



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: September 6, 2022

FILE(S) #: FP-22-20 Final Plat, Inspirado Subdivision Phase 1

REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 1 consisting of 61 residential lots and 7 common lots on 61.32 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's. S04320325800, S04320336300 S04320315200.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

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

OWNER/APPLICANT:

Antonov Star Holdings, LLC
1861 S. Wells Ave., Ste. 200
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA)
Acres -	61.32
Residential Lots -	61
Common Lots -	7
Commercial -	1

HISTORY

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

Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 1, consisting of 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 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 a total of 227 lots, including 195 single family residential lots, 2 future multi-family residential lots, 1 commercial lot, 4 mixed-use lots and 24 common lots. The detached residential lots include a mixture of patio homes, custom homes and luxury homes on lots ranging in size from 5,500 square feet to 16,871 square feet. The lots will have access and frontage from public streets. 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 33 feet from back of curb to back of curb for all local streets with 5 feet wide detached sidewalks throughout the development. The UDC requires all streets to have a minimum street width of 36 feet. 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 application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children's play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with 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. Any future multi-family development

shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

The Commercial and Mixed-Use lots are not planned for specific development at this time. Future review by Council and/or Staff will be necessary once uses are determined. If the applicant intends to request pre-approvals of any additional future Conditional Use permitted uses, not listed below, at this time, they should request so of the Council through the PUD process.

Staff analysis of Final Plat Submittal:

The Preliminary Plat was approved with 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres. The Final Plat for Phase 1 contains 61 single-family residential homes, 1 commercial lot and 7 common lots.

Common/Open Space and Amenities – Amenities for the development include a large 1.25-acre main central amenity that will provide a convenient location for community engagement and gathering amenities such as a community pool area, two pickleball courts, and two bocce ball courts. Concrete pathways provide connectivity to multiple access points. Additional open spaces, including a +/- 1-acre secondary amenity with a children's play area, tot-lot, shade ramadas, picnic tables and benches,

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.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. The Applicant has provided a streetlight design that is in compliance with the city requirements and approved for installation. The street light plan has lights at all the required locations.

Setbacks – Council approved Setbacks shall be as follows:

- 5' side yard setbacks for all patio homes
- 7' side yard setbacks for all single-family detached homes

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

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

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

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on July 28, 2022.

July 26, 2022

Star City Engineer

Checklist

FINDINGS

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

A. The Plat is in conformance with the Comprehensive Plan.

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

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

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

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

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

CONDITIONS OF APPROVAL

1. The final plat for the Inspirado Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council added conditions of approval:

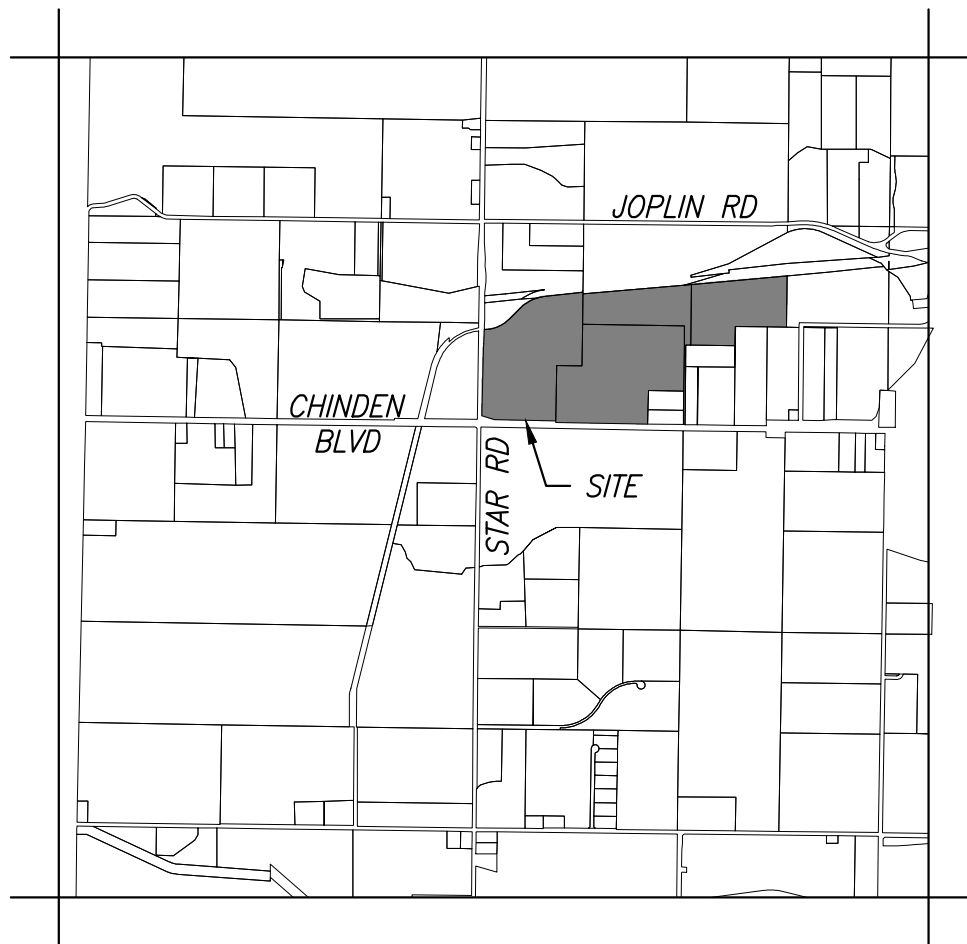
- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD

- Provide a public pathway easement along the south side of the Phylliss Canal for potential future pathway
 - The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
 - There shall be no residential uses allowed within the Commercially zoned district
 - Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
 - All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
 - Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
 - Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes
3. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
 4. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residence. 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.
 5. **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.**
 6. 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.
 7. 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.
 8. **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.**
 9. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
 10. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
 11. 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.
 12. All common areas shall be maintained by the Homeowner's Association.

13. 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.
14. 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.
15. 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.**
16. **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.**
17. 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.
18. A sign application shall be submitted to the City for any subdivision signs.
19. 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.**
20. 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.**
21. 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.**
22. 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.**
23. 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.**
24. All common areas shall be maintained by the Homeowners Association.
25. **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.**
26. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-20 Inspirado Subdivision, Final Plat, on
_____, _____. 2022.



T4N, R1W, SEC. 20



July 20, 2022

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

RE: Inspirado Subdivision No. 1

Dear Ryan,

Attached for your review is the Final Plat application for Inspirado Subdivision No. 1. 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 61 single-family residential lots, 3 mixed use lots, 1 commercial lot and 7 common lots on 61.32 acres. The gross density is 1.00 units per acre. The typical lot width is 50-feet and lot sizes will range from 5,500 SF to 17,317 SF. The overall open space for the site is 4.79 acres (7.8%) of the total development area with 2.79 acres of useable open space. Amenities for the subdivision include a park and club house area with a pool, pickleball courts, playground and cabanas. The remaining open space is generously planted.

