IDAHO
SURVEY
GROUP, LLC

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

JOB NO. 21-309
SHEET 6 OF 7

OAKLAWN CROSSING 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

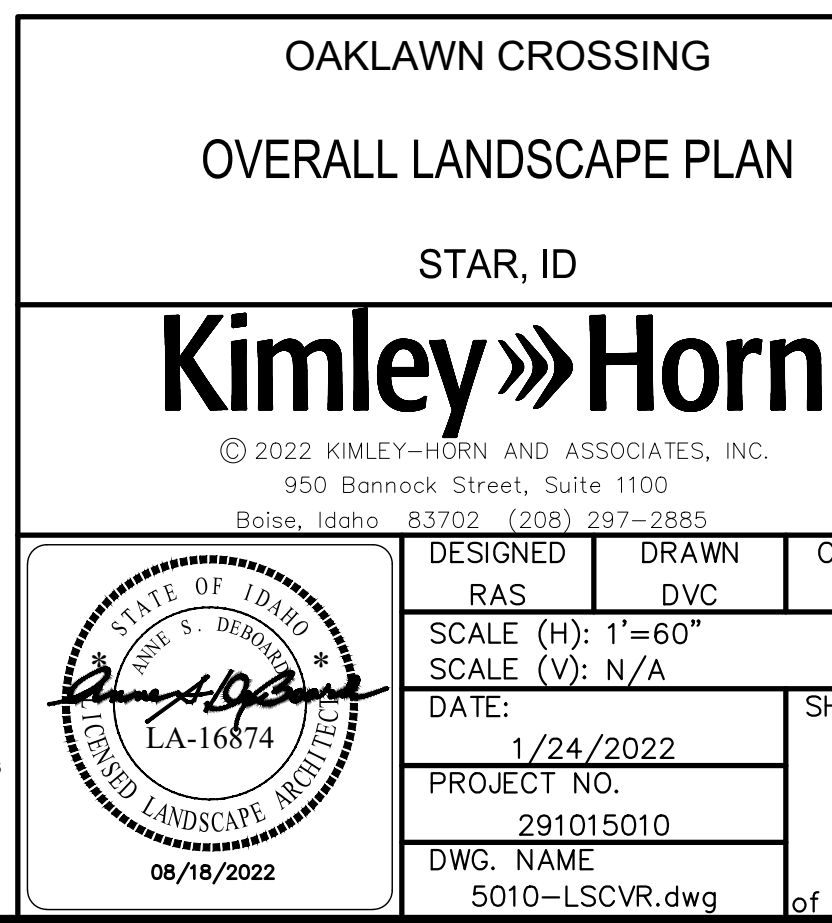


BOOK PAGE

JOB NO. 21-309
SHEET 7 OF 7

ISG IDAHO
SURVEY
GROUP, LLC

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






































PREPARED UNDER THE DIRECTION SUPERVISION OF TELLER BARD, P.E. IDAHO REGISTRATION NO. P-19946 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

K:\PHX_Civil\291015010 - Lane Property\CADD\Improvement Plans\5010-LS.dwg Jan 24, 2022 Anne.DeBoard

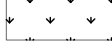
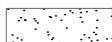
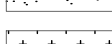
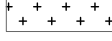

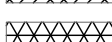

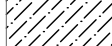






MATCH LINE: SEE SHEET 10

PLANT LEGEND (SEE SHEET 01 FOR MORE INFORMATION)

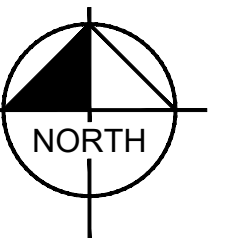
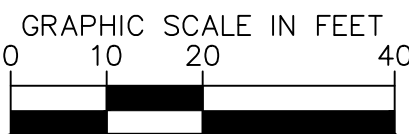
TREES	PLANTS
	<u>SHRUBS</u>
COMMON NAME	
 Moon Glow Juniper	 Ivory Halo Dogwood
 Norway Spruce	 Blue Chip Juniper
 Hoops Blue Spruce	 Mugo Pine
 Vanderwolf's Pine	 Gro-Low Sumac
 Bloodgood London Planetree	 Green Mound Alpine Currant
 Swamp Oak	 Glow Girl Spiraea
 Autumn Purple Ash	 Mountain Huckleberry
 Skyline Honeylocust	<u>ORNAMENTAL GRASSES</u>
 Littleleaf Linden	 Blue Grama Grass
 Hot Wings Maple	 Karl Foerster Reed Grass
 Eastern Redbud	 Idaho Fescue
 Royal Raindrops Crabapple	 Blue Oat Grass
 Spring Snow Crabapple	 Flame Maidenhair Grass
 Canada Red Chokecherry	<u>PERENNIALS</u>
 Chanticleer Pear	 Saucy Seduction Yarrow
	 Purple Coneflower
	 Stella de Oro Daylily
	 Hidecote Blue Lavender
	 Husker Red Penstemon
	 Red Flower Carpet Rose
	 Angelina Stonecrop

MATERIALS

DESCRIPTION	
	Turf Sod
	Native Grass Seed Mix 1
	Native Grass Seed Mix 2
	Wetland Seeding
	Wetland Mat
	Bark Mulch over Weed Filter Fabric
	Aluminum Edging
	Bench
	Ramada
	Trash Receptacle
	6' Solid Vinyl Fence
	6' Open Vision Fence

APN:S0419417750

PROPERTY LINE



OAKLAWN CROSSING

LANDSCAPE PLAN

STAR, ID

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

DESIGNED	DRAWN
----------	-------

RAS	
-----	--

SCALE (H): 1
SCALE (V): 1

DATE: _____

1/24/2

PROJECT NO.

291015

EET NO.

09

20 obto



**Know what's below.
Call before you dig.**
**CALL 2 BUSINESS DAY
IN ADVANCE BEFORE
YOU DIG, GRADE, OR
EXCAVATE FOR THE
MARKING OF
UNDERGROUND
MEMBER UTILITIES**



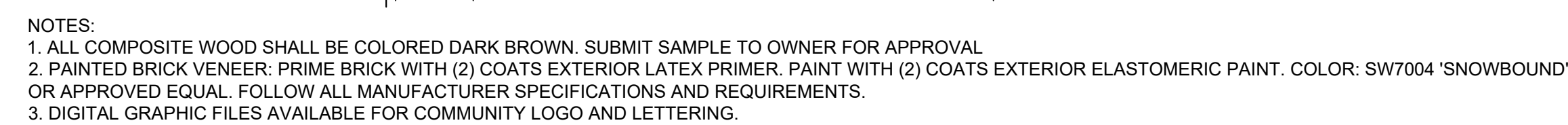


PLANT LEGEND

MATERIALS

GRAPHIC SCALE IN FEET





2.00'

0.50'

1.5"

0.25'

0.25'

1.5"

0.25'

0.25'


0.83'

2"x6" COMPOSITE WOOD PURLIN,
SPACED EQUALLY

(2) COUNTERSUNK SCREWS TO ATTACH
PURLIN TO BEAMS

(2) 2"x8" COMPOSITE WOOD CURVED BEAM

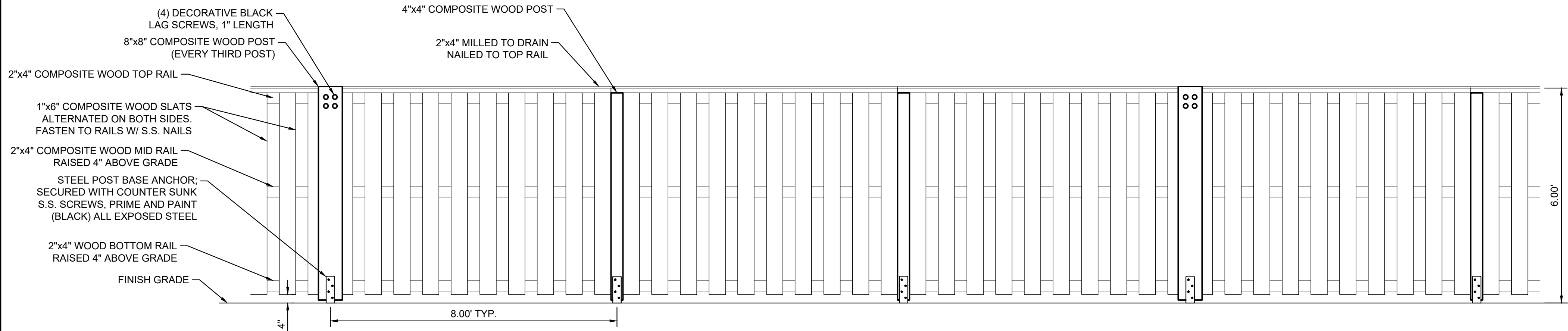
5 ATTACHMENT DETAIL



**Know what's below.
Call before you dig.**

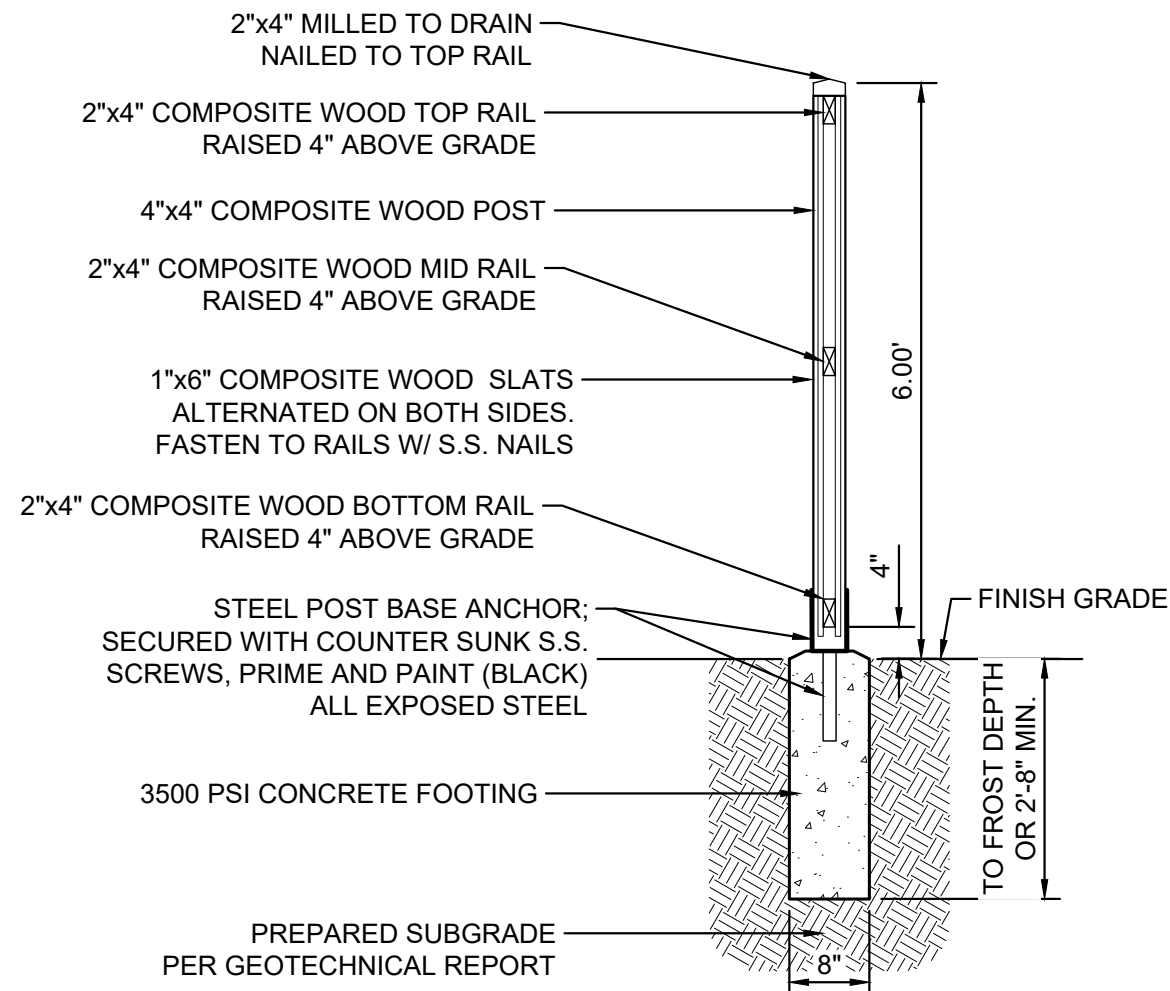
**CALL 2 BUSINESS DAY
IN ADVANCE BEFORE
YOU DIG, GRADE, OR
EXCAVATE FOR THE
MARKING OF
UNDERGROUND
MEMBER UTILITIES**

