



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning and Zoning

MEETING DATE: September 6, 2022

FILE #: FP-22-18 Final Plat - Fallbrook Subdivision, Phase 6

REQUEST

The Applicant is seeking approval of a Final Plat for Fallbrook Subdivision Phase 6 consisting of 32 residential lots and 7 common lots on 7.81 acres. The phase is located on the northeast side of the approved preliminary plat, on the east side of Munger Road in Star, Idaho.

The subject property is generally located on the east side of Munger Road, south of New Hope Road in Star, Idaho. Ada County Parcel #S0405325450.

APPLICANT/OWNER/REPRESENTATIVE

Applicant / Owner

Tim Eck
N. Star Farm, LLC
6152 W. Half Moon Lane
Eagle, Idaho 83616

Representative

Amanda Wiemiller
KM Engineering, LLP
5725 N. Discovery Way
Boise, Idaho 83713

PROPERTY INFORMATION

Land Use Designation:	Residential (R-3)
Acres:	7.81
Residential Lots:	32
Common Lots:	5
Common Drive:	2
Commercial:	N/A

HISTORY

March 7, 2006	Applicant requested annexation and zoning of Residential (R-4); Council continued the meeting to March 9, 2006.
March 9, 2006	Council discussed the zoning and believed that R-4 was not compatible with the surrounding zoning of R-3 and asked the applicant to reconsider. The applicant then asked for a Residential (R-3) zoning designation. Council approved the annexation and zoning of Residential (R-3).
August 21, 2007	Applicant applied for Preliminary Plat approval. Council continued the meeting to September 4, 2007.
September 4, 2007	Council approved the Preliminary Plat for the "Hadley" Subdivision.
October 7, 2008	Time extension granted for one year.
September 1, 2009	Time extension granted for one year.
August 3, 2010	Time extension granted for four years.
January 2014	Property was purchased by new entity.
April 15, 2014	Revisions to the Preliminary Plat were made reducing lot counts and increasing lot sizes. Applicant requested approval of the Final Plat, Phase 1 for the Fallbrook Subdivision.
April 15, 2015	With no work completed, the Plat expired and the property was sold to another entity.
June 21, 2016	Council continued the public hearing to July 19, 2016 to allow the Applicant time to revise roads of the Preliminary Plat.
July 19, 2016	Council unanimously approved the Preliminary Plat for Fallbrook.
October 4, 2016	Council unanimously approved the Final Plat for Fallbrook Phase 1.
December 5, 2017	Council approved the Final Plat for Fallbrook Phase 2.
March 3, 2020	Council approved the Final Plat for Fallbrook Phase 3.
September 1, 2020	Council approved the Final Plat for Fallbrook Phase 4.
December 7, 2021	Council approved the Final Plat (FP-21-24) for Fallbrook Phase 5.

GENERAL DISCUSSION

The Final Plat for Fallbrook Subdivision, Phase 6 is in substantial compliance to the Preliminary Plat previously approved on July 19, 2016.

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

PRELIMINARY PLAT DATA

SITE DATA

TOTAL AREA OF SITE	93.54± ACRES
CURRENT SITE ZONING (NO CHANGE)	R-3

OVERALL OPEN SPACE AREA (SEE SUMMARY THIS SHEET)	25.76 ACRES
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DETENTION PONDS AREA	2.43 ACRES
SHARED DRIVE AREA	0.25 ACRES

OPEN SPACE AREA EXCLUDING DETENTION PONDS	23.33 ACRES
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PERCENTAGE OPEN SPACE EXCLUDING DETENTION PONDS	24.9%
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TOTAL NUMBER OF LOTS	328
NUMBER OF BUILDABLE LOTS	282
NUMBER OF COMMON LOTS	40
NUMBER OF SHARED DRIVE LOTS	6
DWELLING UNITS PER GROSS ACRE	3.0 D.U./ACRE

SETBACKS

STREET FRONTAGE	35'
FRONT	15' TO LIVING AREA AND 20' TO GARAGE
REAR	15'
INTERIOR SIDE	5' PLUS 5' FOR EACH ADDITIONAL STORY

STREET SIDE SETBACK	
LOCAL	20'
ARTERIAL AND COLLECTOR	25'
STREET LANDSCAPE BUFFER	
ARTERIAL AND COLLECTOR	35'
ENTRYWAY CORRIDOR	40'
MAXIMUM BUILDING HEIGHT	35'

Special Flood District - This property is not within a special flood district.