Construction of Inspirado Subdivision No. 1 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: Antonov Star Holdings, LLC
Applicant Address: 1861 S. Wells Avenue, Ste. 200, Meridian Zip: 83642
Phone: 208-229-2021 Email: randy@criterionland.com

Owner Name: Antonov Star Holdings, 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: 1100 W. Idaho Street, Suite 210, Boise, ID Zip: 83702
Phone: 208-906-3871 Email: teller.bard@kimley-horn.com

Property Information:

Subdivision Name: Inspirado Subdivision No. 1 Phase: 1
Parcel Number(s): S04320325800;336300;315200;336500

Approved Zoning: R-3 Units per acre: 1.00

Total acreage of phase: 61.32 Total number of lots: 72

Residential: 61 Commercial: 1 Industrial: _____

Common lots: 7 Total acreage of common lots: 4.79 Percentage: 7.8%

Percent of common space to be used for drainage: 6.5% Acres: 0.31

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>61</u>	<u>61</u>
Number of Common Lots:	<u>7</u>	<u>7</u>
Number of Commercial Lots:	<u>1</u>	<u>1</u>

Roads: W. Inspirado Dr, W. Whisper Ridge Dr, W Old School St, W. Daybreak Run Ct, N. Aurora Sky Ave, W. Lookout View St, N. Magic Mallard Ave W. Inspirado Dr, W. Whisper Ridge Dr, W Old School St, W. Daybreak Run Ct, N. Aurora Sky Ave, W. Lookout View St, N. Magic Mallard Ave

Amenities: Pickleball Courts, Playground, Pool,
Clubhouse, Cabanas, Walking Path

Pickleball Courts, Playground, Pool,
Clubhouse, Cabanas, Walking Path

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

Subdivision Name: Inspirado Subdivision No. 1 Phase: 1

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.*

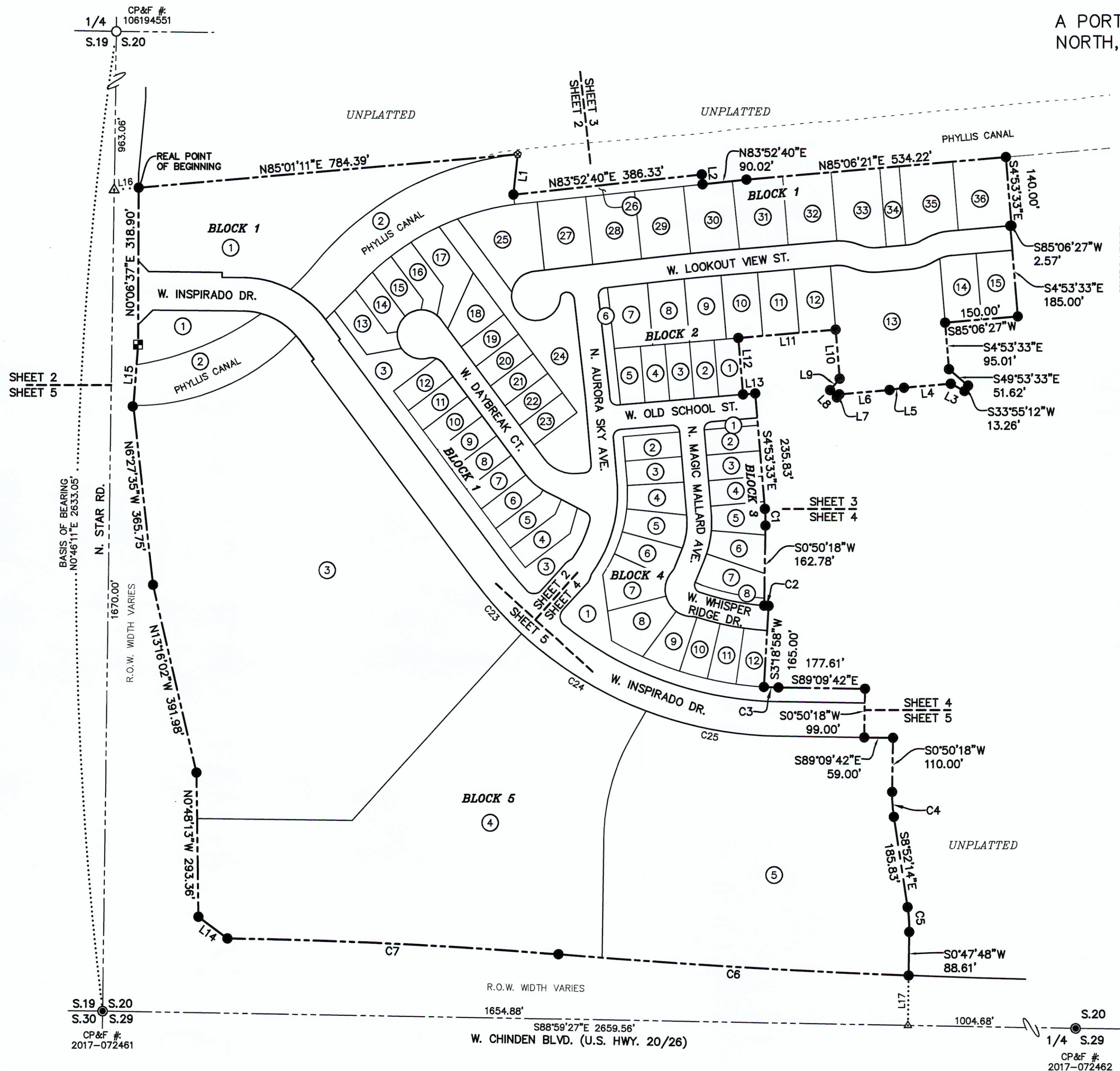
Applicant/Representative Signature

04/22/2022

Date

PLAT SHOWING
INSPIRADO SUBDIVISION NO. 1

A PORTION OF THE SW1/4 OF SECTION 20, TOWNSHIP 4
NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR,
ADA COUNTY, IDAHO
2022



SCALE: 1" = 150'

LEGEND

- FOUND 5/8" IRON PIN, AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" IRON PIN WITH CAP
- FOUND HIGHWAY MONUMENT
- ✱ FOUND 1/2" IRON PIN, ILLEGIBLE CAP. REPLACE W/ 5/8" IRON PIN, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PARCEL LINE
- PHYLIS CANAL EASEMENT
- TIE LINE
- ① LOT NO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S6°04'23"W	82.62
L2	S4°53'33"E	20.00
L3	N62°16'03"W	31.97
L4	S85°06'27"W	96.28
L5	S81°16'04"W	30.07
L6	S85°06'27"W	103.37
L7	S40°09'35"W	7.97
L8	N43°22'19"W	20.10
L9	N40°06'27"E	30.42
L10	N4°53'33"W	100.00
L11	S85°06'27"W	200.00
L12	S4°53'33"E	115.00
L13	N85°06'27"E	25.00
L14	N53°41'57"W	74.46
L15	N4°21'26"E	125.84
L16	N85°01'11"E	50.62
L17	N0°47'48"E	101.39

