



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Planning and Zoning Department *Shen T. Muth*

MEETING DATE: April 18, 2023 – PUBLIC HEARING

FILE(S) #: **DA-21-02-MOD Development Agreement Modification-River Park Subdivision**

OWNER/APPLICANT/REPRESENTATIVE

REPRESENTATIVE

Todd Tucker
HHS Construction, LLC
729 S. Bridgeway Place
Eagle, ID 83616

OWNER

River Park Investments LLC/Boise Hunter Developers LLC
729 S. Bridgeway Place
Eagle, ID 83616

REQUEST

Request: The Applicant is seeking approval of a modification to the existing Development Agreement for the River Park Subdivision annexation and zoning. The applicant is requesting approval from the Council to allow all streets within the development to be private streets. The property is located at the south end of Blessinger Road in Star, Idaho, Canyon County and consists of 150.47 acres with a proposed density of 2.1 dwelling units per acre. The subject property is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Ada County Parcel No. R3404000000, R3404100000, R3404500000.

APPLICATION REQUIREMENTS

Residents within 300' Notified	April 1, 2023
Legal Notice Published	April 2, 2023, 2023
Property Posted	April 7, 2023

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-3B-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

COMPREHENSIVE PLAN:

18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

The applicant has requested a Development Agreement Modification to convert the previously approved public streets in the River Park Subdivision into private streets. The River Park Subdivision was approved by Council on April 20, 2021, with the Phase 1 Final Plat being approved on April 5, 2022 for the first 89 residential lots. The Applicant has cited long delays with review of construction plans from Canyon Highway District 4 as their justification to the modification. Please review the attached letter of intent.

COUNCIL DECISION

The Star City Council _____ File # DA-21-02 MOD for River Park Subdivision on _____, 2023.

BOISE HUNTER HOMES

River Park Estates Subdivision Private Streets Request



River Park Investments, LLC is pleased to submit the following application for a Development Agreement Modification for the River Park Estates Subdivision.

Table of Contents

Vicinity Map	2
History	3
Approved Subdivision Design	3
Development Agreement Modification	3
Justification	3
Conclusion	3

Vicinity Map



History

The preliminary plat for the River Park Estates subdivision was approved by the Star City Council on April 20, 2021, and the Findings of Fact were approved on May 18, 2021. The associated Development Agreement was approved by the City Council on June 15, 2021 and recorded on June 22, 2021. The Final Plat for Phase #1 of the River Park Estates Subdivision was approved by the City Council on April 5, 2022.

Approved Subdivision Design

The preliminary plat for the River Park Estates subdivision includes 300 single-family residential lots. Three different lot sizes are provided within the subdivision. The subdivision has a low density providing just two dwelling units per acre. All of the streets within the subdivision are designed in conformance with the standards set forth by both the City of Star and the Canyon Highway District #4 (CHD4).

Development Agreement Modification

We are requesting a modification to the existing Development Agreement to allow the streets within the River Park Estates subdivision to be private. The only reference to the streets within the Development Agreement is located on "Exhibit B" which is a copy of the preliminary plat.

Note #2 states: All streets proposed in this development are public streets and shall be constructed in accordance with Canyon Highway District No. 4 standards for public streets with a minimum gradient of 0.40%.

We would like to amend Note #2 to be consistent with the language contained in the Development Agreement for the recently approved Quarry at River Park Estates Subdivision located directly adjacent to this subdivision on the west. That subdivision is an extension of the River Park Estates subdivision. It is phase 2 of this overall development.

The proposed Note #2 will state: "All streets within in this development are private streets; however, the future east-west collector roadway (Landruff Lane) may be dedicated to Canyon Highway District #4 in the future, if they choose to connect it to adjacent portions of Landruff Lane, after the plat has been recorded".

Justification

As part of the infrastructure improvement process for subdivisions the developer/owner must have construction plans approved by various governmental agencies. One of those agencies for this project is the Canyon Highway District #4 (CHD4). We submitted construction drawings for Phase 1 of the River Park Estates Subdivision to CHD4 on December 22, 2021. We did not receive approval of those plans from CHD4 until January 9, 2023. In land development, 13 months for plan approval is extreme and can completely destroy a development, in turn, financially crippling a development company. This is a relatively large subdivision with 300 lots and will be developed in several phases. It is neither in our or the City of Star's best interest to have to go through this process a minimum of three more times to complete the construction of this project.