Setbacks – This subdivision has no approved special setback requirements and will be developed to comply with the effective building and zoning requirements at the time of building permit issuance.

Irrigation – Irrigation will be provided by the Middleton Mill & Middleton Irrigation Districts. Agreements will need to be submitted to the City prior to signatures on the mylar/final plat.

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 submitted includes this requirement. (Please see “Tree Selection Guide for Streets and Landscapes Throughout Idaho”, as adopted by the Unified Development Code.)

Streetlights – Streetlight design shall be the same and continuous throughout the subdivision.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 6 is 4.09 dwelling units per acre, with lots ranging in size from 6,390 square feet to 10,496 square feet. The average buildable lot is 7,360 square feet.

Mailbox Clusters – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development as part of previous phases. He has approved two locations for delivery. The first location will be on Block 3 common lot 12 on the North side of W Trail Heights Way, and the second will be located on Block 7 common lot 5 on the east side of N. Waterheights Ave. This letter of approval is in the development file.

Streetlights –A Streetlight design was not included with the final plat application. The project narrative states that “The style and type will be generally consistent with the lighting installed in the previous phases; however, the developer is actively working with an electrical contractor to identify a similar lighting style with a better “dark sky” effect. Additional details on the lighting type and style will be provided as they become available.” **A cut sheet of the proposed streetlight will need to be submitted to and approved by the city prior to installation and signature of the final plat.** A streetlight plan was included in the final plat application. Staff suggests moving one (1) streetlight. Staff recommends the light on N. Lithodora Ave. be moved north more towards the corner. All other light

locations satisfy code requirements. **A revised plan map will be required before the final plat can be signed.**

Street Names – The Applicant has not provided approval from Ada County that the street names in Phase 5 have been approved for use. Since the names on the preliminary plat and final plat do not match, **approval will need to be provided and accurately reflected on the final plat prior to signing the mylar.**

Subdivision Name – The Applicant has provided approval from Ada County that the current subdivision name has been approved. That letter is part of the application packet.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. **The submitted landscape plan appears to satisfy the requirements for street trees.** The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided.

Phasing – This project is proposed to be built out in six (6) phases.

Home Count – the total number of residential lots, including Phase 6 is 282. That leaves zero homes for any future phases as 282 were approved on the preliminary plat.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to affected agencies on July 28, 2022. The following agencies responded:

August 31, 2022

City Engineer

Approval Letter

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 changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

1. The final plat for Fallbrook Subdivision Phase 6 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
3. 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.
4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
5. **The Applicant shall provide approval from Ada County that the street names have been approved. Prior to signing the mylar, all street names need to match the appropriate approval.**
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.

7. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
10. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
11. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
12. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed and energized prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval.**
13. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
14. Trees shall be installed in the open/common areas per Chapter 8, including Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided.
15. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
16. A separate sign application is required for any subdivision sign.
17. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
18. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
19. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
20. The mylar/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.
21. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
22. All common areas shall be maintained by the Homeowners Association.
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 construction.**