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	34.01	340.00	5°43'51"	S2°01'38"E	33.99
C2	9.06	526.00	0°59'11"	S86°11'26"E	9.06
C3	29.88	691.00	2°28'40"	S87°55'22"E	29.88
C4	50.84	300.00	9°42'32"	S4°00'58"E	50.77
C5	50.62	300.00	9°40'02"	S4°02'13"E	50.56
C6	718.14	16953.78	2°25'37"	N86°34'35"W	718.08
C7	682.22	10202.00	3°49'53"	N87°16'43"W	682.09

SEE SHEET 6 FOR NOTES



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON. THE PROPERTY IS ADJACENT UNPLATTED LANDS. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 6096, 6838 AND 11275. MONUMENTATION FOUND PER RECORD OF SURVEYS ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

BOOK PAGE



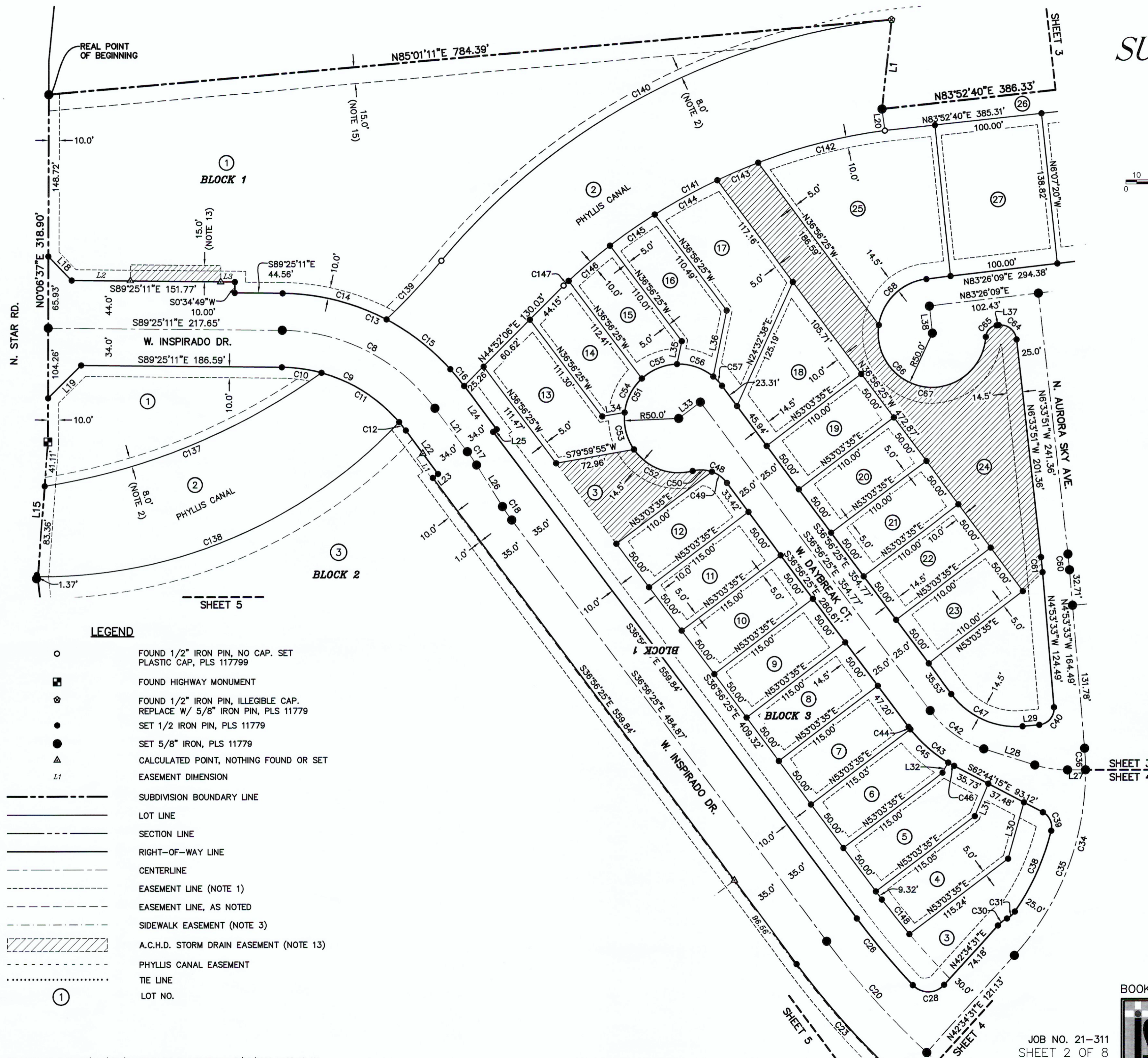
IDAHO
SURVEY
GROUP, LLC

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

JOB NO. 21-311
SHEET 1 OF 8

INSPIRADO SUBDIVISION NO. 1

SCALE: 1" = 60'



LEGEND

- FOUND 1/2" IRON PIN, NO CAP. SET
PLASTIC CAP, PLS 117799
- FOUND HIGHWAY MONUMENT
- ⊗ FOUND 1/2" IRON PIN, ILLEGIBLE CAP.
REPLACE W/ 5/8" IRON PIN, PLS 11779
- SET 1/2 IRON PIN, PLS 11779
- SET 5/8" IRON, PLS 11779
- ▲ CALCULATED POINT, NOTHING FOUND OR SET
- L1 EASEMENT DIMENSION
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- SIDEWALK EASEMENT (NOTE 3)
- A.C.H.D. STORM DRAIN EASEMENT (NOTE 13)
- PHYLLIS CANAL EASEMENT
- TIE LINE
- ① LOT NO.