Conclusion

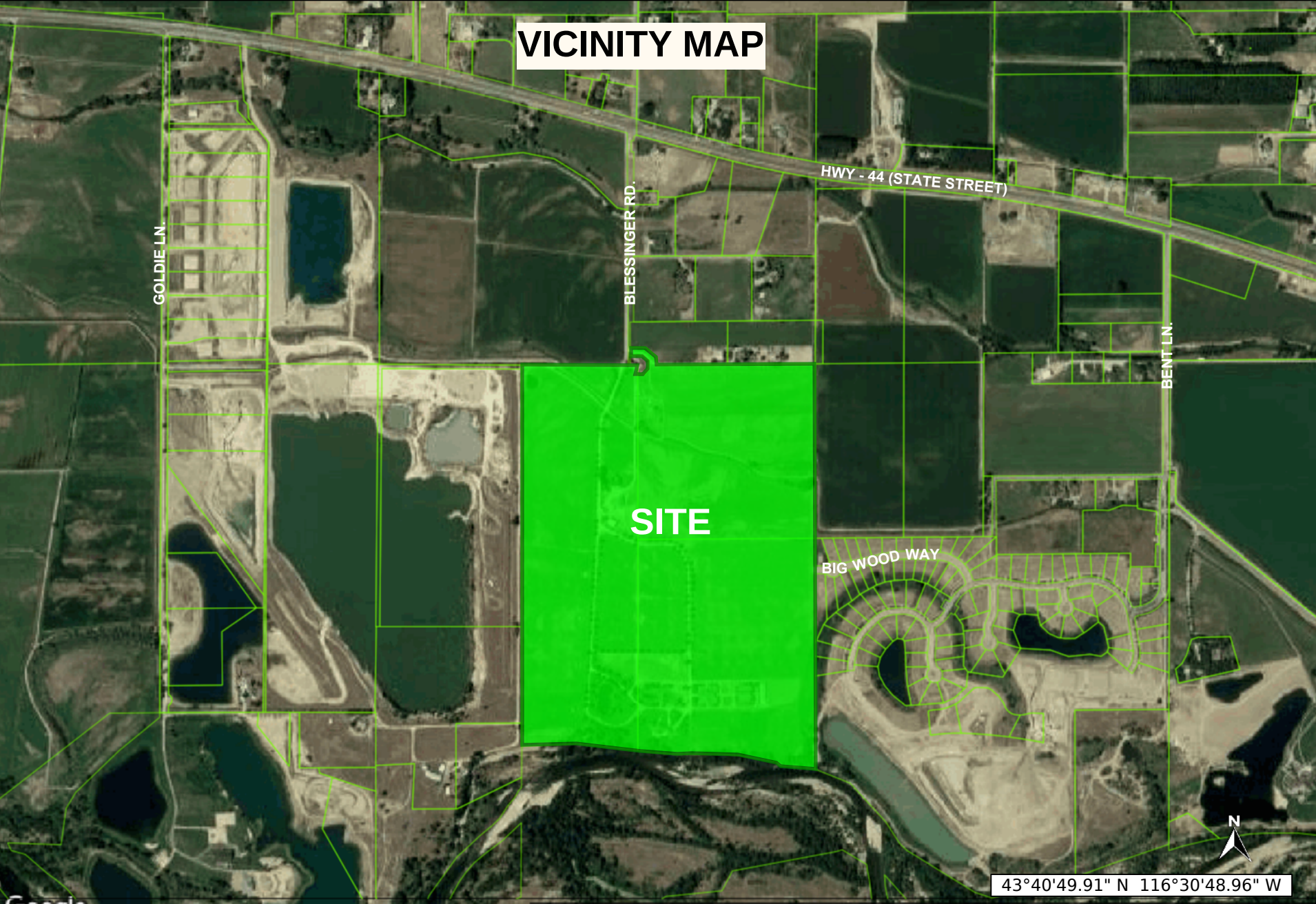
The proposed Development Agreement Modification for the River Park Estates subdivision was carefully considered after over a year of development. The future streets within the subdivision will comply with all of the standards established by both Canyon Highway District #4 and the City of Star. We look forward to discussing the applications with you in greater detail. If you have any questions regarding this submittal, please contact Todd Tucker at 208-618-2157 or ttucker@boisehunterhomes.com.

Sincerely,



Todd Tucker
Planning and Entitlement Manager

VICINITY MAP



SITE

43°40'49.91" N 116°30'48.96" W

DEVELOPMENT AGREEMENT RIVER PARK SUBDIVISION

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and **River Park Investments LLC, Boise Hunter Developers LLC**, hereinafter referred to as "Owner".

WHEREAS, Owner owns a parcel of land of approximately 150.47 acres in size, currently located within Canyon County, zoned AG and more particularly described in **Exhibit A** of Ordinance 337, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner has requested that the Property be annexed into the City and developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Property and Zoning of **R-2-DA**, as File No. **AZ-21-01**, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Parcel shown on **Exhibit A**, Owner is allowed to develop 150.47 acres as follows:

- Zoning Classification: The zoning classification shall be a R-2-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.
- **All streets within this development are private streets; however, the future east-west collector roadway (Landruff Lane) may be dedicated to Canyon Highway District #4 in the future, if they choose to connect it to adjacent portions of Landruff Lane, after the plat has been recorded.**

2.2 Site Design. The Preliminary Plat/Concept Plan, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. The development is hereby approved for a maximum of 301 single-family residential lots.

2.4 Setbacks. The development shall follow the setbacks required in the R-3 zoning district for the Residential Uses (approved by Council). Council also approved 5-foot side yard setbacks for one and two-story homes.

2.5 Additional Requirements:

- Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development;
- Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area;
- Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch;

2.6 Proportionate Share Agreement for ITD Improvements. Developer has agreed to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the \$210,787.00 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the City \$659.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and

the City of Star dated April 22, 2020.

2.7 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

2.8 Conditions. Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. Owner shall provide an affidavit agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the. Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of the Applicant. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property,

shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67- 6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: **River Park Investments, LLC**
923 S. Bridgeway Place
Eagle, ID 83616

Owner: **Boise Hunter Developers, LLC**
923 S. Bridgeway Place
Eagle, ID 83616

7.5 **Effective Date.** This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 **Attorney Fees.** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this _____ day _____, 2023.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

OWNER:

River Park Investments, LLC
_____, Managing Member

STATE OF _____)
 _____) ss.
 County of _____)

On this ____ day of _____, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____

OWNER:

Boise Hunter Developers, LLC
_____, Managing Member

STATE OF _____)
_____) ss.
County of _____)

On this ____ day of _____, 2023, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

Notary Public for State of _____
Residing at: _____
My Commission Expires: _____

PRELIMINARY PLAT FOR
RIVER PARK ESTATES SUBDIVISION

SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, THE WEST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4 OF SECTION 13, THE EAST HALF OF THE NORTHEAST QUARTER AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,

STAR, IDAHO

2021

BASIS OF BEARINGS

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CANYON HIGHWAY DISTRICT NO. 4 STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 21, BLOCK 1, LOT 1, BLOCK 2, LOTS 1, 6, BLOCK 3, LOT 1, BLOCK 4, LOTS 1, 31, BLOCK 5, LOT 1, BLOCK 6, LOTS 1, 23, BLOCK 7, LOTS 1, 15, 40, BLOCK 8, LOTS 1, 17, BLOCK 9, LOT 1, BLOCK 10, LOT 10, BLOCK 11, LOTS 1, 21, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 23, BLOCK 8 IS A SHARED DRIVEWAY LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE PONDS.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT OR WITH THE APPROVED DEVELOPMENT AGREEMENT.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL RUTLINE AND HEAVY MAINTENANCE.
14. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16001C0125 J, AND NO. 16001C120 J, COMMUNITY PANEL NO. 0125 J, AND 120 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
16. STORM DRAINAGE SHALL BE TREATED AND RELEASED INTO THE POND SYSTEM.