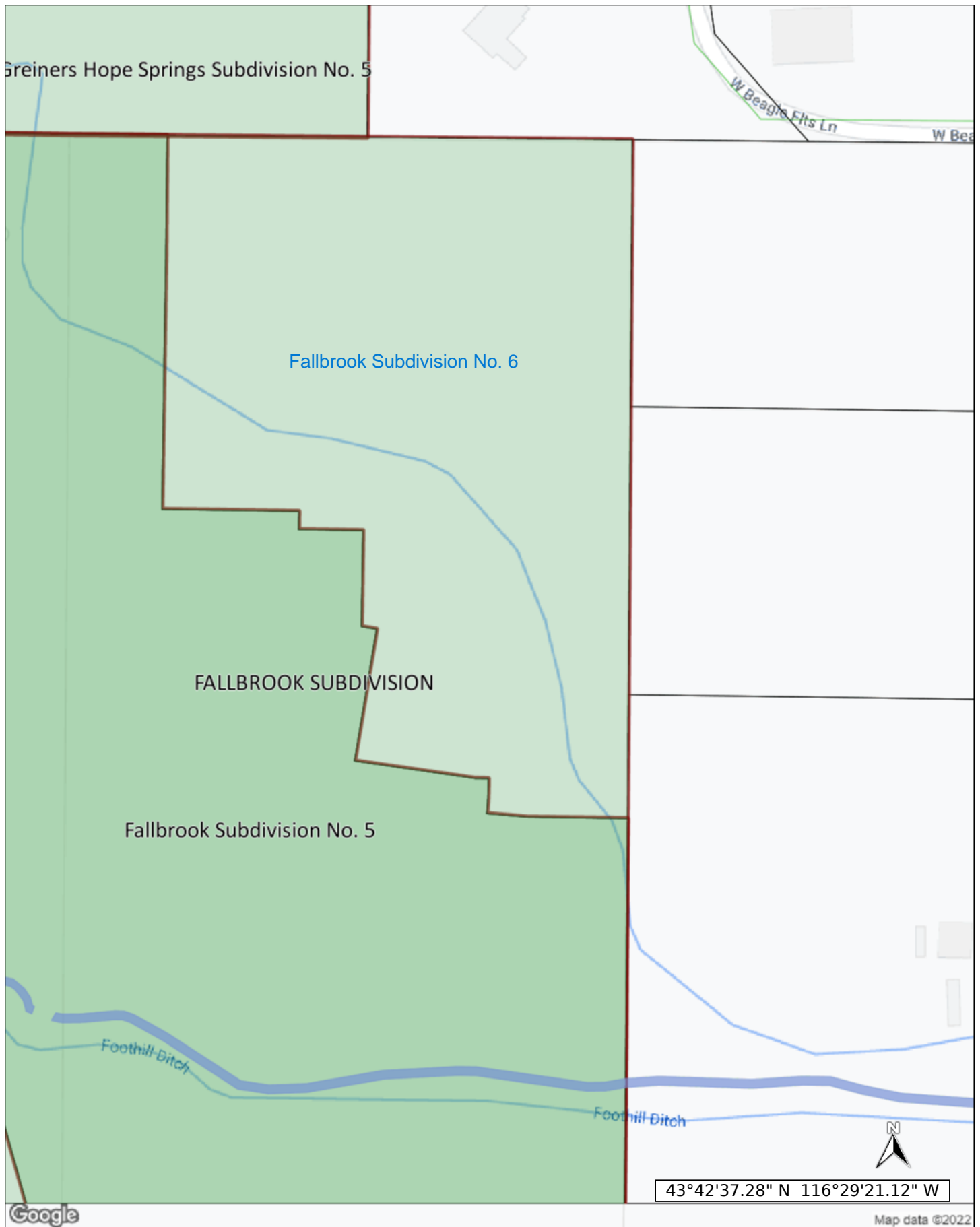
24. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
25. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
26. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ the Fallbrook Subdivision Final Plat, Phase 6, File Number FP-22-18 on _____, 2022.

Vicinity Map

Fallbrook Subdivision No. 6



May 26, 2022
Project No.: 20-174

Mr. Shawn Nickel
City of Star
10769 W State Street
Star, ID 83669

**RE: Fallbrook Subdivision No. 6 – Star, ID
Final Plat Narrative**

Dear Shawn:

On behalf of DB Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Fallbrook Subdivision No. 6. Please accept this letter as the required written narrative regarding the project.

The Fallbrook Subdivision project is located east of Munger Road and north of Floating Feather Road. Phase 6 encompasses approximately 7.815 acres of the overall site and is comprised of 32 buildable lots, 5 common lots and 2 common driveway lot. Buildable lots range in size from 0.16 acres to 0.27 acres, with an average lot size of 0.18 acres. The gross density of this phase of development is 4.09 du/acre, and has 3.43% of open space containing landscaping and the common driveways.

This phase adjoins Phase 5 of the Fallbrook Subdivision and, despite some minor roadway shifts, is still generally consistent with the approved preliminary plat. Access to this phase will be provided via existing stub streets in the previous phases which connect to Munger Road to the west and Lakeshore Park Subdivision to the south.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Thanks,
KM Engineering, LLP



Amanda Wiemiller
Development Coordinator



City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

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: DB Development, LLC
Applicant Address: 6152 West Half Moon Ln, Eagle ID Zip: 83616
Phone: 208.286.0520 Email: _____

Owner Name: N Star Farm, LLC - Tim Eck
Owner Address: same as applicant Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, ~~engineer~~, developer):
Contact: Amanda Wiemiller Firm Name: KM Engineering, LLP
Address: 5725 N. Discovery Way, Boise ID Zip: 83713
Phone: 208.639.6939 Email: awiemiller@kmengllp.com