SEE SHEET 6 FOR LINE AND
CURVE DATA TABLES
SEE SHEET 6 FOR NOTES



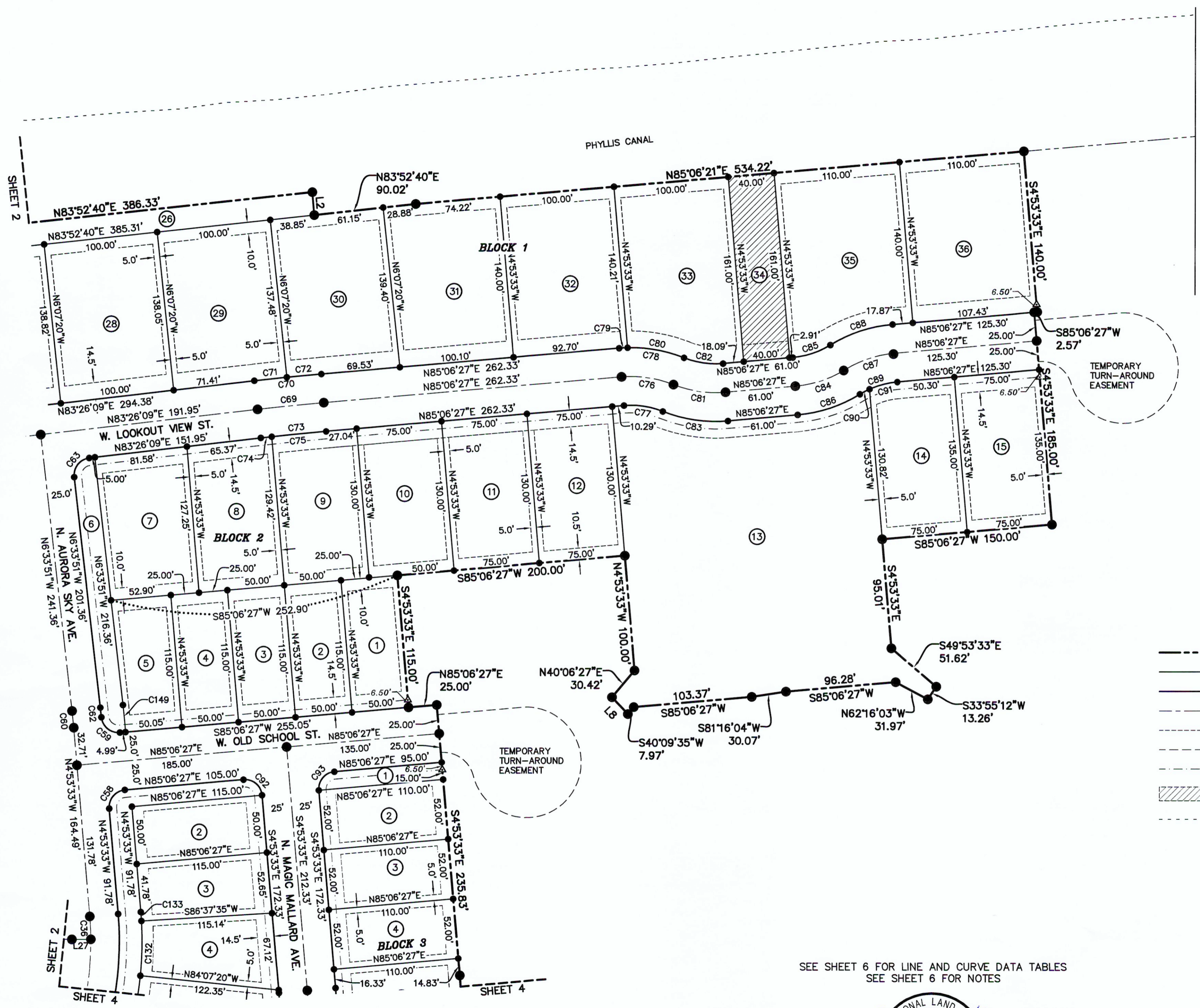
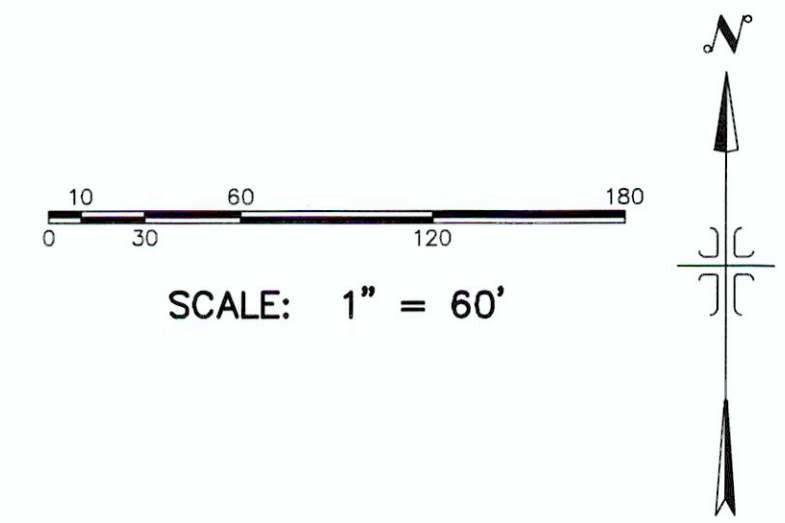
BOOK PAGE

ISG
IDAHO
SURVEY
GROUP, LLC

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

JOB NO. 21-311
SHEET 2 OF 8

INSPIRADO SUBDIVISION NO. 1




LEGEND

- FOUND 1/2" IRON PIN, NO CAP. SET PLASTIC CAP, PLS 117799
- FOUND HIGHWAY MONUMENT
- ⊗ FOUND 1/2" IRON PIN, ILLEGIBLE CAP. REPLACE W/ 5/8" IRON PIN, PLS 11779
- SET 1/2" IRON PIN, PLS 11779
- SET 5/8" IRON, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
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- SUBDIVISION BOUNDARY LINE
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- CENTERLINE
- EASEMENT LINE (NOTE 1)
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- SIDEWALK EASEMENT (NOTE 3)
- /// A.C.H.D. STORM DRAIN EASEMENT (NOTE 13)
- PHYLIS CANAL EASEMENT
- ① LOT NO.