HIGHWAY DISTRICT

CANYON HIGHWAY DISTRICT NO. 4
15435 HWY 44
CALDWELL, ID 83607

IRRIGATION DISTRICT

CANYON COUNTY WATER CO. LTD
PO BOX 11
STAR, ID 83669

LAND SURVEYOR

ROBERT KAZARINOFF, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

CIVIL ENGINEER

W. SCOTT WONDERS, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

OWNER

KERRY J. LAWSON
21817 BLESSINGER RD
STAR, ID 83669

OWNER

FOR OUR FOUR PARTNERS, LP
6111 W. THUNDERBIRD RD
GLENDALE, AZ 85306

DEVELOPER

HHS CONSTRUCTION, LLC
729 BRIDGEWAY PL.
EAGLE, ID 83616
208-577-5501

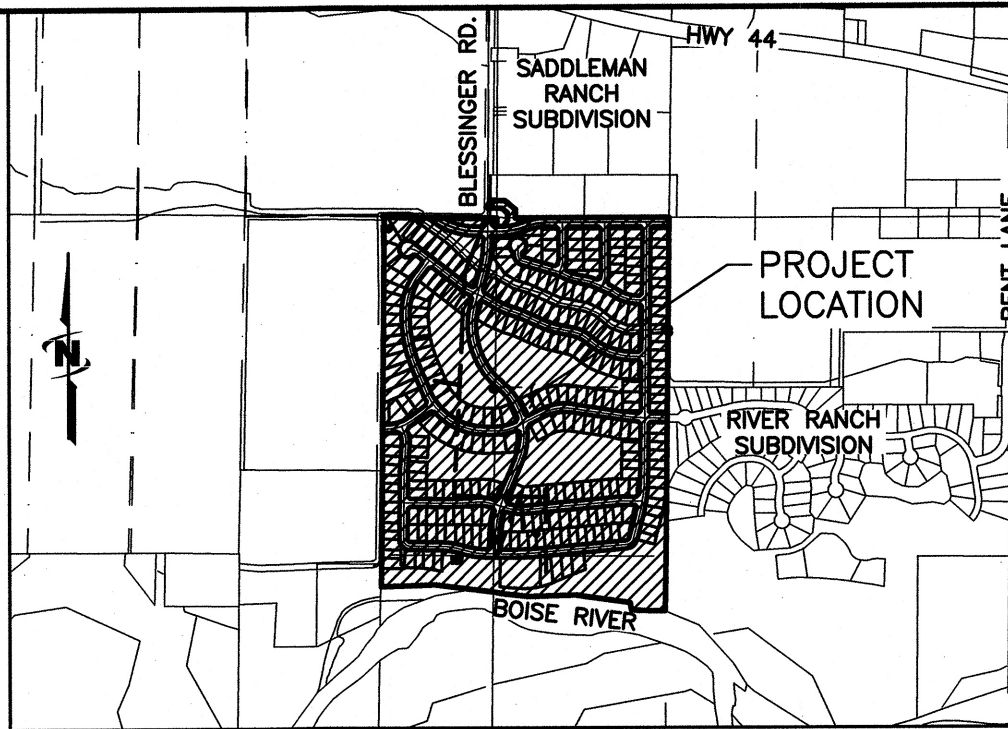
LAND USE SUMMARY

TOTAL AREA:	150.47 AC.
TOTAL LOTS:	325 LOTS
RESIDENTIAL LOTS:	301 LOTS
COMMON AREA LOTS:	23 LOTS
COMMON DRIVEWAY LOT:	1 LOT
RESIDENTIAL DENSITY:	2.00 DU/AC
TOTAL OPEN SPACE:	44.41 AC. (29.5%)
BUFFER OPEN SPACE:	1.41 AC. (0.9%)
QUALIFIED OPEN SPACE:	43.00 AC. (28.6%)
AVERAGE LOT SIZE:	11,279 S.F.
SMALLEST LOT:	8,248 S.F.
EXISTING ZONE:	AG
PROPOSED ZONE:	R-3



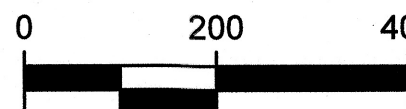
20 MAY 2021

BOUNDARY
CERTIFICATION



VICINITY MAP

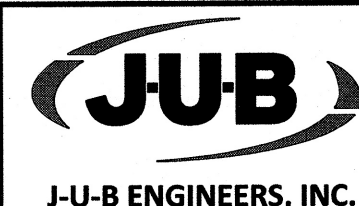
SCALE: 1"=1500'



SCALE IN FEET

Line Table		
Line #	Direction	Length
L1	S00°32'02"W	66.69'
L2	S89°58'37"E	55.18'
L3	N30°33'44"E	55.38'
L4	N01°39'40"E	56.54'
L5	N48°46'53"W	56.99'
L6	N88°44'47"W	97.56'
L7	N00°37'41"E	60.00'
L8	S88°44'47"E	120.03'
L9	S48°46'53"E	107.07'
L10	S01°39'40"W	64.09'
L11	N09°51'37"W	62.93'
L12	N84°27'10"W	196.13'
L13	N78°58'20"W	83.43'
L14	S87°51'40"W	59.80'