Property Information:

Subdivision Name: Fallbrook Subdivision Phase: 6

Parcel Number(s): S0405325450

Approved Zoning: R-3 Units per acre: 4.09

Total acreage of phase: 7.815 Total number of lots: 39

Residential: 32 Commercial: 0 Industrial: 0

Common lots: 7 Total acreage of common lots: 0.27 Percentage: 3.43%

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: _____~~

~~Number of Common Lots: _____~~

~~Number of Commercial Lots: _____~~

~~Roads: _____~~

Amenities: _____

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

Subdivision Name: Fallbrook Subdivision Phase: 6

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

- A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J
FIRM effective date(s): mm/dd/year 6/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: n/a
Base Flood Elevation(s): AE 0 ft., etc.: n/a
- 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.	
forthcoming	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**	
n/a	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) with the files named with project name and plan type.</u>	
Noted	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

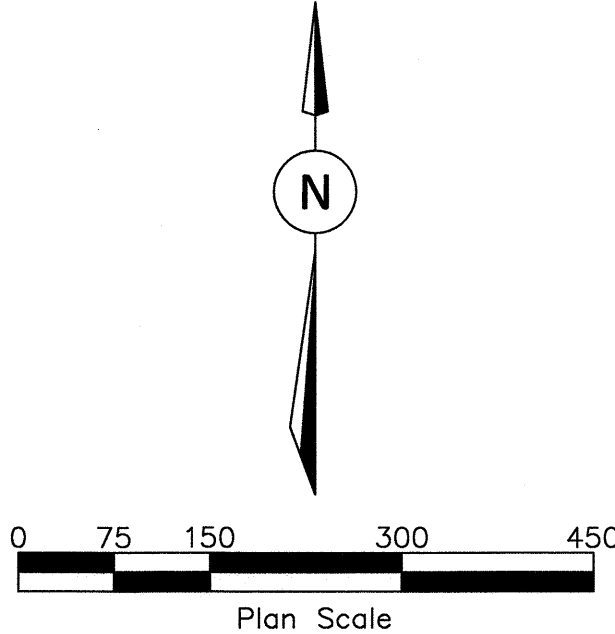
FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*

Amanda Wiemiller, Development Coordinator
Applicant/Representative Signature

6/14/22
Date

FALLBROOK SUBDIVISION
PRELIMINARY PLAT
STAR, IDAHO
APRIL 2016



LEGAL DESCRIPTION

NW 1/4 OF THE SE 1/4, A PORTION OF THE NE 1/4 OF THE SE 1/4, AND A PORTION OF THE SE 1/4 OF THE SE 1/4, SECTION 6, AND THE W 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 5, T4N. R1W., B.M. CITY OF STAR, ADA COUNTY, ID

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET C1	PRELIMINARY PLAT COVER
SHEET C2	EXISTING CONDITIONS
SHEETS C3 - C4	PRELIMINARY PLAT LOT LAYOUT
SHEETS C5 - C6	PRELIMINARY ENGINEERING PLAN
SHEETS L1.0-L3.0	PRELIMINARY LANDSCAPE PLAN

NOTES

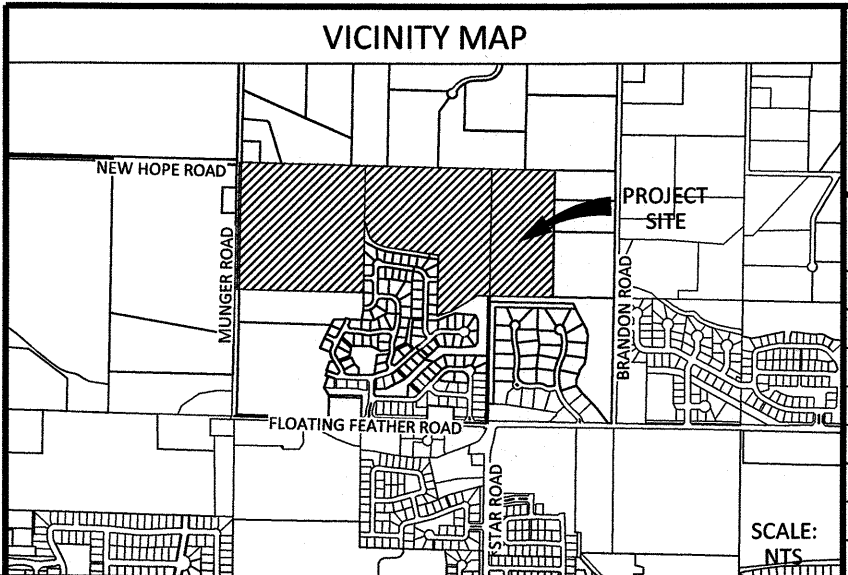
- ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
- CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- SEE SHEETS C3 AND C4 FOR LOT DIMENSIONS AND AREAS.

PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	93.54± ACRES
CURRENT SITE ZONING (NO CHANGE)	R-3
OVERALL OPEN SPACE AREA (SEE SUMMARY THIS SHEET)	25.76 ACRES
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STREET LANDSCAPE BUFFER	
ARTERIAL AND COLLECTOR	35'
ENTRYWAY CORRIDOR	40'
MAXIMUM BUILDING HEIGHT	35'

UTILITIES	
WATER:	STAR SEWER AND WATER DISTRICT
SEWER:	STAR SEWER AND WATER DISTRICT
POWER:	IDAHO POWER
CABLE:	CABLEONE
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	MIDDLETON IRRIGATION ASSOCIATION



FALLBROOK SUBDIVISION
PRELIMINARY PLAT COVER
STAR, ID

REVISIONS

NO.	ITEM	DATE
1	CITY OF STAR REVIEW COMMENTS	7-13-2016



PROFESSIONAL ENGINEER
10821
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 4/14/16
PROJECT: 15-113
SHEET NO. C1



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	600.00'	132.12'	12°36'58"	N75°15'30"W	131.85'
C2	170.00'	151.99'	51°13'35"	N43°20'15"W	146.98'
C3	125.00'	35.00'	16°02'41"	N9°42'10"W	34.89'

OPEN SPACE SUMMARY

OPEN SPACE LOTS

LOT 13, BLOCK 1	1.07 ACRES
LOT 1, BLOCK 2	7.34 ACRES
LOT 7, BLOCK 2	0.05 ACRES
LOT 10, BLOCK 2	0.03 ACRES
LOT 14, BLOCK 2	0.03 ACRES
LOT 1, BLOCK 3	0.25 ACRES
LOT 7, BLOCK 3	0.03 ACRES
LOT 12, BLOCK 3	0.08 ACRES
LOT 1, BLOCK 4	0.07 ACRES
LOT 7, BLOCK 4	0.07 ACRES
LOT 13, BLOCK 5	0.08 ACRES
LOT 18, BLOCK 5	0.07 ACRES
LOT 27, BLOCK 5	1.66 ACRES
LOT 42, BLOCK 5	0.03 ACRES
LOT 1, BLOCK 6	0.04 ACRES
LOT 7, BLOCK 6	0.10 ACRES
LOT 12, BLOCK 6	0.07 ACRES
LOT 26, BLOCK 6	2.39 ACRES
LOT 31, BLOCK 6	0.04 ACRES
LOT 5, BLOCK 7	2.28 ACRES
LOT 1, BLOCK 8	0.07 ACRES
LOT 7, BLOCK 8	0.10 ACRES
LOT 11, BLOCK 8	0.07 ACRES
LOT 1, BLOCK 9	0.07 ACRES
LOT 7, BLOCK 9	0.10 ACRES
LOT 11, BLOCK 9	0.07 ACRES
LOT 1, BLOCK 10	0.07 ACRES
LOT 7, BLOCK 10	0.10 ACRES
LOT 11, BLOCK 10	0.07 ACRES
LOT 1, BLOCK 11	0.03 ACRES
LOT 17, BLOCK 11	0.11 ACRES
LOT 37, BLOCK 11	0.04 ACRES
LOT 1, BLOCK 12	0.07 ACRES
LOT 6, BLOCK 12	0.04 ACRES
LOT 10, BLOCK 12	0.03 ACRES
LOT 1, BLOCK 13	0.07 ACRES
LOT 9, BLOCK 13	0.10 ACRES
LOT 4, BLOCK 14	8.85 ACRES
LOT 1, BLOCK 15	0.04 ACRES
LOT 7, BLOCK 15	0.04 ACRES