SEE SHEET 6 FOR LINE AND CURVE DATA TABLES
SEE SHEET 6 FOR NOTES



BOOK PAGE

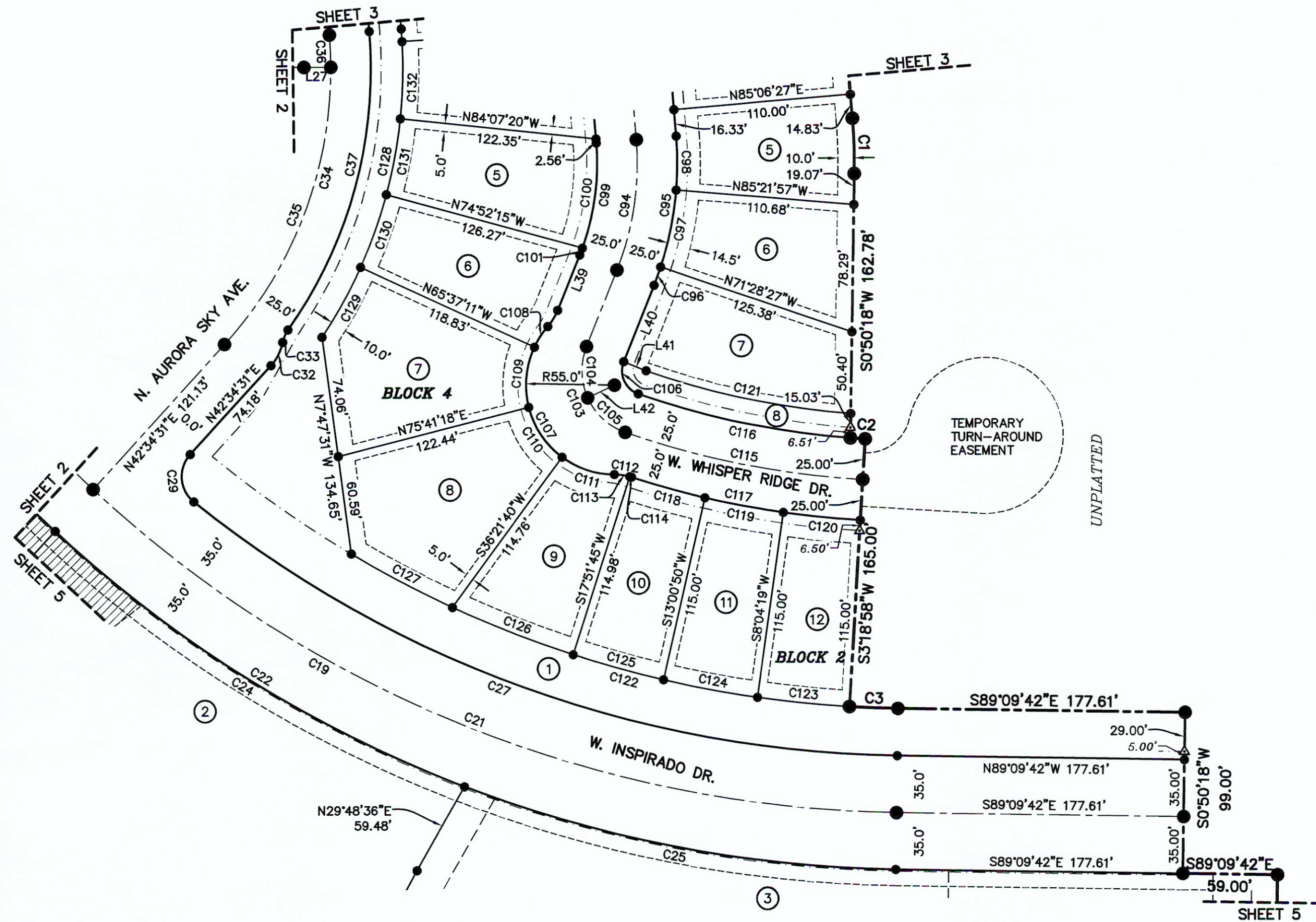
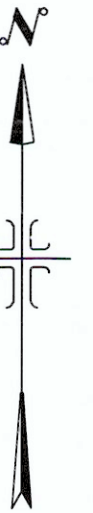
 IDAHO SURVEY GROUP, LLC

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

INSPIRADO SUBDIVISION NO. 1

0 10 30 60 120 180

SCALE: 1" = 60'



LEGEND

- FOUND 1/2" IRON PIN, NO CAP. SET
PLASTIC CAP, PLS 117799
- FOUND HIGHWAY MONUMENT
- ⊗ FOUND 1/2" IRON PIN, ILLEGIBLE CAP.
REPLACE W/ 5/8" IRON PIN, PLS 11779
- SET 1/2" IRON PIN, PLS 11779
- SET 5/8" IRON, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- L1 EASEMENT DIMENSION
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- SIDEWALK EASEMENT (NOTE 3)
- A.C.H.D. STORM DRAIN EASEMENT (NOTE 13)
- ① LOT NO.

SEE SHEET 6 FOR LINE AND CURVE DATA TABLES
SEE SHEET 6 FOR NOTES



BOOK

PAGE

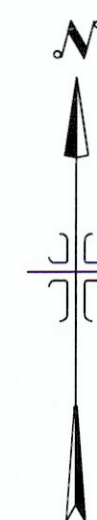
JOB NO. 21-311
SHEET 4 OF 8



IDAHO
SURVEY
GROUP, LLC

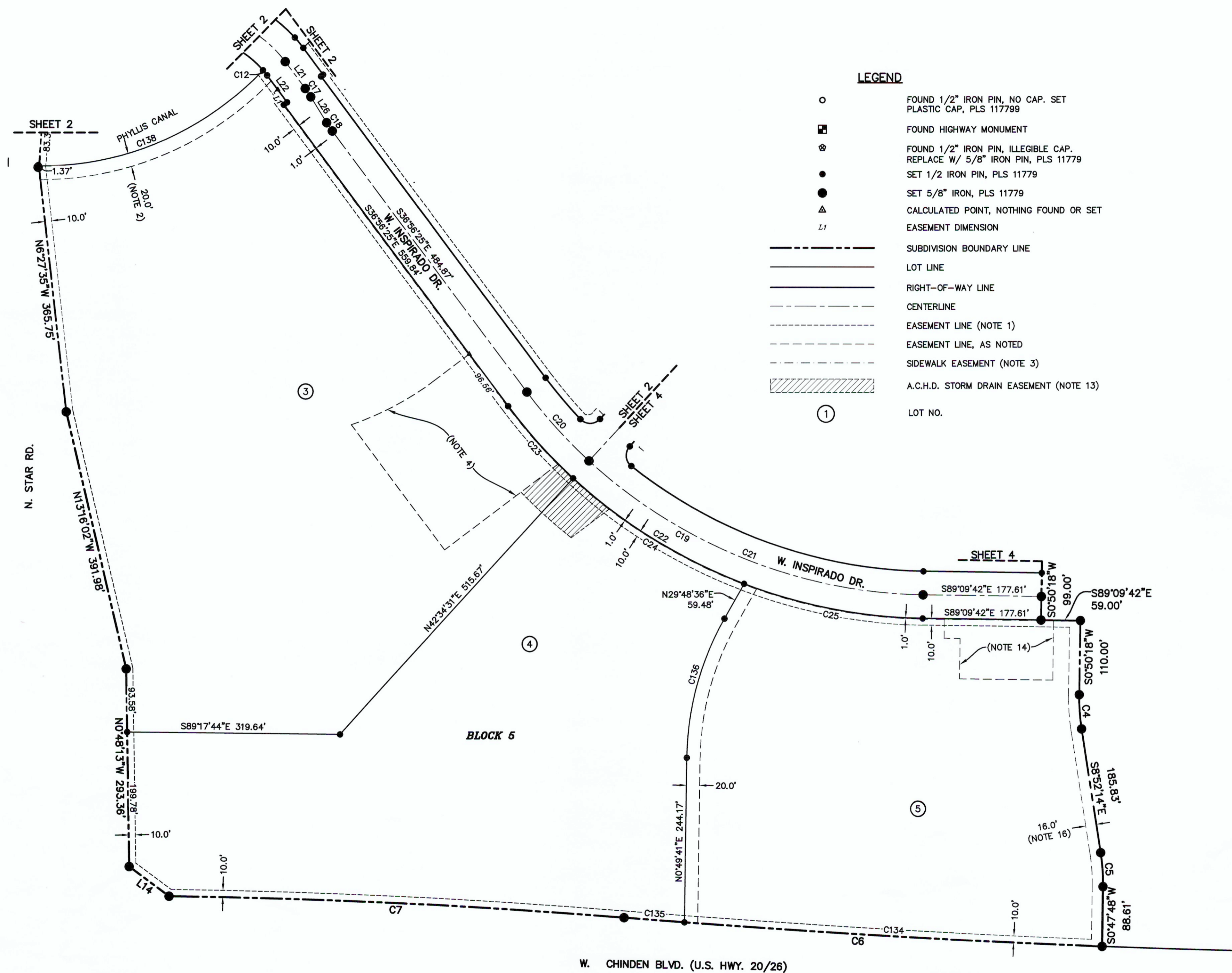
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