- | EXISTING | LEGEND | PROPOSED |
|----------|---------------------------|----------|
| --- | SANITARY SEWER LINE | --- |
| --- | WATER LINE | --- |
| --- | GRAVITY IRRIGATION PIPE | --- |
| --- | PRESSURE IRRIGATION LINE | --- |
| --- | STORM DRAIN LINE | --- |
| --- | CENTERLINE | --- |
| --- | LOT LINE | --- |
| --- | 6" VERTICAL CURB & GUTTER | --- |
| --- | ROLLED CURB & GUTTER | --- |
| --- | 5' SIDEWALK | --- |
| --- | SEWER MANHOLE | --- |
| --- | DITCH FLOW LINE | --- |
| --- | IRRIGATION MANHOLE | --- |
| --- | STREET LIGHT | --- |
| --- | TREE DECIDUOUS | --- |
| --- | TREE CONIFER | --- |
| --- | EDGE OF PAVEMENT | --- |
| --- | GAS LINE | --- |
| --- | FENCE LINE | --- |
| --- | FIRE HYDRANT | --- |
| --- | 5' CONTOUR LINE | --- |
| --- | 1' CONTOUR LINE | --- |
| --- | DRAINAGE FACILITY | --- |



J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



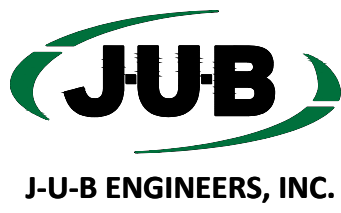
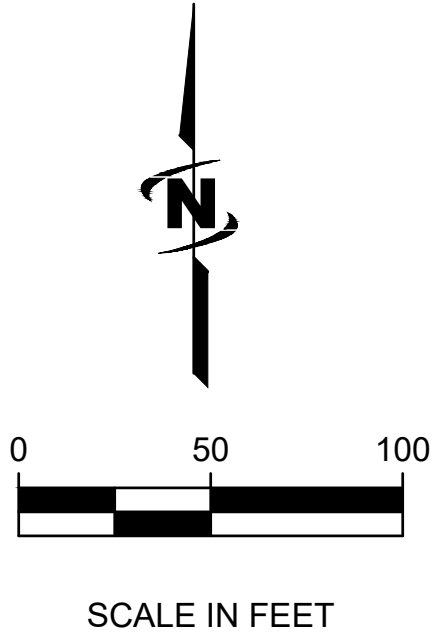
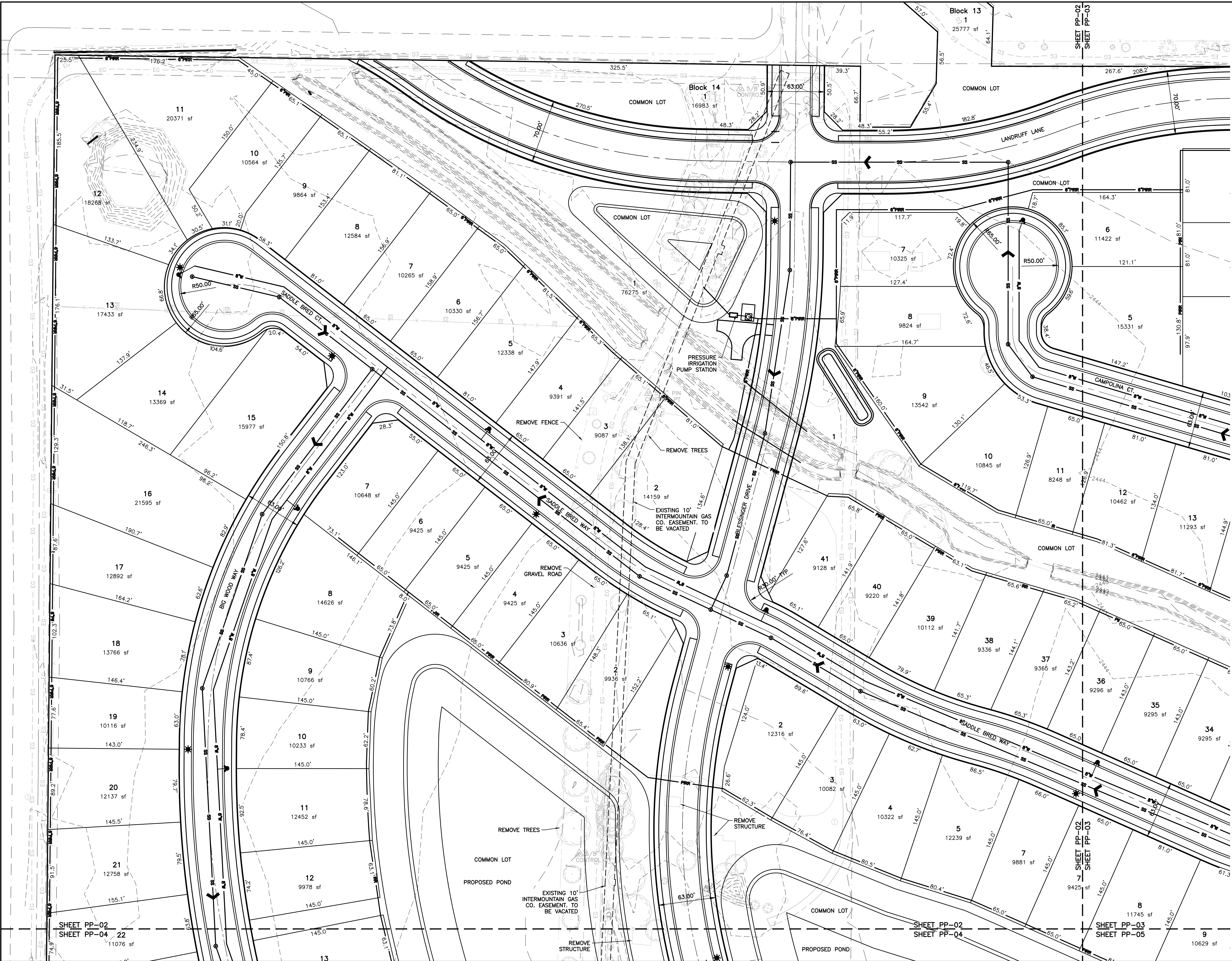
REUSE OF DRAWINGS
JUB SHALL RETAIN ALL RIGHTS OF INVENTION, COPYRIGHT AND
OTHER RESERVED RIGHTS OF THESE DRAWINGS AND THE SAME
SHALL NOT BE REUSED WITHOUT JUB'S PRIOR WRITTEN CONSENT.
ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S
SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-20-132 PRE-PLAT
JUB PROJ. #: 10-20-132
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/20/2021
SHEET NUMBER:
PP-01