K:_HX_Civil\291015010 - Lone Property\CA00\Improvement Plans\5010-HSDT-1.dwg Jan 24, 2022 Anne.DeBoard
XREFS: X5010-1B
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



1 PRIVACY COMPOSITE WOOD SHADOW BOX FENCE

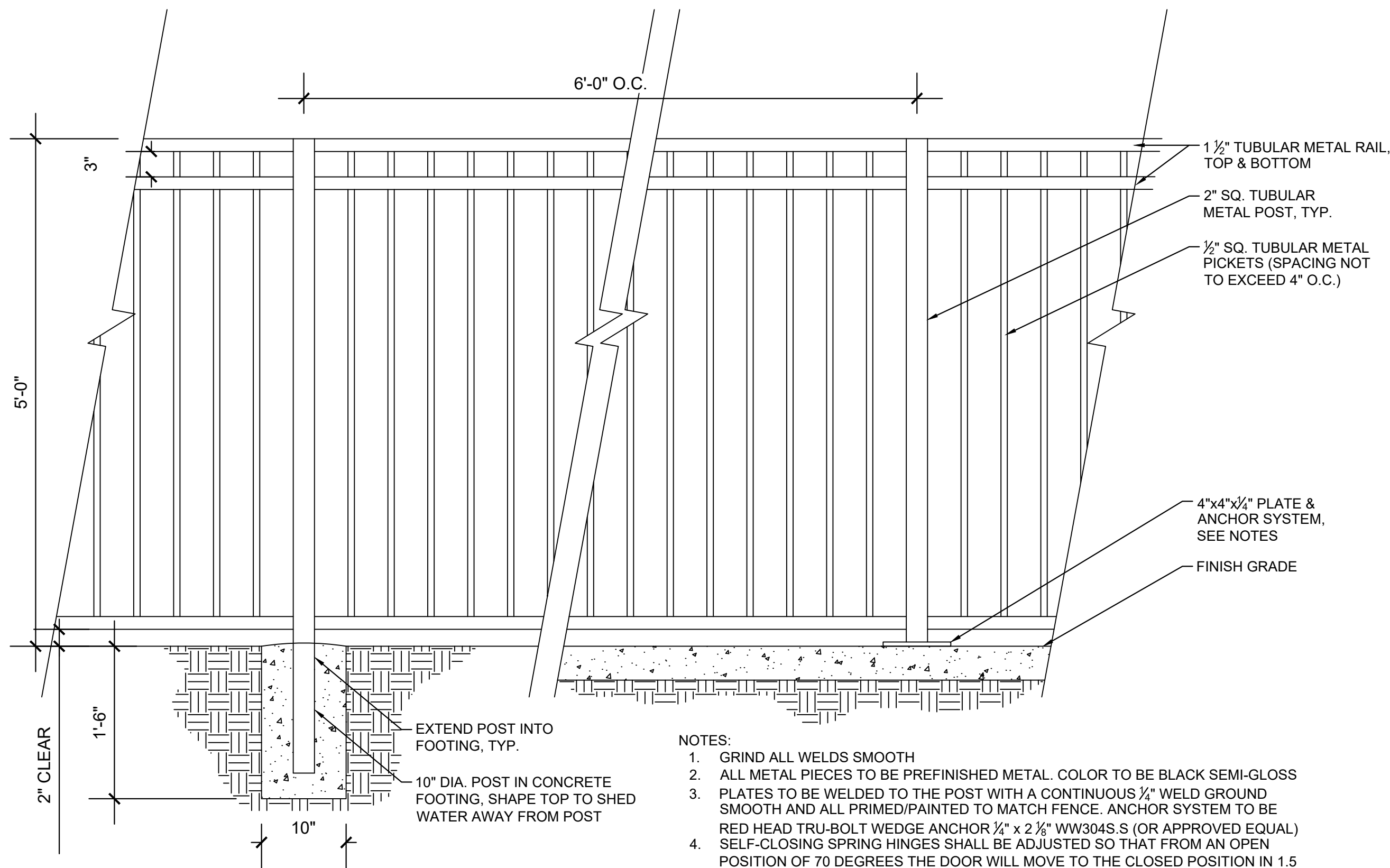
SCALE: 1/2" = 1'-0"



NOTES:
1. ALL COMPOSITE WOOD SHALL BE COLORED DARK BROWN. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

2 PRIVACY COMPOSITE WOOD SHADOW BOX FENCE - SECTION DETAIL

SCALE: 1/2" = 1'-0"



NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED METAL. COLOR TO BE BLACK SEMI-GLOSS
3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/2\"/>

3 6' OPEN VISION IRON FENCE - DETAIL

SCALE: AS SHOWN

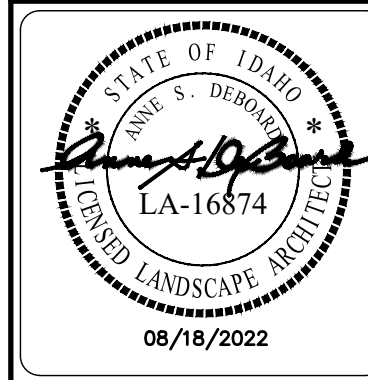
OAKLAWN CROSSING

FENCE DETAILS

STAR, ID

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885



DESIGNED	DRAWN	CHECKED
CMR	CMR	ASD
SCALE (H): AS SHOWN SCALE (V): N/A		
DATE: 1/24/2022		SHEET NO. 14 of 20 sheets
PROJECT NO. 291015010		
DWG. NAME 5010-HSDT-1.dwg		

811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS
IN ADVANCE BEFORE
YOU DIG, GRADE, OR
EXCAVATE FOR THE
MARKING OF
UNDERGROUND
MEMBER UTILITIES

PREPARED UNDER THE DIRECTION, SUPERVISION OF TELLER BARD, P.E. (LAND REGISTRATION NO. 1-19946 FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.

model no:

CY400D, CY400P, CY400R, CY400S,
CY405D, CY405P, CY405R, CY405S,
CY420D, CY420P, CY420R, CY420S,
CY425D, CY425P, CY425R, CY425S,
SP410P, SP410R

COURTYARD SERIES

4' & 6' BENCH & LOW PROFILE, PORTABLE & SURFACE MOUNT
EXPANDED METAL, PERFORATED, RIB, & SLAT
6' MEMORIAL RIB & PERFORATED BENCH

customer service:

ASSEMBLERS: If you find any parts missing or damaged, or if you're having difficulty assembling your furniture/equipment, call us at:

* Before calling, have your product model number available.

1-800-253-8619 (Inside U.S.A.)

260-352-2102 (Outside U.S.A.)

Monday thru Friday,

8:00 AM - 4:30 PM Eastern Time

(EXCEPT HOLIDAYS)

maintenance:

Regular inspection and maintenance of all parts, and fasteners is necessary. Tighten all bolts and nuts. Inspect Tops, Seats, Legs, Braces and Fasteners periodically for wear or vandalism. Replace broken or worn parts immediately or take equipment out of service until repairs are made. Use genuine Wabash Valley replacement parts.

To restore plastisol coating to its luster after prolonged use, wash/rinse/dry and use Armor-All ® or similar quality vinyl protectant.

KEEP THIS ASSEMBLY/SPECIFICATION SHEET FOR FUTURE REFERENCE.

specifications:

NOTE: We reserve the right to change specifications without notice.

Heat fused poly-vinyl coating, finished on inner-metal structure, to an approximate 3/16" thickness. Framework assemblies are finished with powder coating; electrostatically applied and oven cured according to powder manufacturer's specifications. Fasteners are stainless steel to resist corrosion.

BENCH LEG:

Low profile seat legs are constructed of 319 cast aluminum. The leg thickness is 1 1/2" and the foot pads are 5 1/8" long x 2 3/8" wide. The overall height is 21". Bench leg thickness is 1 1/2" and the foot pads are 5 1/8" long x 2 3/8" wide. The overall height is 33 1/2".

BENCH SEAT:

Expanded metal seat uses fabricated 3/4" #9 steel mesh. Rib uses 10 gage and perforated uses 12 gage sheet steel. The frame/mounting brackets are 10 gage sheet steel. The ends of the low profile uses a 1/2" diameter steel rod to add support on the 4' and 6' low profile benches. All other benches use 1/4" x 1 1/4" steel flat bar for support at the rolled sides.

GENERAL:

4' Courtyard bench ground requirements are 27 3/4" x 51 1/8". The bench seat is 48 1/8" long x 25 3/4" wide and 16 3/8" to the top of the lowest part in the bench's seat.

6' Courtyard bench ground requirements are 27 3/4" x 75 1/8". The bench seat is 72 1/8" long x 25 3/4" wide and 16 5/8" to the top of the lowest part of the bench's seat.

4' low profile bench ground requirements are 30 3/8" x 51 1/8". The bench seat is 48 1/8" long x 30 3/8" wide and 16 3/8" to the top of the bench's seat.