TOTAL OPEN SPACE AREA 25.76 ACRES

SHARED DRIVE LOTS

LOT 5, BLOCK 1	0.04 ACRES
LOT 32, BLOCK 5	0.04 ACRES
LOT 20, BLOCK 6	0.04 ACRES
LOT 10, BLOCK 11	0.04 ACRES
LOT 24, BLOCK 11	0.04 ACRES
LOT 29, BLOCK 11	0.05 ACRES

TOTAL SHARED DRIVE AREA 0.25 ACRES

LEGEND

---	BOUNDARY LINE
---	OFFSITE BOUNDARY LINE
---	EASEMENT
---	ROAD CENTERLINE
---	LOT LINE
○	FOUND 1/2 INCH REBAR
⊙	FOUND 5/8 INCH REBAR
⊕	FOUND BRASS CAP
⊕	FOUND ALUMINUM CAP
⊙	FUTURE SET 5/8 INCH REBAR
△	CALCULATED POINT

CONTACT INFORMATION

ENGINEERING CONSULTANT
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmenllp.com

OWNER

N STAR FARM, LLC
6152 W. HALFMOON LANE
EAGLE, ID 83616
CONTACT: TIM ECK

PRELIMINARY - NOT FOR CONSTRUCTION

PLAT OF
FALLBROOK SUBDIVISION No. 6

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 WEST, B. M.,
CITY OF STAR, ADA COUNTY, IDAHO.
2022

SHEET INDEX

SHEET 1 — OVERALL SUBDIVISION MAP, LEGEND, AND CURVE TABLES
SHEET 2 — CERTIFICATE OF OWNERS AND NOTES
SHEET 3 — CERTIFICATES AND APPROVALS