Plot Date: 5/20/2021 2:27 PM Plotted By: Everett Earnest
Date Created: 2/20/2021 JUB\COM\CENTRAL\CLIENTS\BOUSE\INTERHOMES\PROJECTS\10-20-132 BLESSINGER\ROAD\DESIGN\CA\DWG\SHEET\10-20-132 PRE-PLAT.DWG



J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com



REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DESIGN AND THE DESIGN HEREIN. NO PART OF THIS DESIGN OR THE DESIGN HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	DATE

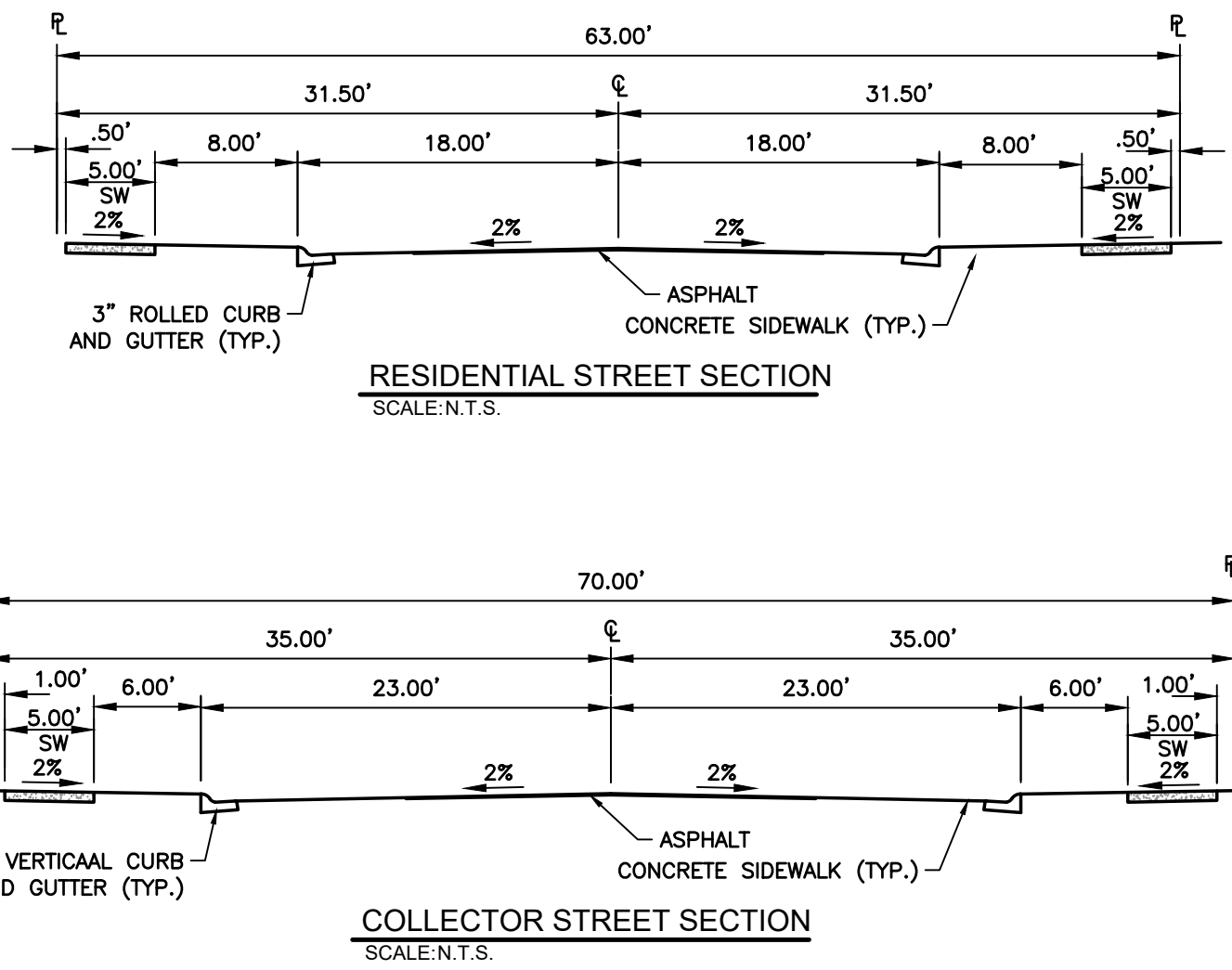
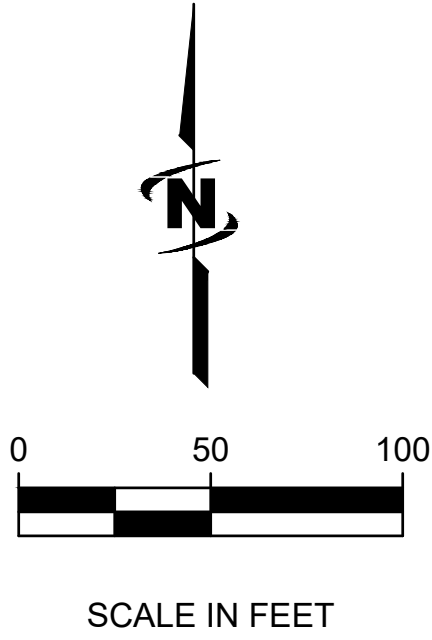
RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE: 10-20-132_PRE-PLAT
JUB PROJ. #: 10-20-132
DRAWN BY: ---
DESIGN BY: ---
CHECKED BY: ---
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 5/20/2021