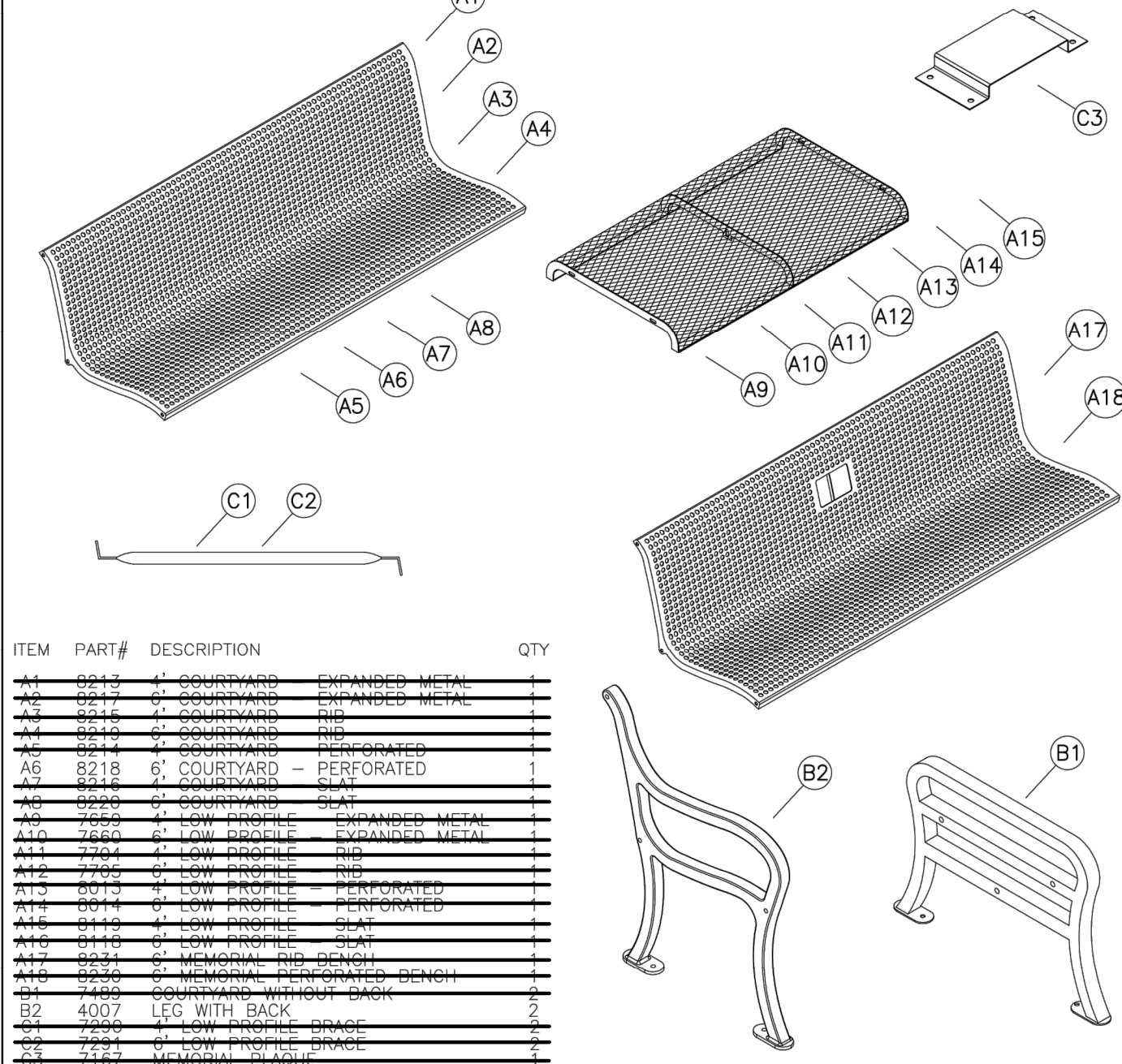
6' low profile bench ground requirements are 30 3/8" x 75 1/8". The bench seat is 72 1/8" long x 30 3/8" wide and 16 3/8" to the top of the bench's seat.

The Memorial Plaque consists of 304 brushed stainless steel.

A1269K

page 1

parts identification:



hardware identification:

ASSEMBLY TOOLS REQUIRED

- 1 - REGULAR TIP SCREWDRIVER
- 2 - 1/2" WRENCHES
- 1 - 3' OR 6' LEVEL

ITEMS INCLUDED IN HARDWARE PACKAGE#

ITEM	PART#	DESCRIPTION	21051	21053	21102
D	17011	5/16"-18 x 1 1/2" HEX HEAD BOLT - SS	2	0	0
F	17028	3/8" WASHER - SS	6	10	0
F	17032	5/16"-18 HEX FINISH NUT - SS	6	0	0
G	17033	5/16"-18 x 2 1/2" MACHINE SCREW - SS	6	0	0
J	17030	5/16" SPLIT LOCK WASHER - SS	6	0	0
L	17022	1/4"-20 x 1 1/2" ROUND HEAD MACHINE SCREW - SS	0	0	4
M	17103	5/16" FLAT WASHER - SS	0	0	4

page 2

A1269K

assembly procedures:

IMPORTANT: Assemblers should be reasonably skilled in the assembly of commercial grade/heavy duty fabricated steel equipment.

To ensure proper assembly, it is suggested that you take adequate time to locate and identify each part. To prevent scratching of the finished pieces, we recommend this unit to be assembled on a clean, flat, solid, surface with a drop cloth, allowing plenty of working room. Also please read the instructions and study the sketches very carefully. A little extra time spent before assembly will be well worth it in performing a complete, proper assembly. Please note that all parts have been precut and pre-drilled.

During the assembly process leave all bolts and nuts "finger tight", until the entire unit is completely assembled. This allows room for movement to level or adjust all seats, tops, benches, framework and braces if necessary. After final adjustment and leveling, permanently tighten all nuts, bolts and fasteners. Glides are not to be used when surface mounting the unit.

CONTEMPORARY ASSEMBLY

STEP 1

Lift upward on the arm and pivot on the rear foot pad until the leg is lying on its back, see FIG. 1. Be sure to prop the legs to prevent tipping. Place (A-) seat next to the leg and rotate upward to match the position of the leg.

STEP 2

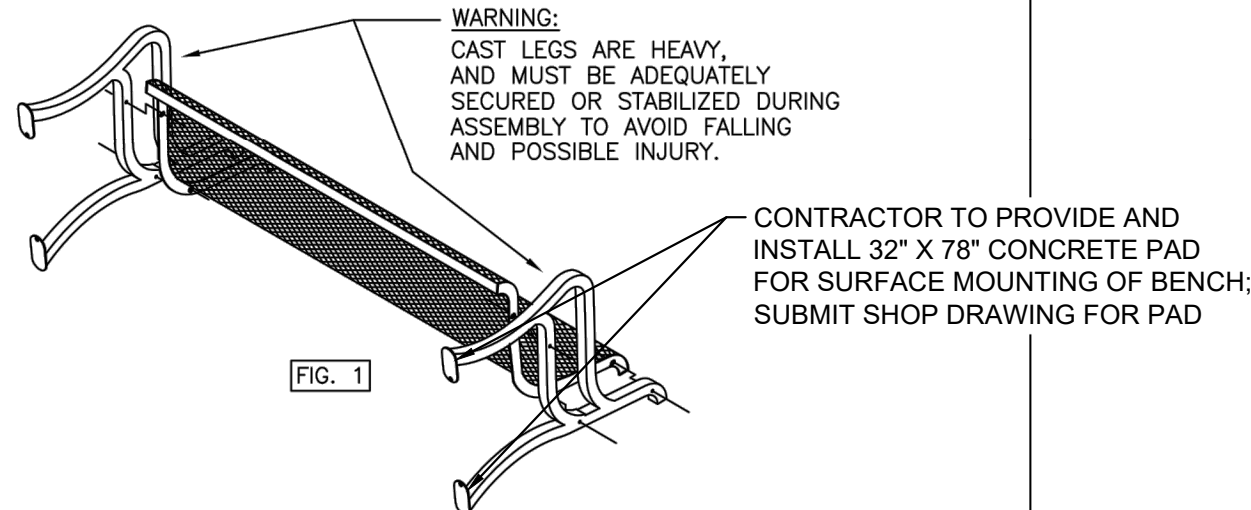
Align holes of the seat's frame/mounting bracket to the holes on the leg. Use, per each B2, three (G) and (F) with one (E) and (J) per (G). NOTE: washers (E) and (J) must be used on the seat side.

STEP 3

Repeat STEP 1 and STEP 2 to complete installation of the other end of the seat.

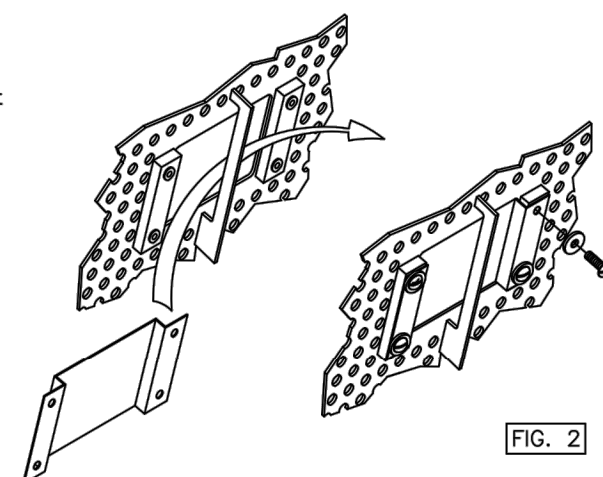
STEP 4

Finger tighten the bolts and rotate the bench to its upright position. Level bench if necessary. Tighten the bolts with the proper wrenches.



MEMORIAL BENCH INSTALLATION

After engraving is complete, assemble plaque to the (A6-A7) bench using four (L) and one (M) per each (L), see Fig. 2. Thread plaque between center bracket and window of bench panel. Align holes, insert screws and tighten.



installation:

WARNING: The proper installation for products may depend upon many factors unique to the site, location, or use of a particular product. Consult with your contractor or other professional to determine your specific installation requirements.

A1269K

page 3

assembly procedures cont.:

LOW PROFILE ASSEMBLY

STEP 1

Lay (A9 thru A16) low profile seat on its top. Supported off ground, see FIG. 3. Bolt (B1) with two (G) and (F) using two (E) and one (J) per (G).

STEP 2

Align hole of (B1) cross brace on leg, with one end of (C1 or C2) bench brace. Bolt brace to leg finger tight using (G) and (F) with two (E) and one (J) per (G). Rotate and align hole of bench brace to the center mounting bracket of (A1 or A2), see FIG. 3.

STEP 3

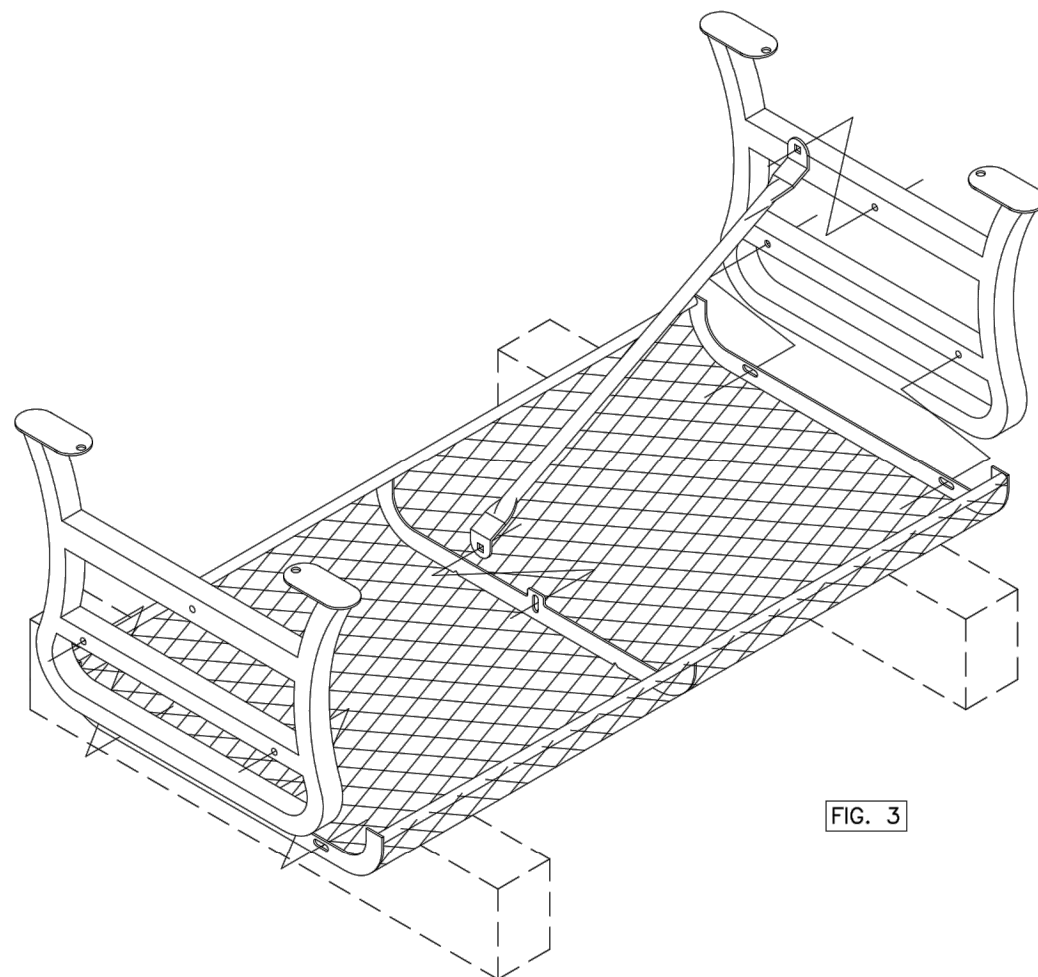
Repeat STEP 1 and STEP 2 for opposite end of seat.