LEGEND

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT (NOTHING FOUND OR SET)
- LOT NUMBER
- EXISTING LOT NUMBERS
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- ADJACENT LOT LINE
- EASEMENT LINE

REFERENCES

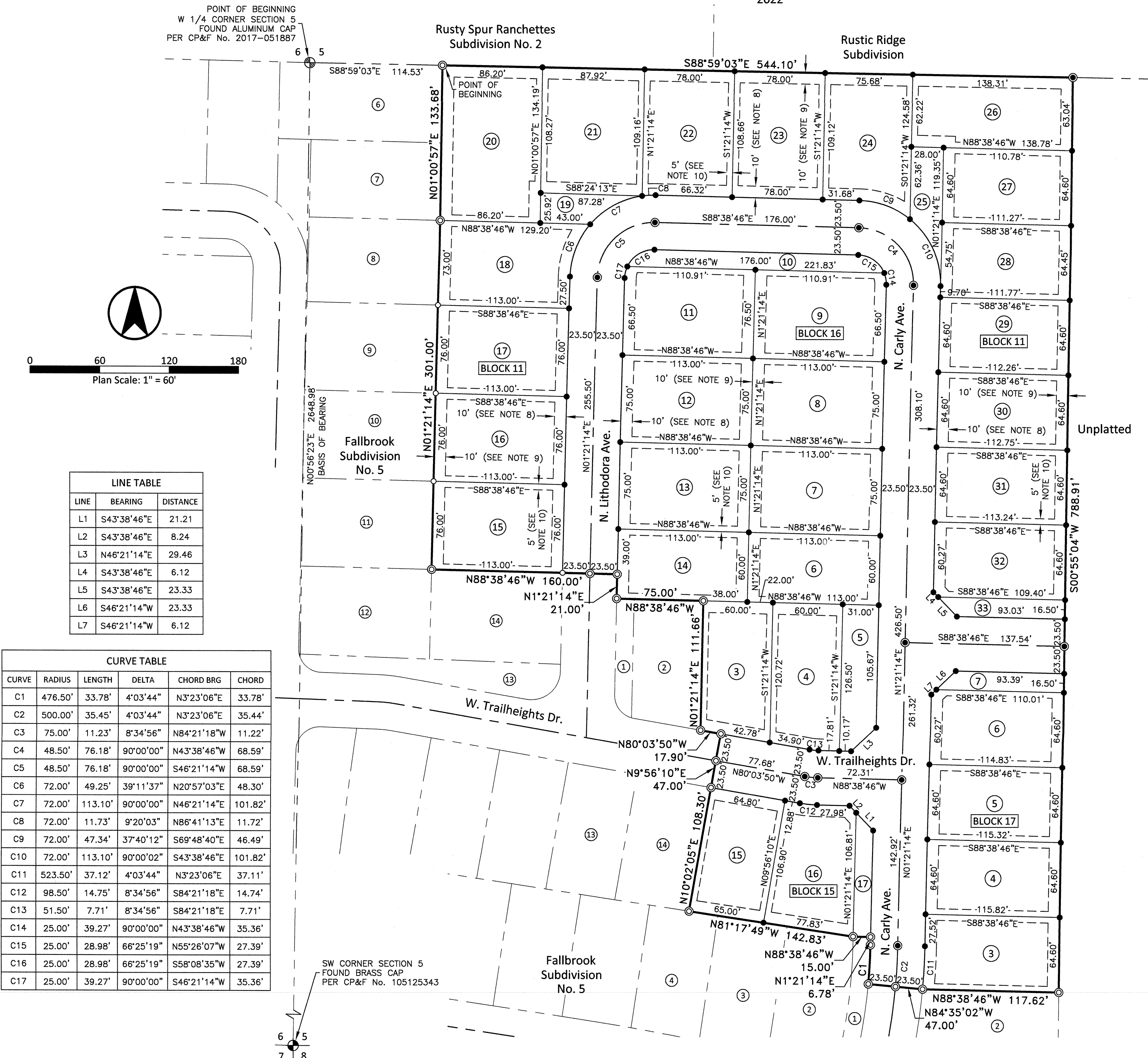
- R1. PLAT OF FALLBROOK SUBDIVISION No. 5, RECORDED IN BOOK 1____, PAGES 1____-1____, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 3165, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 7793, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 9643, RECORDS OF ADA COUNTY, IDAHO.
- R5. PLAT OF RUSTY SPUR RANCHETTES SUBDIVISION No. 2, RECORDED IN BOOK 64, PAGES 6556-6557, RECORDS OF ADA COUNTY, IDAHO.
- R6. PLAT OF RUSTIC RIDGE SUBDIVISION, RECORDED IN BOOK 111, PAGES 16052-16054, RECORDS OF ADA COUNTY, IDAHO.
- R7. DEED PER INSTRUMENT No. 2016-047530, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
REG. NO. 12459
STATE OF IDAHO
AARON L. BALLARD
3.24.2022
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