SHEET NUMBER:

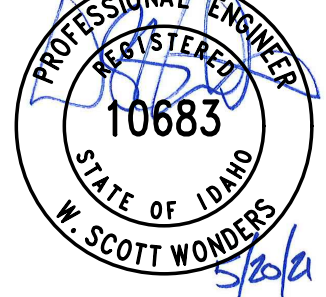
PP-02



Plot Date: 5/20/2021 2:27 PM Plotted By: Everett Earnest
Date Created: 5/20/2021 JUB: COM: CENTRAL: C:\ID\BHOUSE\INTERHOMES\PROJECTS\10-20-132 BLESSING\ROAD\DESIGN\CA\DWG\SHEET\10-20-132 PRE-PLAT.DWG



J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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STATE OF IDAHO
W. SCOTT WONDERS

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NO.	DESCRIPTION	BY	APP.	DATE

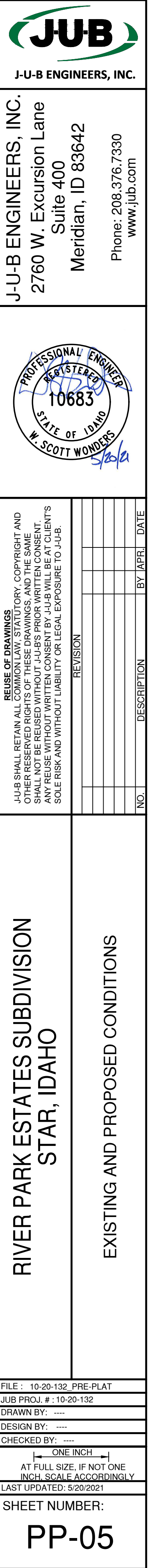
RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO

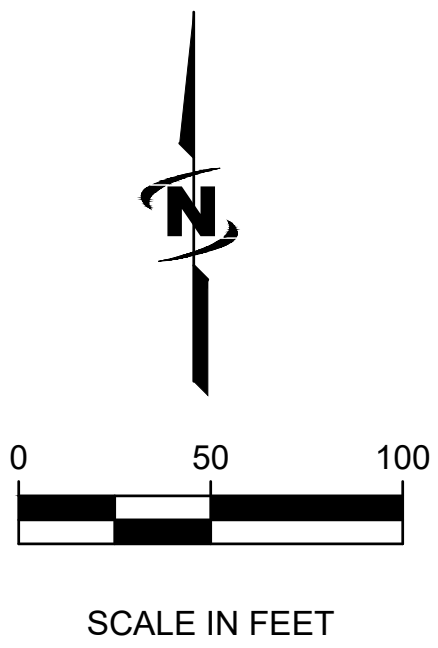
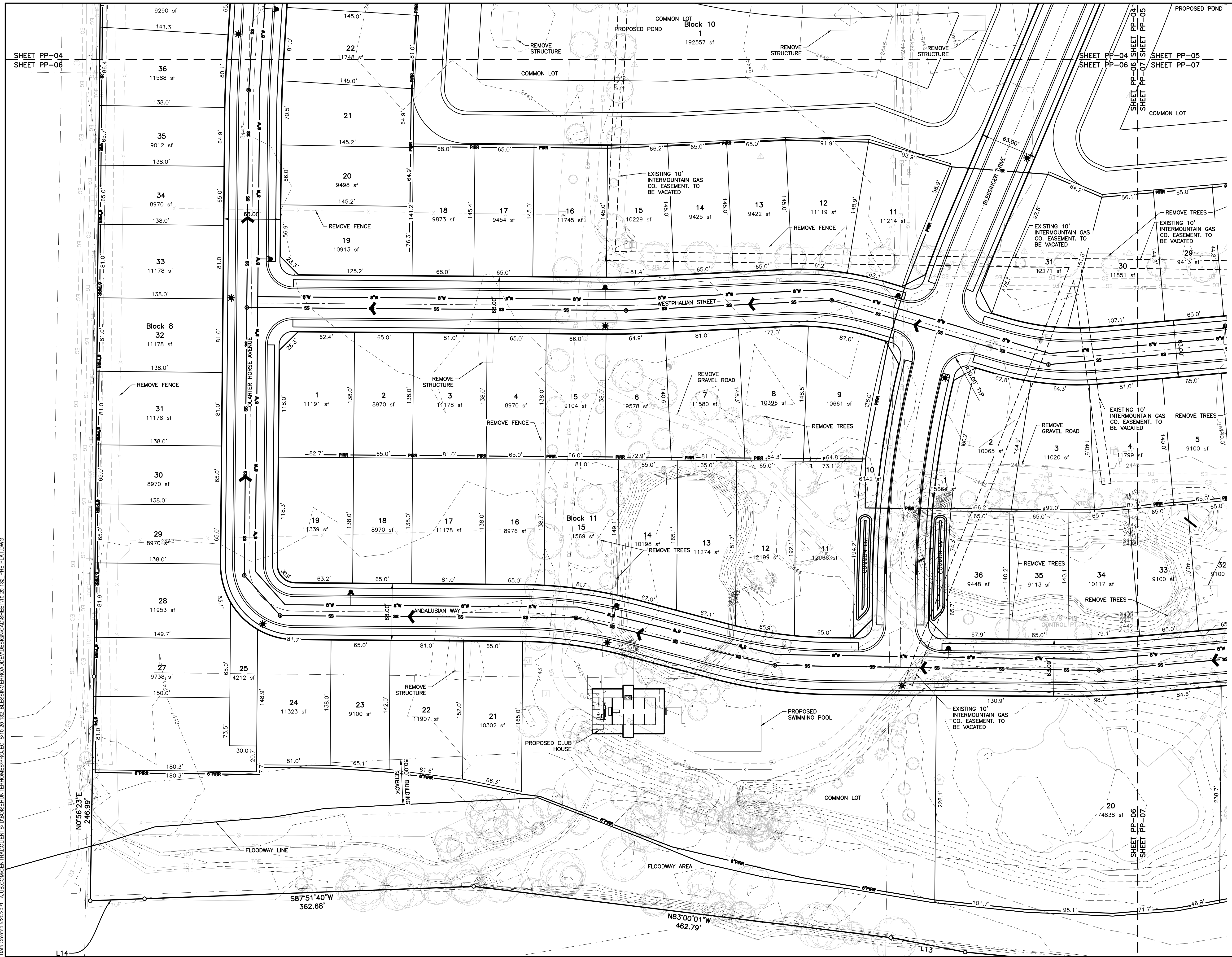
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JUB PROJ. #: 10-20-132
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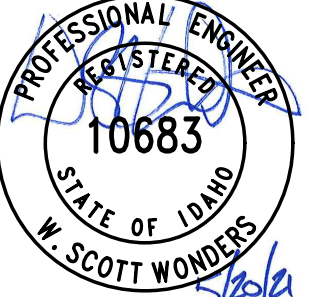
ONE INCH
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PP-03