STEP 4

Re-align the free ends of (C1 or C2) with the center mounting bracket of (A1 or A2). Bolt together using one (D) and (F) with two (E) and one (J).

STEP 5

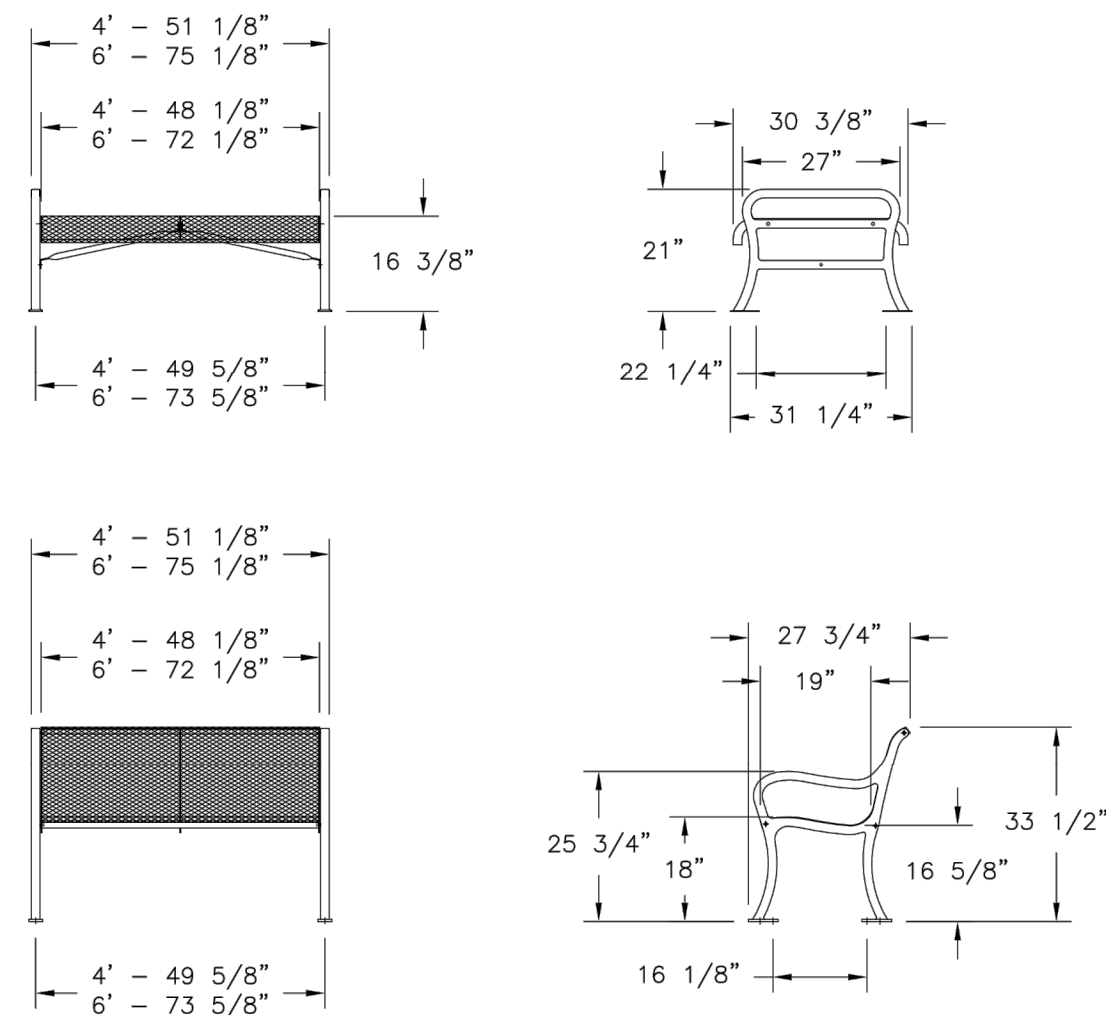
Place bench in its upright position, and level if necessary. Tighten all fasteners with the proper wrenches.



page 3a

A1269K

product dimensions:



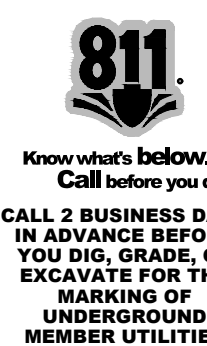
page 4

A1269K

1

WABASH VALLEY HERITAGE SERIES 6' BENCH WITH BACK

NTS



OAKLAWN CROSSING

HARDSCAPE AMENITY DETAILS

STAR, ID

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

DESIGNED
CMR

DRAWN
CMR

CHECKED
ASD

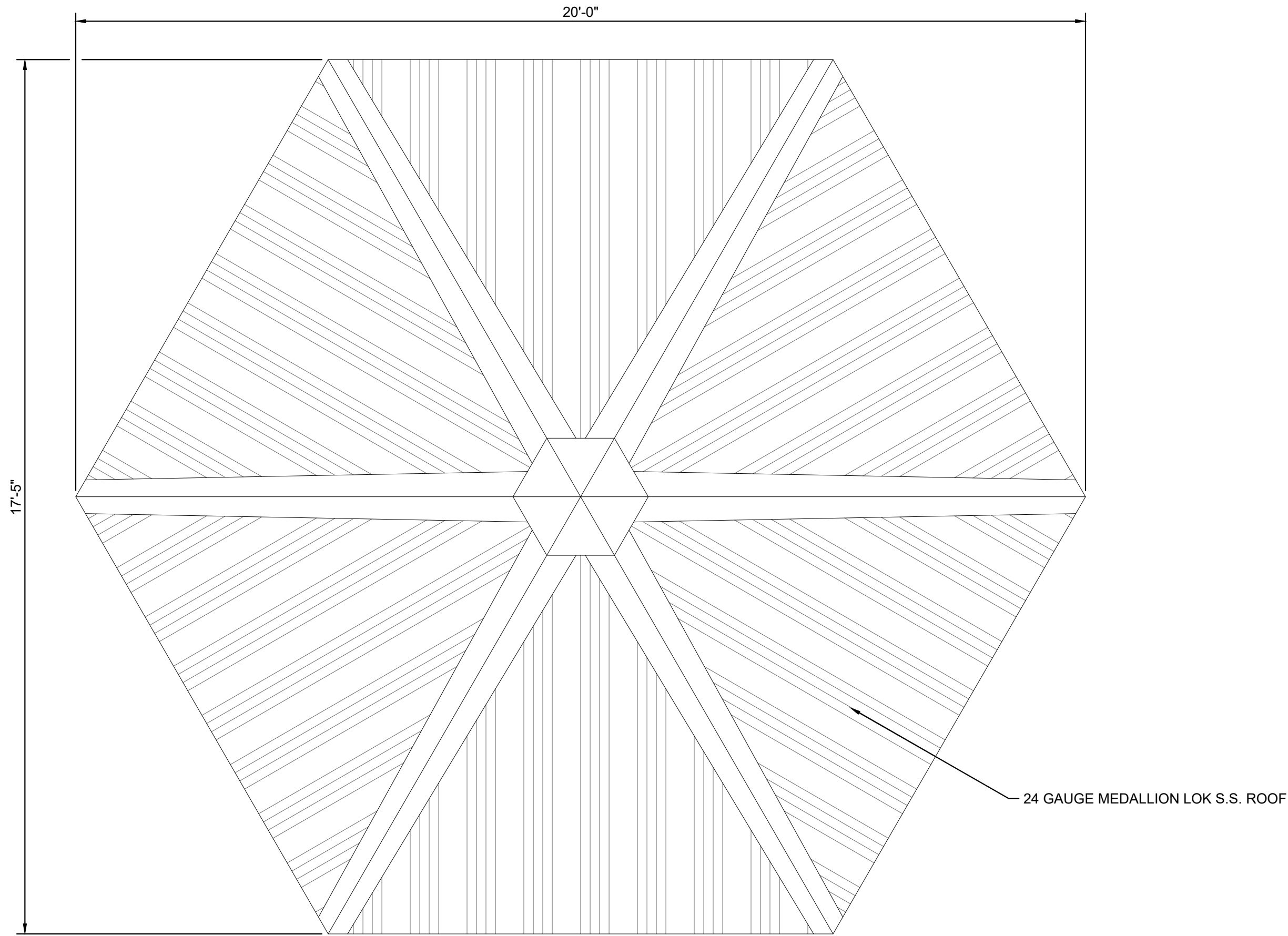
SCALE (H): NONE
SCALE (V): N/A
DATE: 1/24/2022
PROJECT NO. 291015010
DWG. NAME 5010-HSDT-1.dwg