INSPIRADO SUBDIVISION NO. 1



LEGEND

- FOUND 1/2" IRON PIN, NO CAP. SET
PLASTIC CAP, PLS 117799
- FOUND HIGHWAY MONUMENT
- ⊗ FOUND 1/2" IRON PIN, ILLEGIBLE CAP.
REPLACE W/ 5/8" IRON PIN, PLS 11779
- SET 1/2" IRON PIN, PLS 11779
- SET 5/8" IRON, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- L1 EASEMENT DIMENSION
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE (NOTE 1)
- EASEMENT LINE, AS NOTED
- SIDEWALK EASEMENT (NOTE 3)
- ▨ A.C.H.D. STORM DRAIN EASEMENT (NOTE 13)
- ① LOT NO.



SEE SHEET 6 FOR LINE AND
CURVE DATA TABLES
SEE SHEET 6 FOR NOTES



BOOK PAGE

JOB NO. 21-311
SHEET 5 OF 8



IDAHO
SURVEY
GROUP, LLC

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

INSPIRADO SUBDIVISION NO. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	34.01	340.00	5°43'51"	S2°01'38"E	33.99
C2	9.06	526.00	0°59'11"	S86°11'26"E	9.06
C3	29.88	691.00	2°28'40"	S87°55'22"E	29.88
C4	50.84	300.00	9°42'32"	S4°00'58"E	50.77
C5	50.82	300.00	9°40'02"	N4°02'13"W	50.56
C6	702.13	16953.78	2°22'22"	N86°32'57"W	702.08
C7	682.22	10202.00	3°49'53"	N87°16'43"W	682.09
C8	164.87	180.00	52°28'45"	N63°10'48"W	159.17
C9	133.73	146.00	52°28'45"	N63°10'48"W	129.10
C10	37.28	146.00	14°37'50"	N82°06'16"W	37.18
C11	86.54	146.00	33°57'40"	N57°48'30"W	85.28
C12	9.91	146.00	3°53'15"	N38°53'03"W	9.90
C13	196.01	214.00	52°28'45"	N63°10'48"W	189.23
C14	100.33	214.00	26°51'44"	N75°59'19"W	99.41
C15	75.58	214.00	20°14'08"	N52°26'23"W	75.19
C16	20.10	214.00	5°22'53"	N39°37'52"W	20.09
C17	14.97	180.00	4°45'49"	N34°33'31"W	14.96
C18	14.97	180.00	4°45'49"	S34°33'31"E	14.96
C19	688.13	755.00	52°13'17"	S63°03'04"E	664.56
C20	138.15	755.00	10°29'04"	S42°10'57"E	137.96
C21	549.98	755.00	41°44'13"	S68°17'36"E	537.90
C22	720.03	790.00	52°13'17"	S63°03'04"E	695.37
C23	144.56	790.00	10°29'04"	S42°10'57"E	144.36
C24	301.29	790.00	21°51'04"	S58°21'01"E	299.46
C25	274.19	790.00	19°53'09"	S79°13'08"E	272.82
C26	80.28	720.00	6°23'18"	S40°08'04"E	80.24
C27	473.01	720.00	37°38'28"	S70°20'29"E	464.55
C28	32.85	20.00	94°05'46"	N89°37'24"E	29.28
C29	32.85	20.00	94°05'46"	S4°28'22"E	29.28
C30	10.74	30.00	20°30'15"	S52°49'38"W	10.68
C31	9.83	20.00	28°10'14"	N48°59'39"E	9.73
C32	16.25	30.00	31°02'07"	N27°03'28"E	16.05
C33	8.41	20.00	24°06'06"	S23°35'27"W	8.35
C34	207.12	250.00	47°28'04"	N18°50'29"E	201.24
C35	187.22	250.00	42°54'30"	N21°07'16"E	182.88
C36	19.89	250.00	4°33'34"	N2°36'46"W	19.89
C37	194.55	275.00	40°32'03"	N15°22'28"E	190.52
C38	82.01	225.00	20°53'02"	N24°28'01"E	81.56
C39	20.10	15.00	76°45'45"	N24°21'23"W	18.63
C40	23.56	15.00	90°00'00"	N40°06'27"E	21.21
C41	30.81	100.00	17°39'17"	S81°30'21"E	30.69
C42	62.37	100.00	35°44'17"	S54°48'34"E	61.37
C43	56.28	125.00	25°47'50"	S49°50'20"E	55.81
C44	2.80	125.00	1°17'07"	S37°34'59"E	2.80
C45	47.16	125.00	21°36'55"	S49°02'00"E	46.88
C46	6.32	125.00	2°53'48"	S61°17'22"E	6.32
C47	75.86	75.00	57°57'08"	S65°54'59"E	72.67
C48	35.59	30.00	67°58'32"	N70°55'42"W	33.54
C49	17.57	30.00	33°33'26"	N53°43'09"W	17.32
C50	18.02	30.00	34°25'06"	N87°42'25"W	17.75