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[illegible]

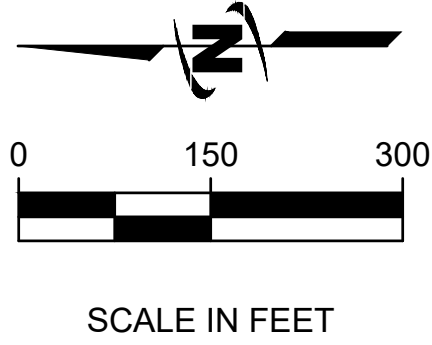
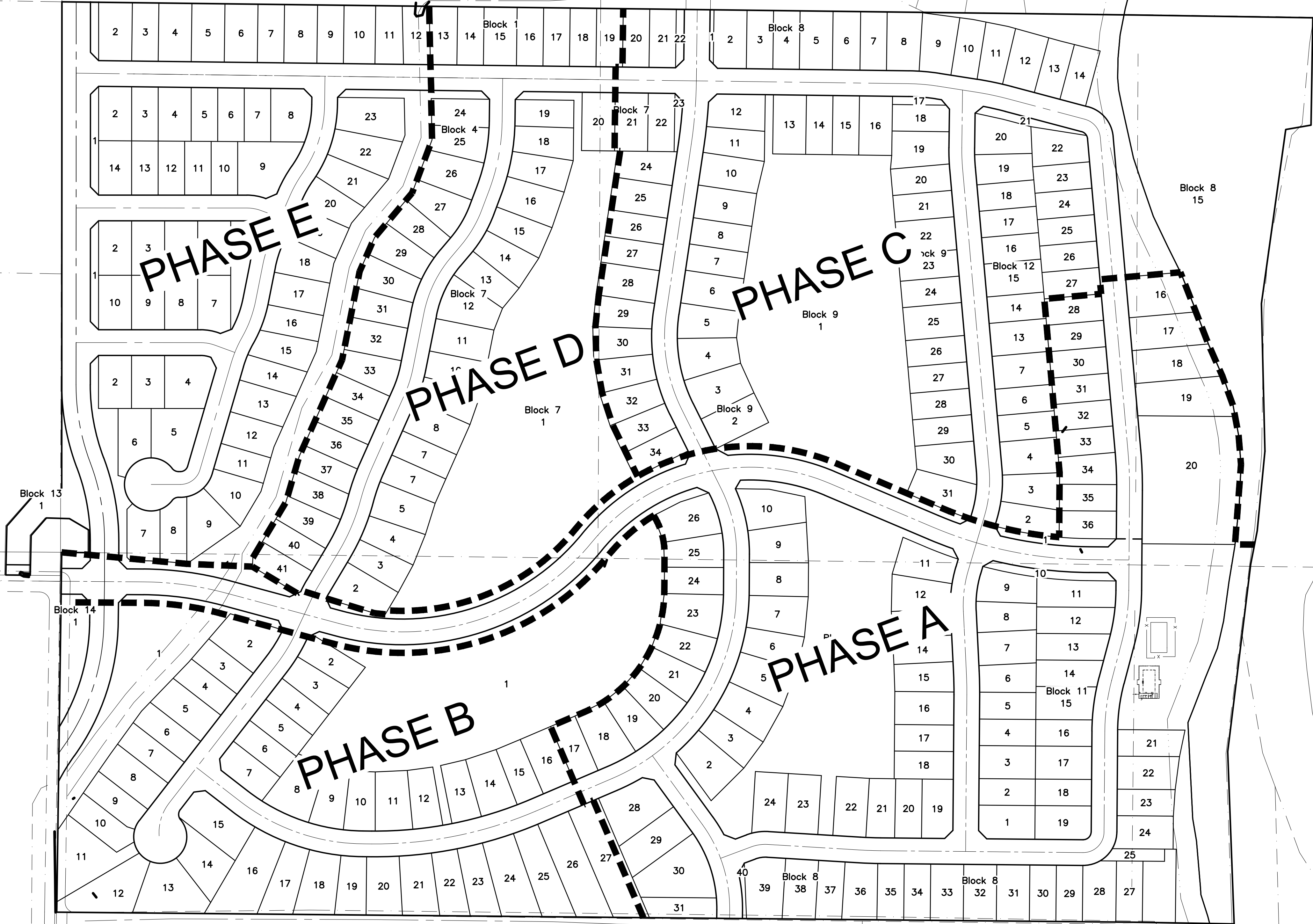
RIVER PARK ESTATES SUBDIVISION
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