SHEET NO. 16
of 20 sheets

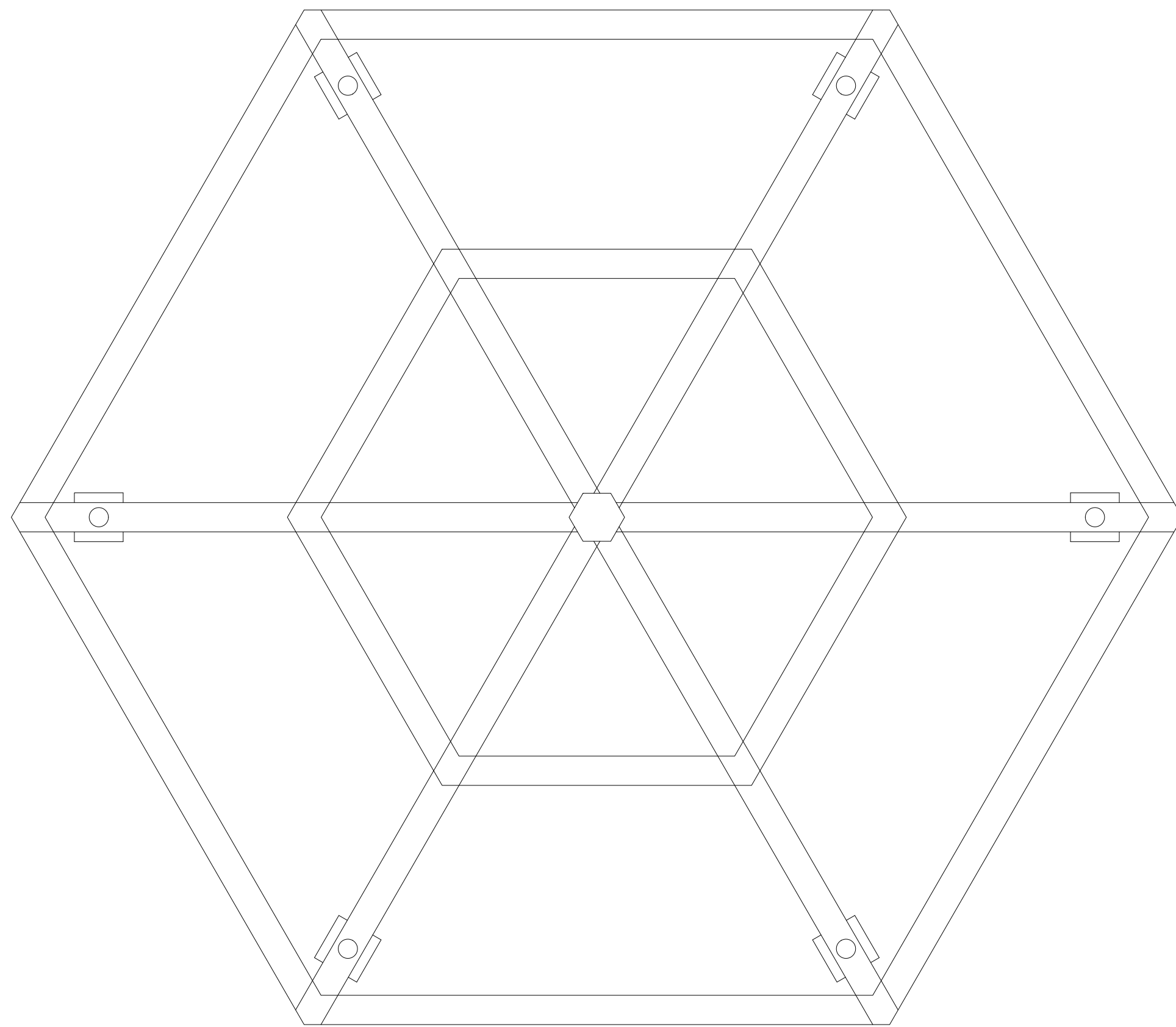
STATE OF IDAHO
JAN 5 2022
LA-16874
LANDSCAPE ARCHITECT

06/18/2022

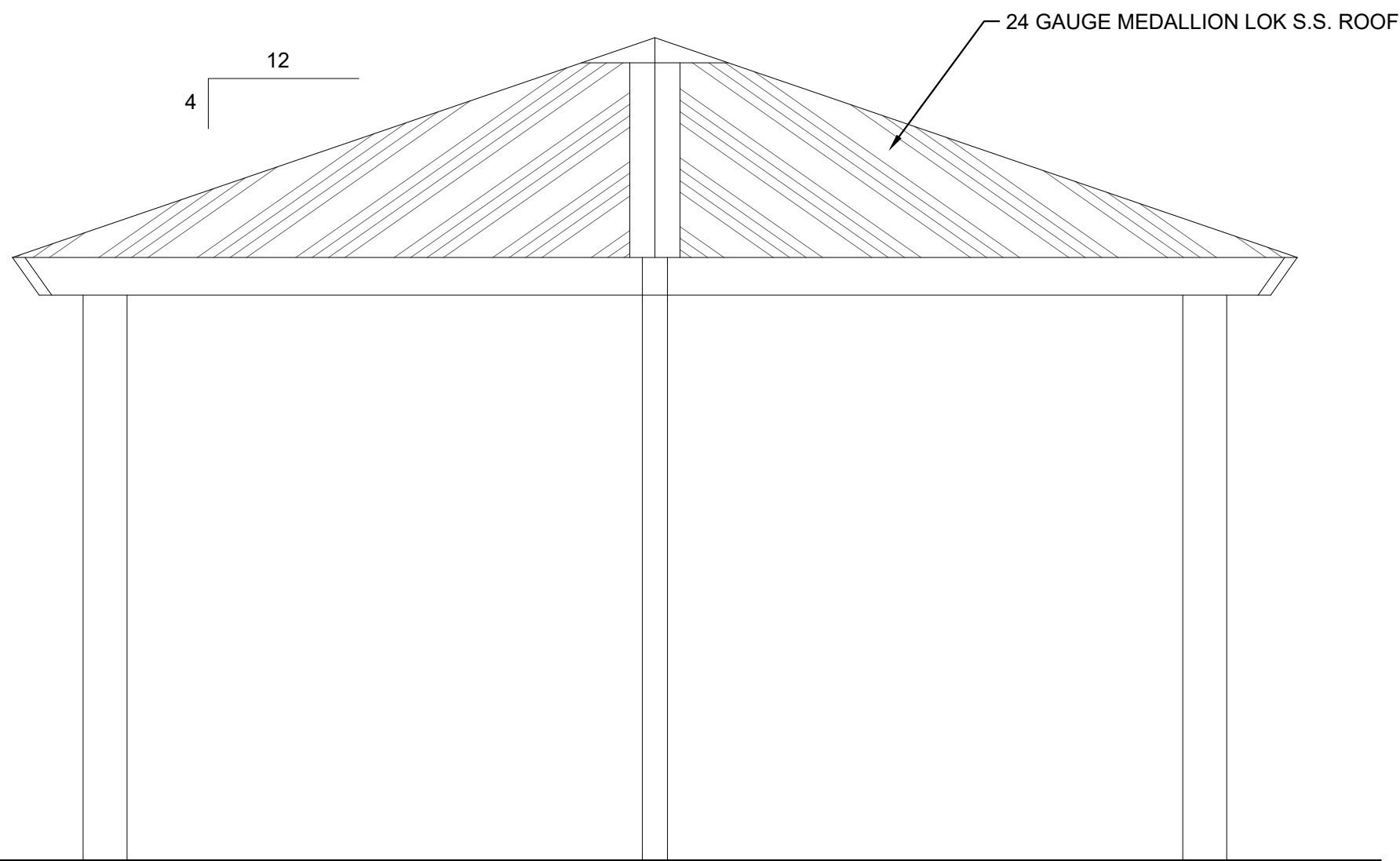
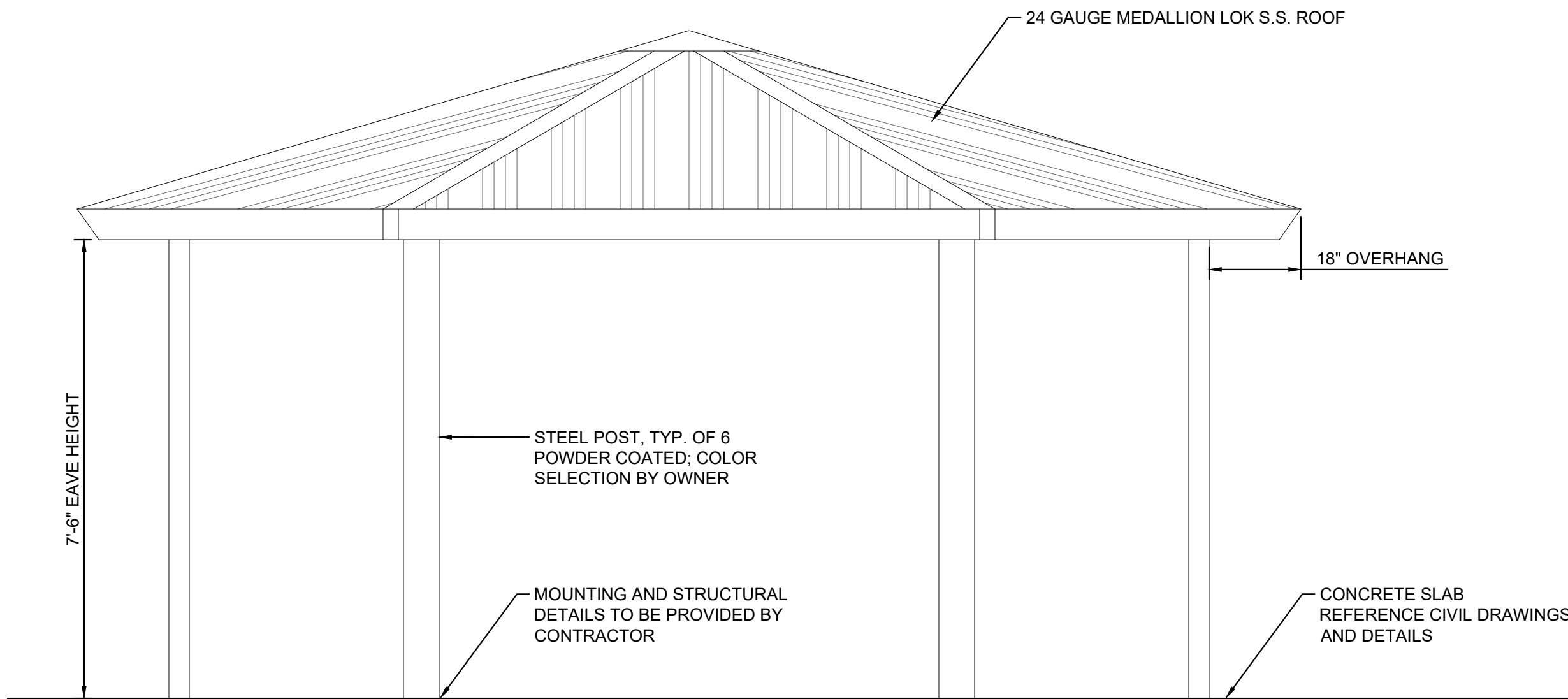
K:_HX_Civil\291015010 - Lane Property\CA00\Improvement Plans\5010-HSDT-1.dwg Jan 24, 2022 Anne.DeBoard
XREFS: X5010-1B
OF AND UNPUBLISHED RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



TOP VIEW



TOP VIEW (FRAME)



DESIGN INTENT ONLY
SHOP DRAWING REQUIRED

1

20' STEEL FRAME HEXAGON SHELTER (DESIGN INTENT ONLY)
SCALE: 1/2" = 1'-0"

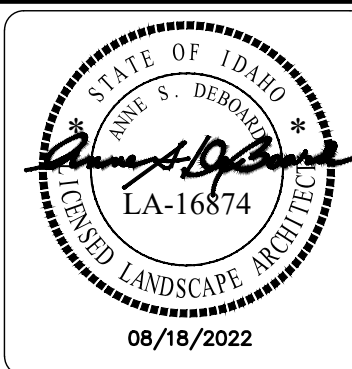
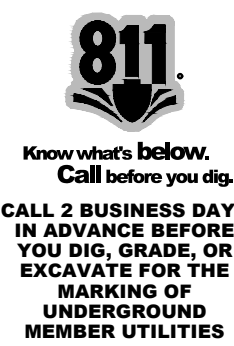
NOTES:

1. SHELTER MAY BE CONSTRUCTED OR MANUFACTURED; COORDINATE WITH OWNER FOR OPTIONS.
2. SHOP DRAWING REQUIRED.
3. GENERAL SPECIFICATIONS:
 - A. ROOF DIMENSIONS: 20' HEXAGONAL
 - B. ROOF PITCH: 4:12
 - C. ENTRY HEIGHT: 7' 6"
 - D. COLUMNS: 6
 - E. MOUNTING: 6" SUB SURFACE MOUNT
 - F. POWDER COAT FINISH: COORDINATE WITH OWNER FOR COLOR