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C51	216.40	50.00	247°58'32"	S19°04'18"W	82.92
C52	61.34	50.00	70°17'14"	S69°46'21"E	57.56
C53	35.76	50.00	40°58'29"	S14°08'29"E	35.00
C54	35.76	50.00	40°58'29"	S26°49'59"W	35.00
C55	35.76	50.00	40°58'29"	S67°48'28"W	35.00
C56	36.01	50.00	41°16'12"	N71°04'12"W	35.24
C57	11.78	50.00	13°29'40"	N43°41'15"W	11.75
C58	23.56	15.00	90°00'00"	S40°06'27"W	21.21
C59	23.36	15.00	89°13'34"	S50°16'46"E	21.07
C60	14.59	500.00	1°40'18"	N5°43'42"W	14.59
C61	13.86	475.00	1°40'18"	N5°43'42"W	13.86
C62	8.23	525.00	0°53'52"	N6°06'56"W	8.23
C63	23.56	15.00	90°00'00"	S38°26'09"W	21.21
C64	23.56	15.00	90°00'00"	N51°33'51"W	21.21
C65	15.90	11.50	79°13'22"	S43°49'28"W	14.66
C66	226.21	50.00	259°13'22"	S46°10'32"E	77.04
C67	160.94	50.00	184°25'11"	S83°34'38"E	99.93
C68	65.28	50.00	74°48'11"	S46°02'03"W	60.74
C69	58.35	2000.00	1°40'18"	S84°16'18"W	58.35
C70	59.08	2025.00	1°40'18"	S84°16'18"W	59.08
C71	28.60	2025.00	0°48'33"	S83°50'25"W	28.60
C72	30.49	2025.00	0°51'45"	S84°40'34"W	30.49
C73	57.62	1975.00	1°40'18"	S84°16'18"W	57.62
C74	9.66	1975.00	0°16'49"	S83°34'33"W	9.66
C75	47.96	1975.00	1°23'29"	S84°24'42"W	47.96
C76	46.24	100.00	26°29'30"	N81°38'48"W	45.83
C77	34.68	75.00	26°29'30"	N81°38'48"W	34.37
C78	57.80	125.00	26°29'30"	N81°38'48"W	57.28
C79	7.30	125.00	3°20'53"	S86°46'53"W	7.30
C80	50.49	125.00	23°08'37"	N79°58'22"W	50.15
C81	46.24	100.00	26°29'30"	S81°38'48"E	45.83
C82	34.68	75.00	26°29'30"	S81°38'48"E	34.37
C83	57.80	125.00	26°29'30"	S81°38'48"E	57.28
C84	46.24	100.00	26°29'30"	N71°51'42"E	45.83
C85	34.68	75.00	26°29'30"	N71°51'42"E	34.37
C86	57.80	125.00	26°29'30"	N71°51'42"E	57.28
C87	46.24	100.00	26°29'30"	S71°51'42"W	45.83
C88	57.80	125.00	26°29'30"	S71°51'42"W	57.28
C89	34.68	75.00	26°29'30"	S71°51'42"W	34.37
C90	9.51	75.00	7°15'45"	S62°14'50"W	9.50
C91	25.17	75.00	19°13'45"	S75°29'34"W	25.05
C92	23.56	15.00	90°00'00"	N49°53'33"W	21.21
C93	23.56	15.00	90°00'00"	S40°06'27"W	21.21
C94	81.96	175.00	26°50'01"	N8°31'27"E	81.21
C95	93.67	200.00	26°50'01"	N8°31'27"E	92.81
C96	11.92	200.00	3°24'55"	N20°14'00"E	11.92
C97	48.49	200.00	13°53'30"	N11°34'48"E	48.37
C98	33.25	200.00	9°31'37"	N0°07'45"W	33.22
C99	70.25	150.00	26°50'01"	N8°31'27"E	69.61
C100	65.77	150.00	25°07'22"	N7°40'08"E	65.25

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C101	4.48	150.00	1°42'39"	N21°05'08"E	4.48
C102	11.72	35.00	19°11'17"	N31°32'06"E	11.67
C103	64.87	40.00	92°55'09"	S24°31'07"E	57.99
C104	32.43	40.00	46°27'35"	S1°17'20"E	31.55
C105	32.43	40.00	46°27'35"	S47°44'54"E	31.55
C106	24.33	15.00	92°55'09"	S24°31'07"E	21.75
C107	125.87	55.00	131°07'41"	S24°26'06"E	100.15
C108	15.25	55.00	15°53'26"	S33°11'02"W	15.21
C109	37.97	55.00	39°33'01"	S5°27'48"W	37.22
C110	37.75	55.00	39°19'37"	S33°58'31"E	37.01
C111	34.90	55.00	36°21'37"	S71°49'08"E	34.32
C112	10.84	35.00	17°44'57"	N81°07'28"W	10.80
C113	9.71	35.00	15°53'57"	N82°02'58"W	9.68
C114	1.13	35.00	1°51'00"	N73°10'29"W	1.13
C115	151.04	551.00	15°42'20"	S78°49'52"E	150.57
C116	135.13	526.00	14°43'09"	S78°20'16"E	134.76
C117	145.11	576.00	14°26'03"	S79°28'01"E	144.72
C118	47.62	576.00	4°44'11"	S74°37'05"E	47.60
C119	49.68	576.00	4°56'31"	S79°27'26"E	49.67
C120	47.81	576.00	4°45'20"	S84°18'22"E	47.80
C121	130.37	511.00	14°37'03"	S78°17'13"E	130.01
C122	327.02	691.00	27°06'55"	S73°07'35"E	323.97
C123	57.35	691.00	4°45'20"	S84°18'22"E	57.34
C124	59.60	691.00	4°56'31"	S79°27'26"E	59.58
C125	58.48	691.00	4°50'56"	S74°33'43"E	58.46
C126	80.45	691.00	6°40'14"	S68°48'08"E	80.40
C127	71.13	691.00	5°53'54"	S62°31'04"E	71.10
C128	200.01	295.00	38°50'48"	N14°31'51"E	196.20
C129	49.29	295.00	9°34'26"	N29°10'02"E	49.24
C130	47.63	295.00	9°15'05"	N19°45'17"E	47.58
C131	47.63	295.00	9°15'05"	N10°30'12"E	47.58
C132	47.63	295.00	9°15'05"	N1°15'08"E	47.58
C133	7.82	295.00	1°31'09"	N4°07'59"W	7.82
C134	628.22	16953.78	2°07'23"	S86°43'42"E	628.18
C135	89.92	16953.78	0°18'14"	S85°30'53"E	89.92
C136	216.08	427.47	28°57'43"	S15°20'12"W	213.79
C137	280.19	598.91	26°48'17"	S68°00'50"W	277.64
C138	374.98	457.81	46°55'44"	N67°08'27"E	364.58
C139	74.52	598.91	7°07'44"	N43°36'20"E	74.47
C140	482.88	629.62	43°56'34"	S62°00'45"W	471.14
C141	334.98	532.74	36°01'38"	S64°26'03"W	329.49
C142	121.50	532.74	13°04'02"	S75°54'51"W	121.24
C143	41.25	532.74	4°26'12"	S67°09'44"W	41.24
C144	65.74	532.74	7°04'12"	S61°24'32"W	65.70
C145	50.05	532.74	5°22'59"	S55°10'56"W	50.03
C146	50.10	532.74	5°23'17"	S49°47'48"W	50.08
C147	6.34	532.74	0°40'54"	S46°45'42"W	6.34
C148	40.70	691.00	3°22'30"	S38°37'40"E	40.70
C149	23.61	545.00	2°28'54"	N5°19'24"W	23.60