E: 10-20-132 PRE-PLAT
 3 PROJ. #: 10-20-132
 AWWN BY: ----
 SIGN BY: ----
 CHECKED BY: ----
 ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 5/20/2021
 SHEET NUMBER:

PP-06

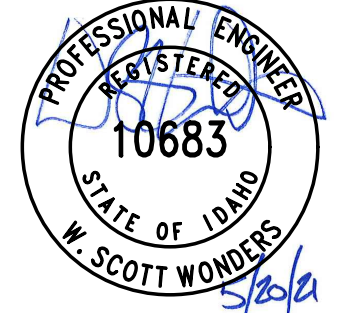
Plot Date: 5/20/2021 2:28 PM Plotted By: Everett Earnest
Date Created: 5/20/2021 JUB.COM\CENTRAL\CLIENTS\BOUSE\HUNTER\HOMES\PROJECTS\10-20-132-BLESSING\HPO\AD\DESIGN\CA\DSHEET\10-20-132-PRE-PLAT.DWG

S89°58'37"E 2688.98'



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REVISION		NO.	DESCRIPTION	BY	DATE
DATE	DESCRIPTION				

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PHASING PLAN

FILE: 10-20-132_PRE-PLAT
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PP-08

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[illegible]

RIVER PARK ESTATES SUBDIVISION
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PRELIMINARY GRADING AND DRAINAGE

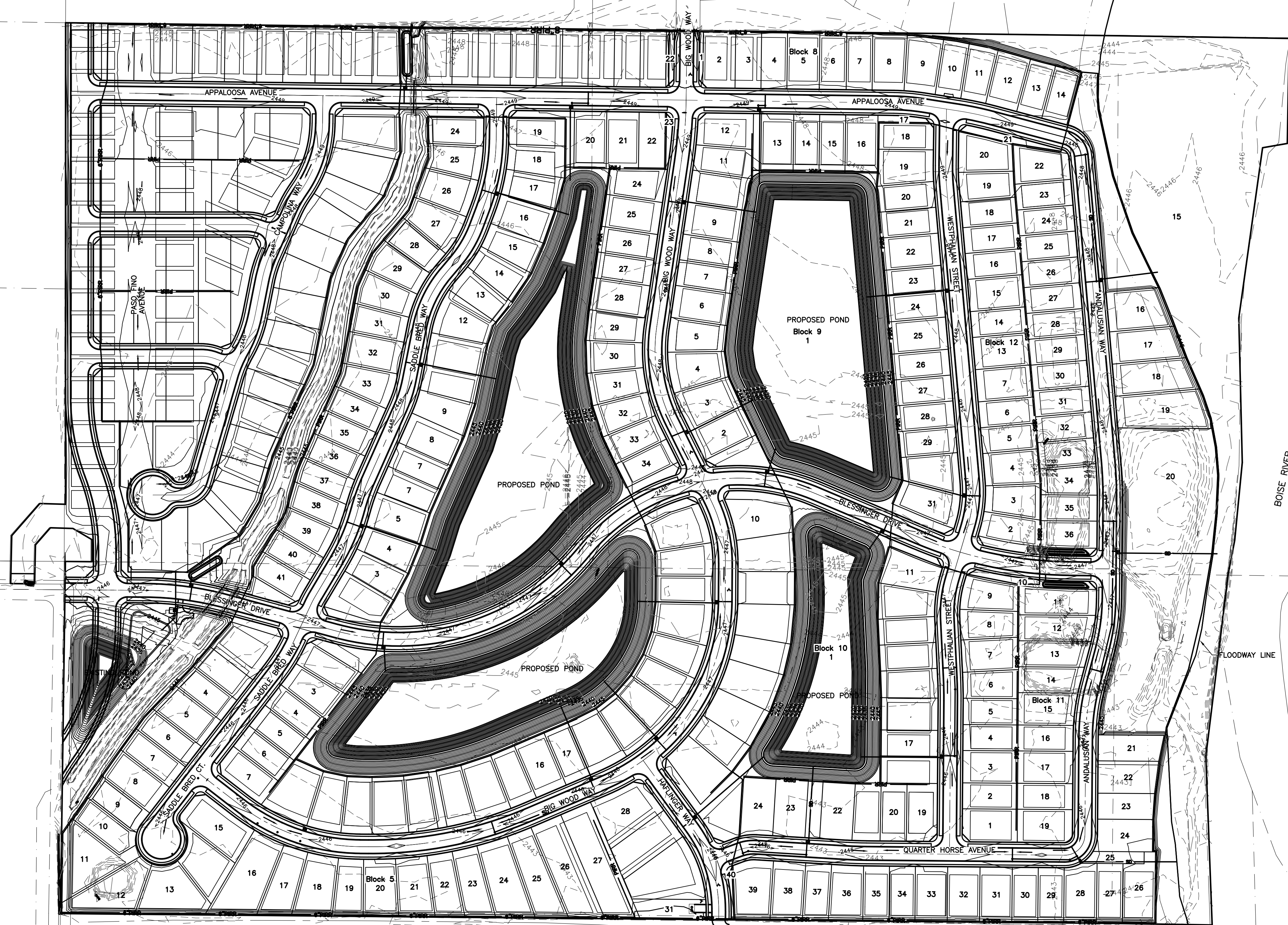
FILE : 10-20-132_PRE-GRADING
JUB PROJ. # : 10-20-132
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LAST UPDATED: 2/25/2021

SHEET NUMBER:

GR-01



SCALE IN FEET

LEGEND

-
- Diagram illustrating the cross-section of a street and its drainage system. The diagram shows the existing ground profile (EXISTING 1' CONTOURS and EXISTING 5' CONTOURS) and the proposed finish profile (FINISH 1' CONTOUR and FINISH 5' CONTOUR). The street slope direction is indicated by an arrow pointing left. The storm drainage facilities are shown as a dashed line, and the storm drainage pipe is shown as a solid line. The diagram also includes a scale bar labeled 'SD'.