REFERENCE PRODUCT:

1. THE FOLLOWING LOCAL DISTRIBUTOR PROVIDES A SHELTER THAT MEETS THE DESIGN INTENT OF THESE DRAWINGS:

RECREATION TODAY
2414 E RAILROAD STREET
NAMPA, ID 83687
800-481-8705 | INFO@RECTODAY.NET
208-442-9350 | FAX: 208-442-9351



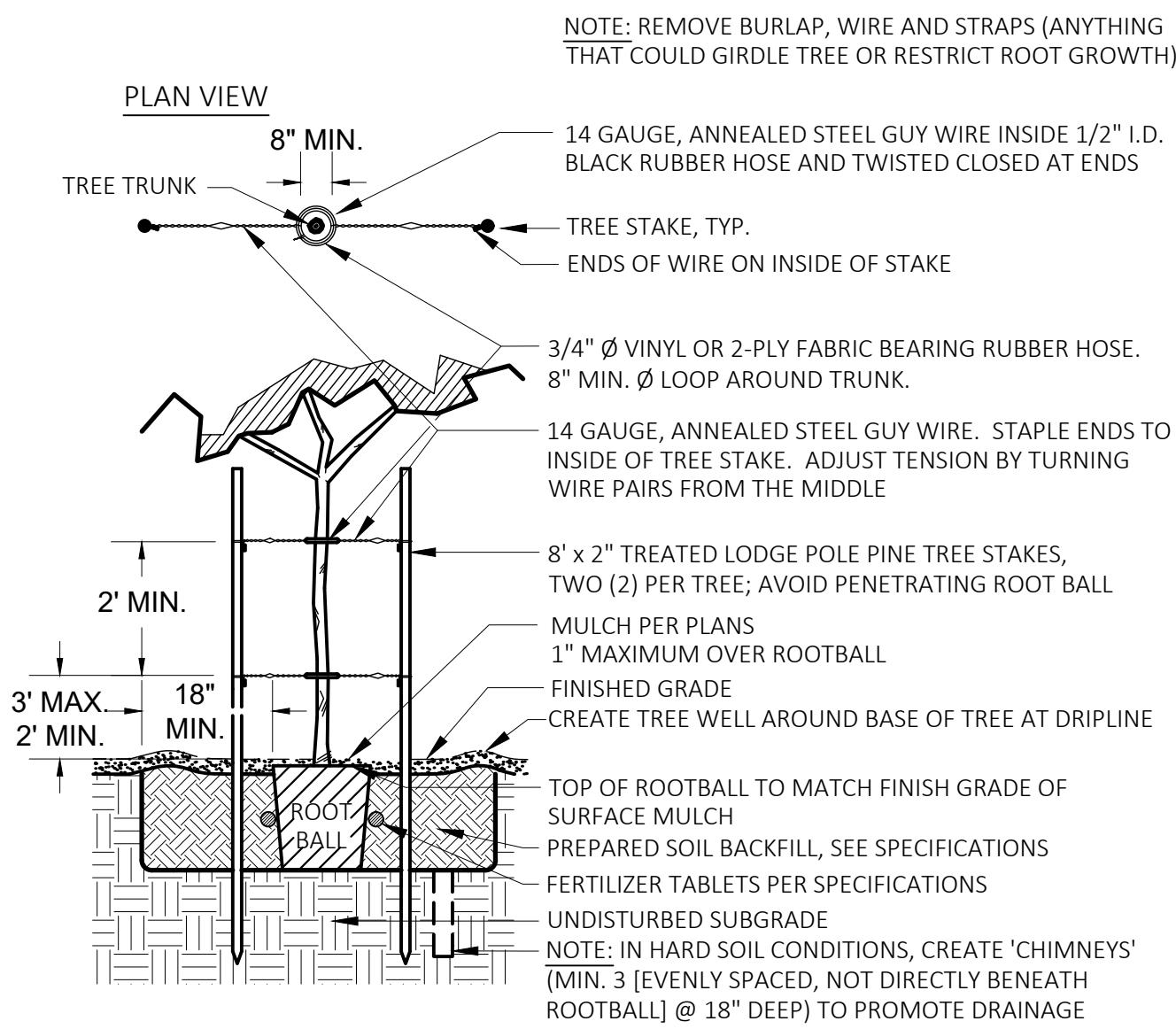
DESIGNED	DRAWN	CHECKED
CMR	CMR	ASD
SCALE (H): AS SHOWN		
SCALE (V): N/A		
DATE:		SHEET NO. 18 of 20 sheets
1/24/2022		
PROJECT NO.		
291015010		
DWG. NAME		
5010-HSDT-1.dwg		

OAKLAWN CROSSING

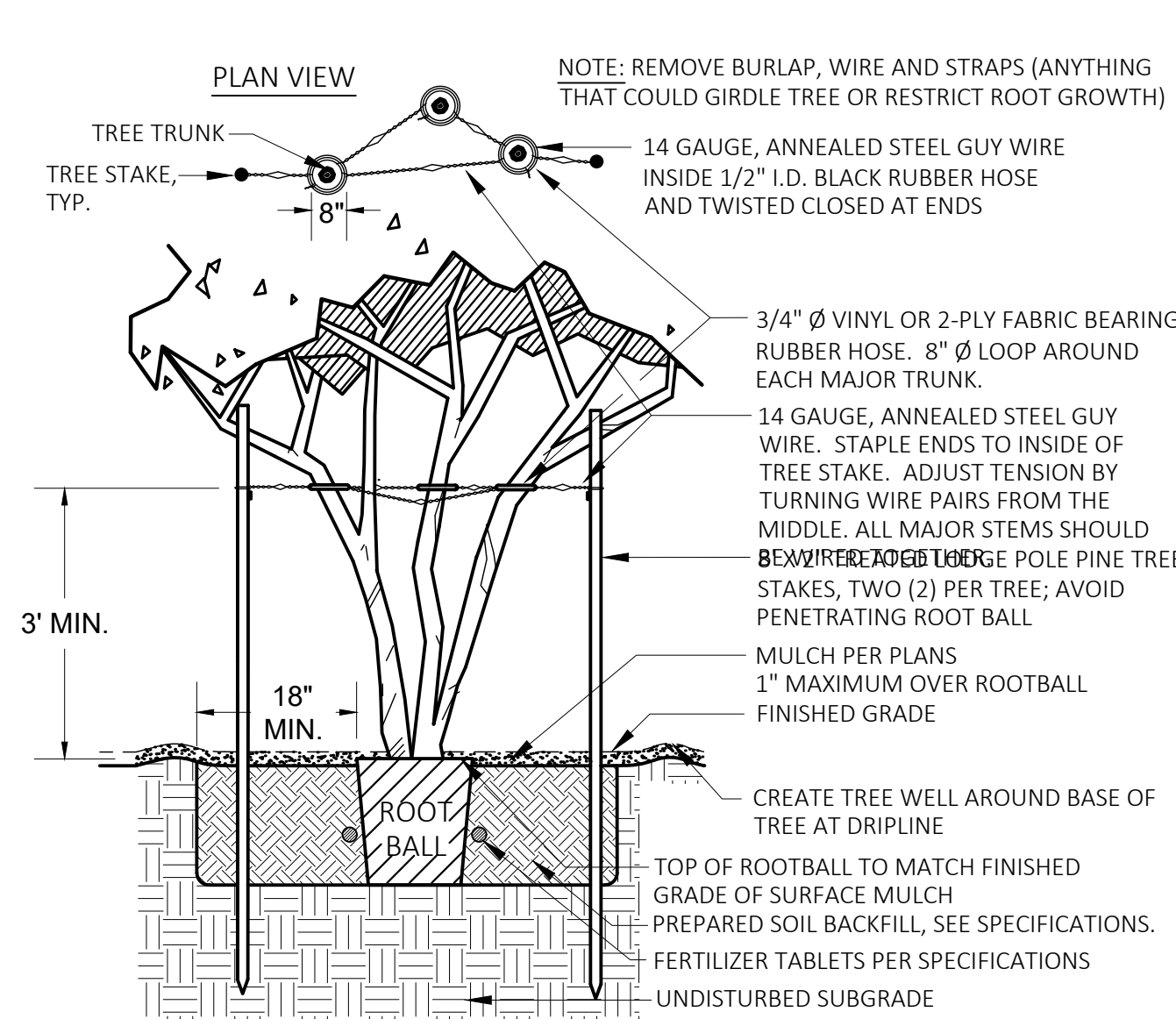
HARDSCAPE AMENITY DETAILS

STAR, ID

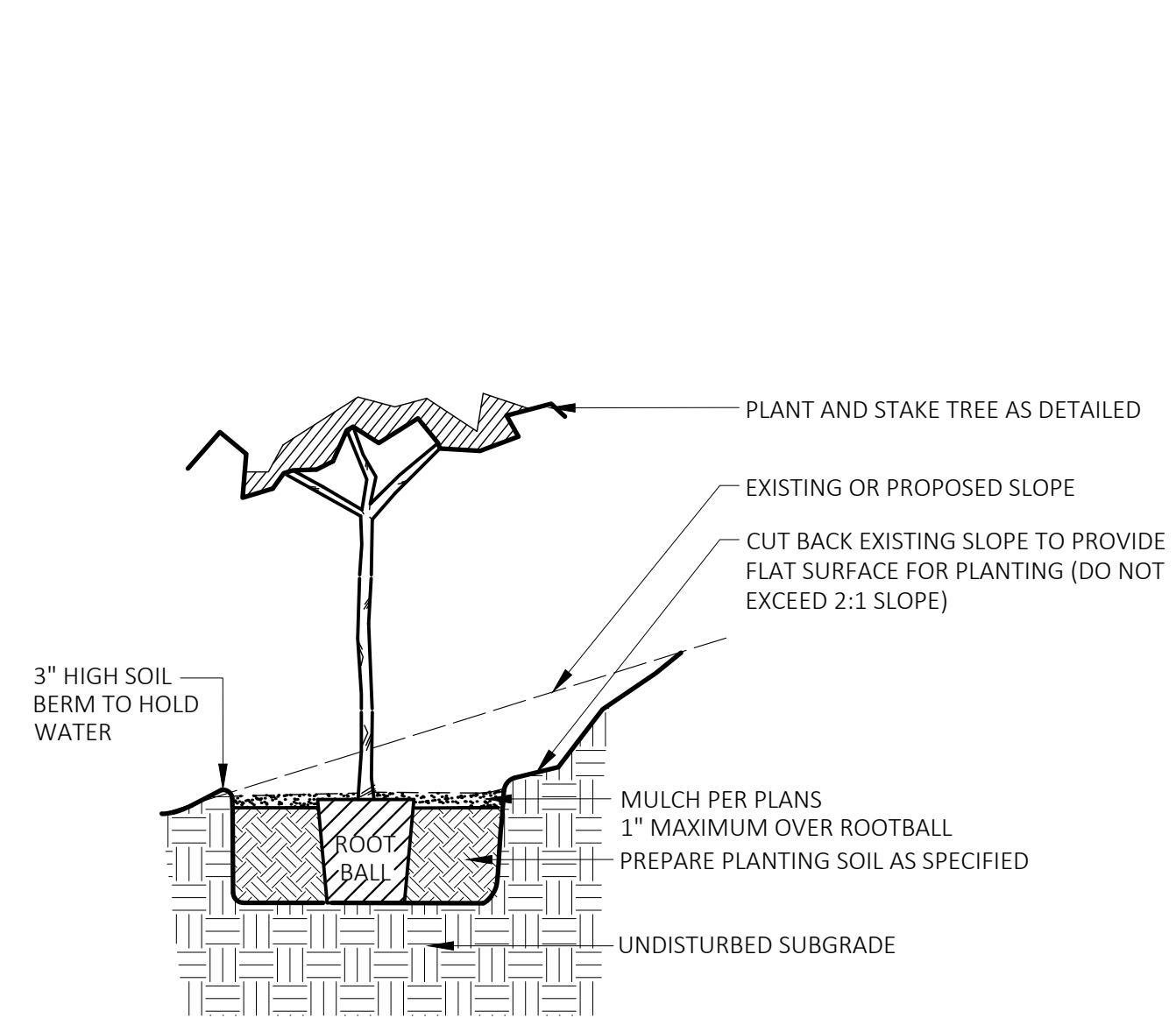
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885