km
ENGINEERING
9233 WEST STATE STREET
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PLAT OF
FALLBROOK SUBDIVISION No. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 5, WHICH BEARS N00°56'23"E A DISTANCE OF 2,648.98 FEET FROM A FOUND BRASS MARKING THE SOUTHWEST CORNER OF SAID SECTION 5;
THENCE FOLLOWING THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 5 THE FOLLOWING TWO (2) COURSES:

1. S88°59'03"E A DISTANCE OF 114.53 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHEAST CORNER OF FALLBROOK SUBDIVISION NO. 5 (BOOK _____, PAGES _____, RECORDS OF ADA COUNTY, IDAHO) AND THE POINT OF BEGINNING;
2. S88°59'03"E A DISTANCE OF 544.10 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID NORTHERLY LINE, S00°55'04"W A DISTANCE OF 788.91 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY BOUNDARY LINE OF SAID FALLBROOK SUBDIVISION NO. 5;

THENCE FOLLOWING THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID FALLBROOK SUBDIVISION NO. 5 THE FOLLOWING FIFTEEN (15) COURSES:

1. N88°38'46"W A DISTANCE OF 117.62 FEET TO A FOUND 5/8-INCH REBAR;
2. N84°35'02"W A DISTANCE OF 47.00 FEET TO A FOUND 5/8-INCH REBAR;
3. 33.78 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 476.50 FEET, A DELTA ANGLE OF 04°03'44", A CHORD BEARING OF N03°23'06"E AND A CHORD DISTANCE OF 33.78 FEET TO A FOUND 5/8-INCH REBAR;
4. N01°21'14"E A DISTANCE OF 6.78 FEET TO A FOUND 5/8-INCH REBAR;
5. N88°38'46"W A DISTANCE OF 15.00 FEET TO A FOUND 5/8-INCH REBAR;
6. N81°17'49"W A DISTANCE OF 142.83 FEET TO A FOUND 5/8-INCH REBAR;
7. N10°02'05"E A DISTANCE OF 108.30 FEET TO A FOUND 5/8-INCH REBAR;
8. N09°56'10"E A DISTANCE OF 47.00 FEET TO A FOUND 5/8-INCH REBAR;
9. N80°03'50"W A DISTANCE OF 17.90 FEET TO A FOUND 5/8-INCH REBAR;
10. N01°21'14"E A DISTANCE OF 111.66 FEET TO A FOUND 5/8-INCH REBAR;
11. N88°38'46"W A DISTANCE OF 75.00 FEET TO A FOUND 5/8-INCH REBAR;
12. N01°21'14"E A DISTANCE OF 21.00 FEET TO A FOUND 5/8-INCH REBAR;
13. N88°38'46"W A DISTANCE OF 160.00 FEET TO A FOUND 5/8-INCH REBAR;
14. N01°21'14"E A DISTANCE OF 301.00 FEET TO A FOUND 5/8-INCH REBAR;
15. N01°00'57"E A DISTANCE OF 133.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 7.815 ACRES (340,415 SQ. FT), MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
ADA COUNTY)SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY JUSTIN BLACKSTOCK, AS
MANAGER OF DB DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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".
4. LOT 10 & 5 OF BLOCK 16, LOTS 7 OF BLOCK 17, LOT 33 OF BLOCK 11, AND LOT 17 OF BLOCK 15 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND FALLBROOK HOMEOWNER'S ASSOCIATION IRRIGATION.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL IRRIGATION COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON MILL IRRIGATION COMPANY AND THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION.
7. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2018-017636, AS AMENDED FROM TIME TO TIME.
8. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
9. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION IRRIGATION AND LOT DRAINAGE.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. LOT 19, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 18, 20, AND 21, BLOCK 11. SAID LOT 19, BLOCK 11 SHALL BE OWNED BY THE FALLBROOK HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOT 19, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
15. LOT 25, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 24, 26, 27, AND 28, BLOCK 11. SAID LOT 25, BLOCK 11 SHALL BE OWNED BY THE FALLBROOK HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOT 25, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 6 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, 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.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER
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MERIDIAN, IDAHO

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PLAT OF
FALLBROOK SUBDIVISION No. 6

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON
THIS DAY, _____, HEREBY APPROVE THIS PLAT.

STAR CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR CITY OF STAR, ADA COUNTY, IDAHO DO HEREBY
CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY
OF _____, 20____, THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

CITY CLERK
STAR, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY
DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY
THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE
RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

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 REIMPOSED,
IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF
DISAPPROVAL.

HEALTH OFFICER

DATE

CERTIFICATE OF THE 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.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

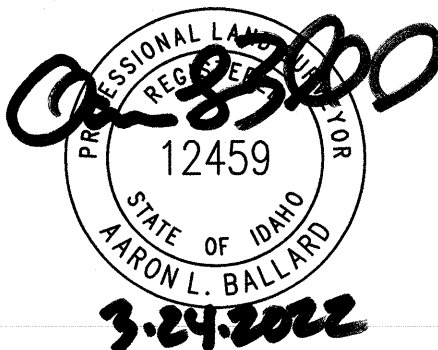
I HEREBY CERTIFY THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 6 WAS FILED AT
THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK ____M.,
THIS ____DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS
BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____

DEPUTY

EX-OFFICIO RECORDER

FEE:



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

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City of Star

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www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Kevan Wheelock
David Hershey

31 August 2022

Matt Derr
KM Engineering, LLP
5725 N Discovery Way
Boise, ID 83713

Re: Fallbrook Subdivision Phase 6 – Construction Drawing approval

Dear Mr. Derr

The City of Star has reviewed the Final Plat and Construction Drawings for the Fallbrook Subdivision Phase 6 dated August 1, 2022. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

We recommend that the construction drawings and final plat be APPROVED. The City Engineer's signature on the final plat will be withheld until the proposed improvements are completed or bonded for as allowed for in City Code and requirements identified on the attached checklist are satisfactorily addressed.

By stamping and signing the Final Plat and Construction Drawings, the Registered Professional Land Surveyor and Professional Engineer, respectively, are responsible to ensure that said plat and construction drawings conform to all City standards, ordinances, and policies (and State laws and statutes). Any variances or waivers to these standards, ordinances, or policies must be specifically and previously approved in writing by the City. Acceptance of the above referenced Final Plat and Construction Drawings does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

Ryan V. Morgan, P.E.
City Engineer