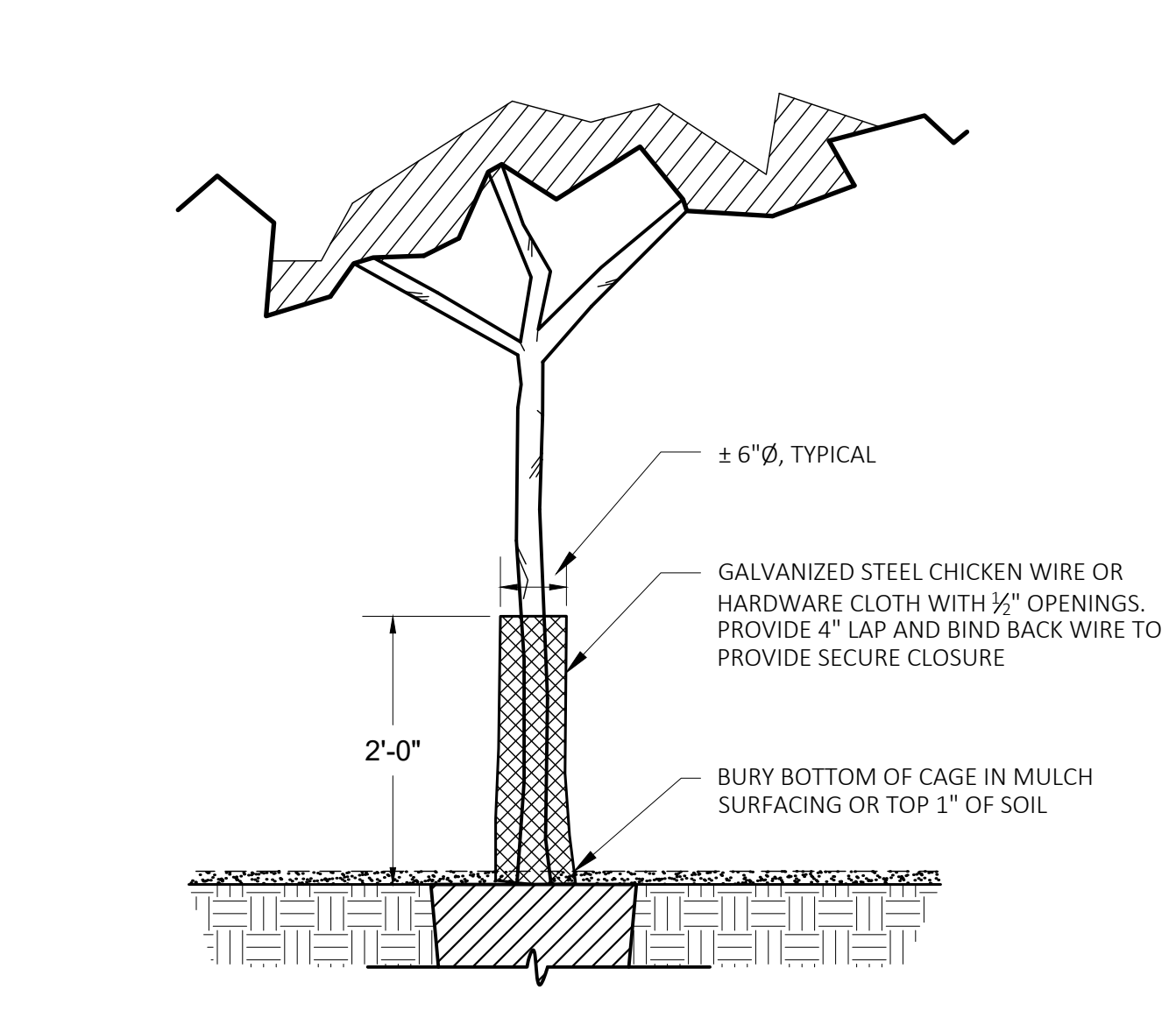
1 TREE PLANTING AND STAKING
SCALE: N.T.S.



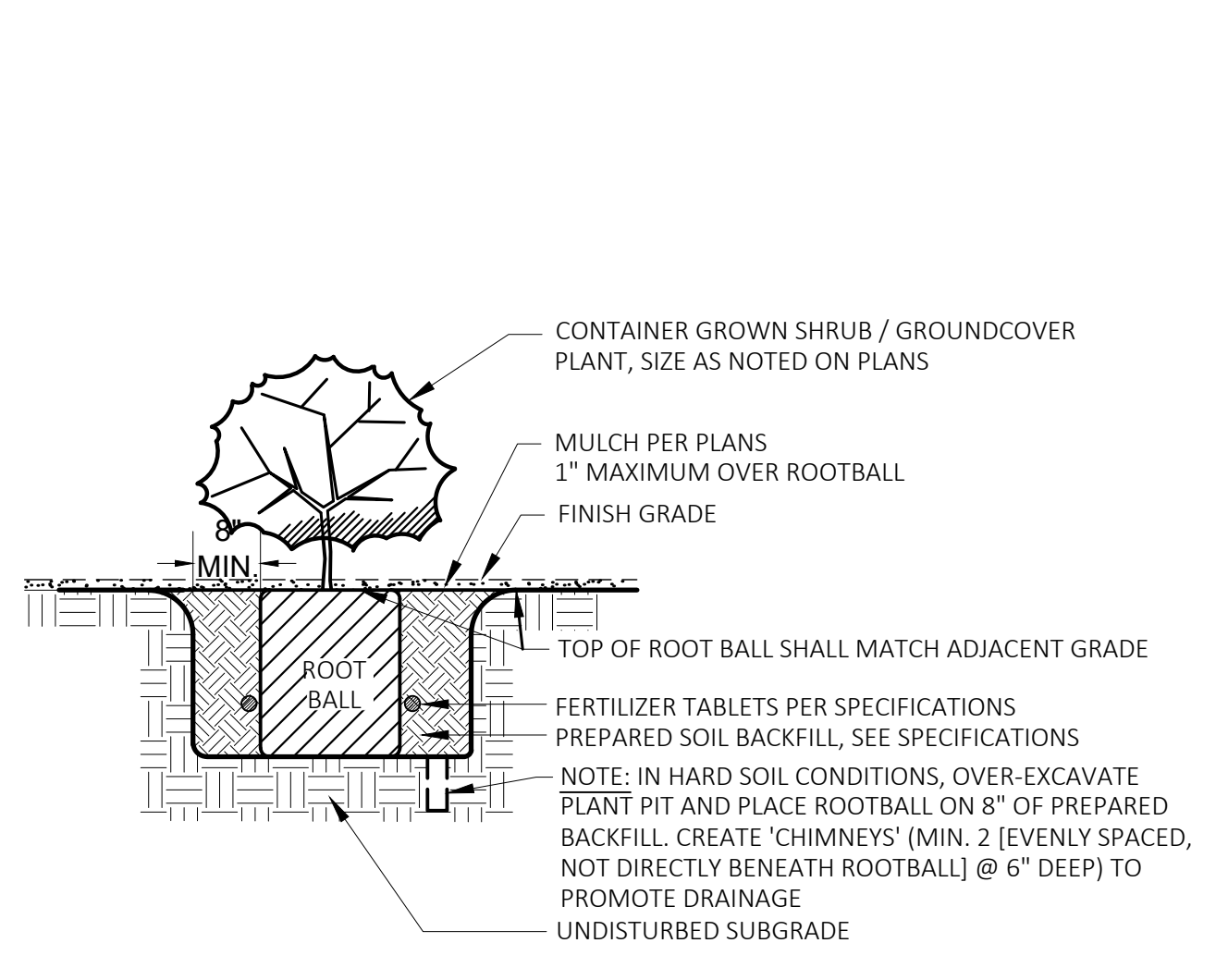
2 TREE STAKING - MULTI-TRUNK
SCALE: N.T.S.



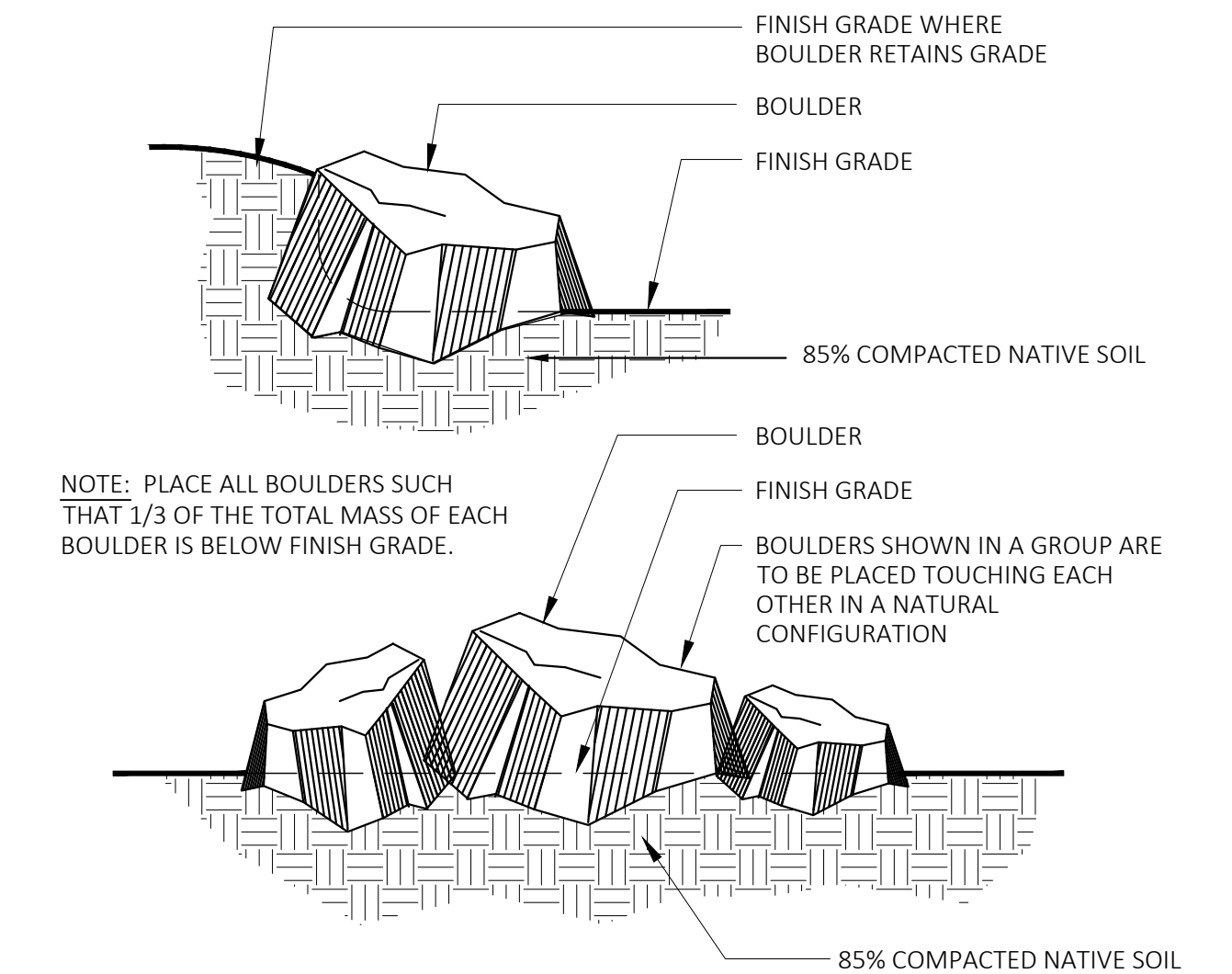
3 TREE PLANTING ON SLOPE
SCALE: N.T.S.



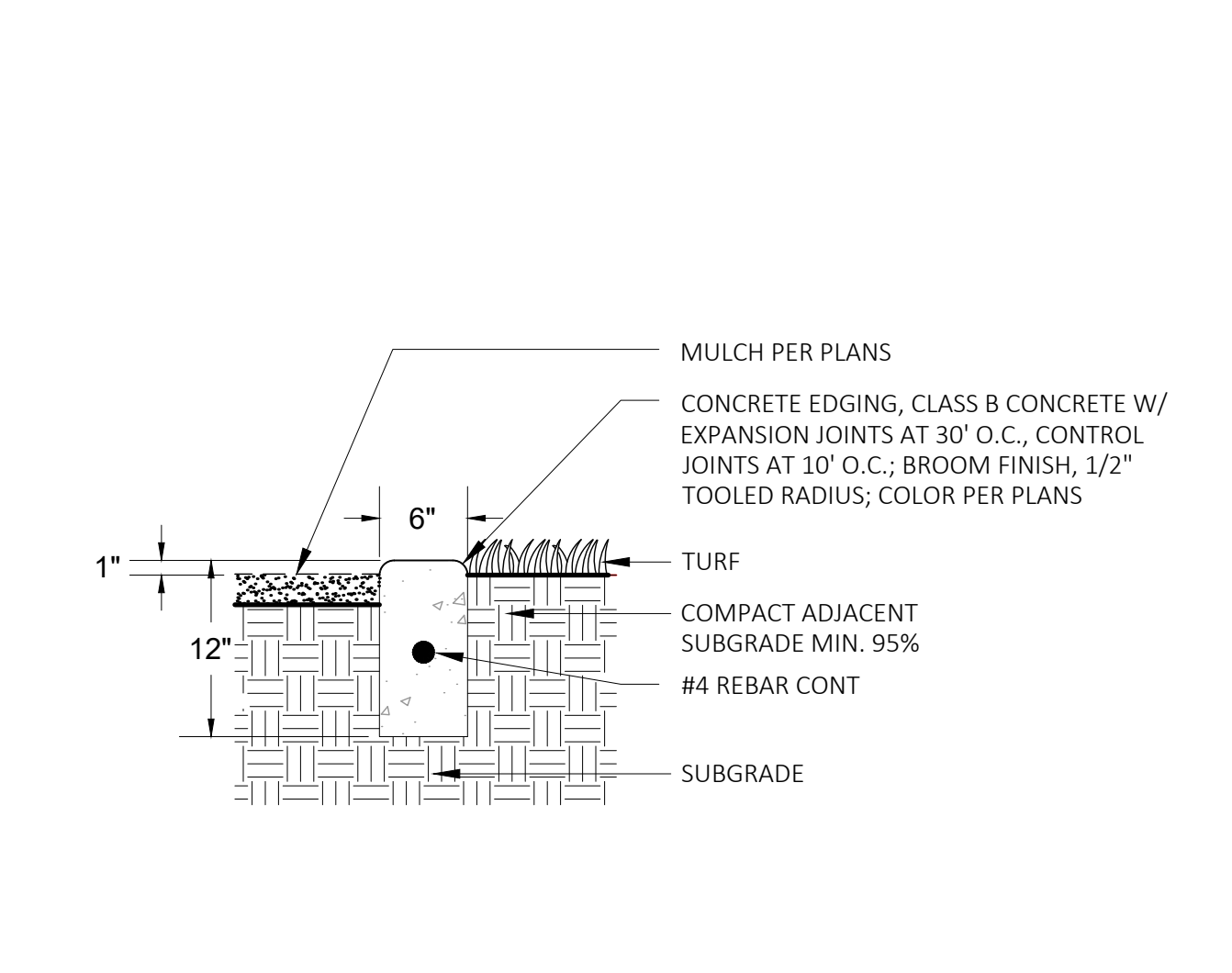
4 BROWSER CAGE FOR EXISTING TREES
SCALE: N.T.S.



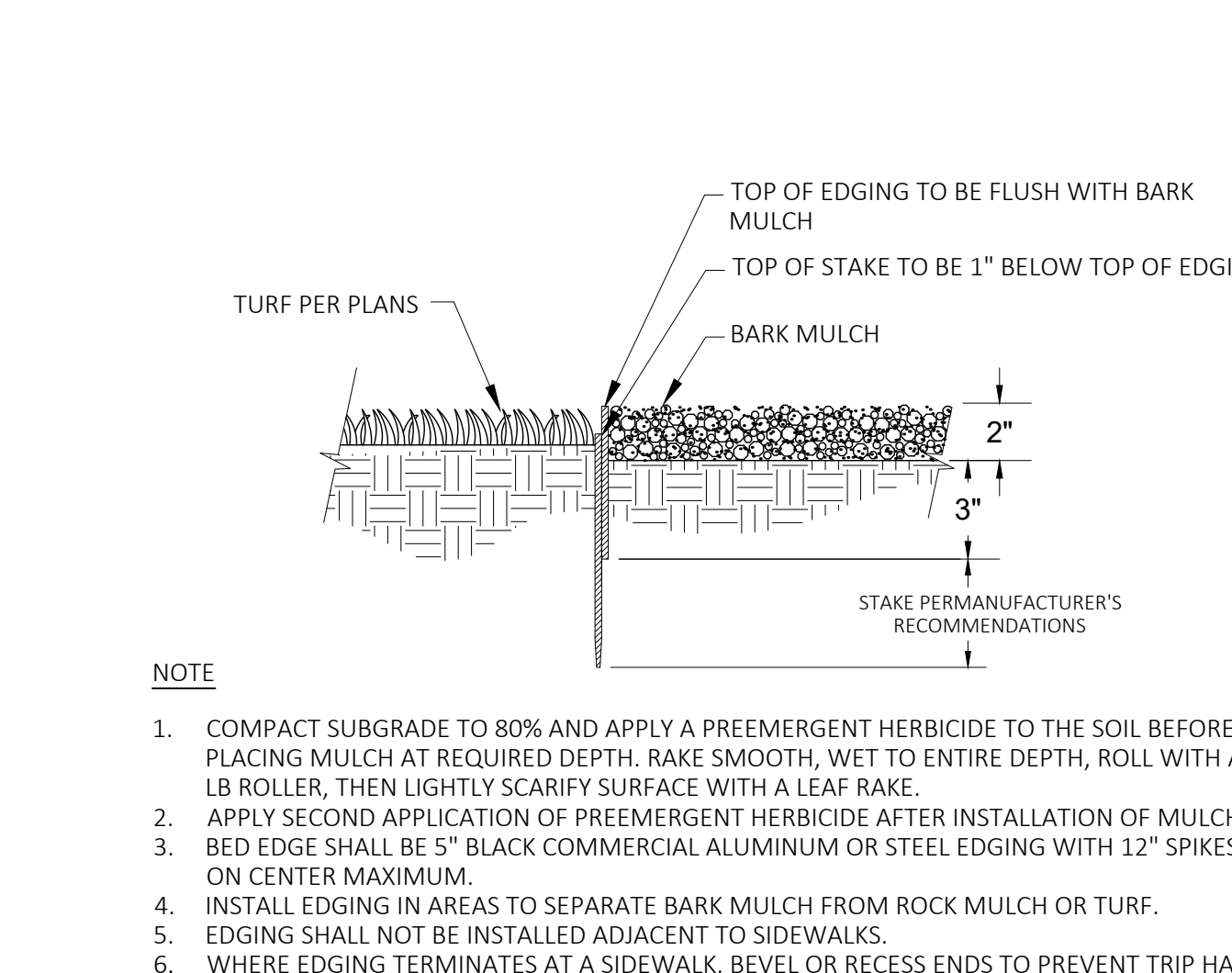
5 SHRUB / GROUND COVER PLANTING
SCALE: N.T.S.



6 BOULDER INSTALLATION
SCALE: N.T.S.



7 CONCRETE CURB EDGING
SCALE: N.T.S.



8 METAL EDGING
SCALE: N.T.S.

AMENDED PLANTING BACKFILL MIX

MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH (*HUMUS) *NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

SLOW-RELEASE FERTILIZER TABLETS

FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW RELEASE. TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES.

1 TABLET PER 1-GALLON CONTAINER

2 TABLETS PER 5-GALLON CONTAINER

3 TABLETS PER 15-GALLON CONTAINER

4 TABLETS PER 24" BOX

AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

9 BACKFILL AND FERTILIZER NOTES

OAKLAWN CROSSING

LANDSCAPE DETAILS

STAR, ID

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
950 Bannock Street, Suite 1100
Boise, Idaho 83702 (208) 297-2885

DESIGNED RAS SCALE (H): N/A SCALE (V): N/A DATE: 1/24/2022 PROJECT NO. 291015010 DWG. NAME 5010-LSDT.dwg

DRAWN DVC

CHECKED ASD

SHEET NO. 19 of 20 sheets

811 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

STATE OF IDAHO LANDSCAPE ARCHITECT LA-16874 06/18/2022



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Oaklawn Subdivision Phase: 1 Date: 4/14/2022
Developable Lots: 65 Review No: 1
Developer: Pinnacle Land Development, LLC/Randy Clarno
Tel: 208-229-2021 Email: randy@criterionland.com
Engineer: Kimley-Horn and Associates, Inc./Teller Bard
Tel: 208-906-3871 Email: Teller.bard@kimley-horn.com
Property Address: Joplin and 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				Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17				Each sheet has north arrow, graphic scale, date, title block and sheet number.
18				All profiles are drawn to the same horizontal scale as plan views.
19				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. Need copy of preliminary plat to confirm
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)
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.
38	X			Existing and proposed elevations match at property boundaries.
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. The foot note on table 2 references Amity Road, please update reference.
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". Forebays
50				5-foot setback from property line maintained for drainage facilities.
51		X		Drainage basin / pond dimensions listed or noted. Area is provided, but please include at least two dimensions for each forebay.
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. Ground water elevations are shown and are below clay liners.
55		X		Vegetative cover shown over biofiltration facilities. Call out vegetation in forebays or reference per Landscape plans.
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 calculations were provided
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.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat). With verify when plat is provided
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: Oaklawn Crossing Subdivision, FP-22-02

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#: 2022AEK107