LINE TABLE		
LINE	BEARING	LENGTH
L1	N6°04'23"E	82.62
L2	S4°53'33"E	20.00
L3	N62°16'03"W	31.97
L4	S85°06'27"W	96.28
L5	S81°16'04"W	30.07
L6	S85°06'27"W	103.37
L7	S40°09'35"W	7.97
L8	N43°22'19"W	20.10
L9	N40°06'27"E	30.42
L10	N4°53'33"W	100.00
L11	S85°06'27"W	200.00
L12	S4°53'33"E	115.00
L13	N85°06'27"E	25.00
L14	S53°41'57"E	74.46
L15	N4°21'26"E	125.84

LINE TABLE		
LINE	BEARING	LENGTH
L16	N85°01'11"E	50.62
L17	N0°47'48"E	101.39
L18	S44°19'30"E	30.96
L19	N45°40'30"E	43.10
L20	S7°49'14"E	20.01
L21	S36°56'25"E	50.00
L22	N36°56'25"W	50.00
L23	N53°03'35"E	6.00
L24	N36°56'25"W	50.00
L25	N53°03'35"E	4.00
L26	S32°10'36"E	45.23
L27	N89°40'01"E	16.69
L28	S72°40'43"E	49.89
L29	N85°06'27"E	15.67
L30	N15°54'23"E	53.80

LINE TABLE		
LINE	BEARING	LENGTH
L31	S22°55'28"W	32.33
L32	N30°09'32"E	10.70
L33	N53°03'35"E	25.00
L34	S80°20'20"W	20.93
L35	N11°48'40"E	21.48
L36	N11°34'54"E	61.91
L37	S83°26'09"W	2.02
L38	N6°33'51"W	25.00
L39	S21°56'28"W	36.69
L40	S21°56'28"W	50.72
L41	N68°03'32"W	15.00
L42	S64°58'24"W	18.40

INSPIRADO SUBDIVISION NO. 1

Certificate Of Owners

Know all men by these presents: That Antonov Star Holding LLC, a California Limited Liability Company, is the owner of the property described as follows:

Legal Description:

A portion of the Southwest 1/4 of Section 20, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 19, 20, 29 and 30, T.4.N, R.1.W., B.M., from which the 1/4 corner common to said Sections 19 and 20, bears North 00°46'11" East, 2,633.05 feet; thence on the west boundary line of said Section 20, North 00°46'11" East, 1670.00 feet; thence leaving said west boundary line, North 85°01'11" East, 50.62 feet to the REAL POINT OF BEGINNING;

thence continuing North 85°01'11" East, 784.39 feet;
thence South 06°04'23" West, 82.62 feet to the southerly right-of-way line of the Phyllis Canal;
thence on said southerly right-of-way line the following four (4) courses and distances:
North 83°52'40" East, 386.33 feet;
South 04°53'33" East, 20.00 feet;
North 83°52'40" East, 90.02 feet;
North 85°06'21" East, 534.22 feet;
thence leaving said southerly right-of-way line, South 04°53'33" East, 140.00 feet;
thence South 85°06'27" West, 2.57 feet;
thence South 04°53'33" East, 185.00 feet;
thence South 85°06'27" West, 150.00 feet;
thence South 04°53'33" East, 95.01 feet;
thence South 49°53'33" East, 51.62 feet;
thence South 33°55'12" West, 13.26 feet;
thence North 62°16'03" West, 31.97 feet;
thence South 85°06'27" West, 96.28 feet;
thence South 81°16'04" West, 30.07 feet;
thence South 85°06'27" West, 103.37 feet;
thence South 40°09'35" West, 7.97 feet;
thence North 43°22'19" West, 20.10 feet;
thence North 40°06'27" East, 30.42 feet;
thence North 04°53'33" West, 100.00 feet;
thence South 85°06'27" West, 200.00 feet;
thence South 04°53'33" East, 115.00 feet;
thence North 85°06'27" East, 25.00 feet;
thence South 04°53'33" East, 235.83 feet;
thence 34.01 feet along the arc of curve to the right having a radius of 340.00 feet, a central angle of 05°43'51" and a long chord which bears South 02°01'38" East, 33.99 feet;
thence South 00°50'18" West, 162.78 feet;
thence 9.06 feet along the arc of a curve to the left having a radius of 526.00 feet, a central angle of 00°59'11" and a long chord which bears South 86°11'26" East, 9.06 feet;
thence South 03°18'58" West, a distance of 165.00 feet;
thence 29.88 feet along the arc of a curve to the left having a radius of 691.00 feet, a central angle of 02°28'40" and a long chord which bears South 87°55'22" East, 29.88 feet;
thence South 89°09'42" East, 177.61 feet;
thence South 00°50'18" West, 99.00 feet;
thence South 89°09'42" East, 59.00 feet;
thence South 00°50'18" West, 110.00 feet;
thence 50.84 feet along the arc of curve to the left having a radius of 300.00 feet, a central angle of 09°42'32" and a long chord which bears South 04°00'58" East, 50.77 feet;
thence South 08°52'14" East, 185.83 feet;
thence 50.62 feet along the arc of curve to the right having a radius of 300.00 feet, a central angle of 09°40'02" and a long chord which bears South 04°02'13" East, 50.56 feet;
thence South 00°47'48" West, 88.61 feet to the northerly right-of-way line of State Highway 20/26;
thence on said northerly right-of-way line the following three (3) courses and distances:
718.14 feet along the arc of a curve to the right having a radius of 16,953.78 feet, a central angle of 02°25'37" and a long chord which bears North 86°34'35" West, 718.08 feet;
682.22 feet along the arc of said reverse curve to the left having a radius of 10,202.00 feet, a central angle of 03°49'53" and a long chord which bears North 87°16'43" West, 682.09 feet;
North 53°41'57" West, a distance of 74.46 feet to the easterly right-of-way line of N. Star Road;

thence on said easterly right-of-way line the following five (5) courses and distances:

North 00°48'13" West, 293.36 feet;
North 13°16'02" West, 391.98 feet;
North 06°27'35" West, 365.75 feet;
North 04°21'26" East, 125.84 feet;
North 00°06'37" East, 318.90 feet to the REAL POINT OF BEGINNING.

Containing 52.545 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from an existing Star Sewer and Water District main line located adjacent to the subject Subdivision, and Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision.

In witness whereof I have hereunto set my hand:

Antonov Star Holding LLC, a California Limited Liability Company

By: Randal S. Clarno, Date
Its: Member

Acknowledgment

State of Idaho }
County of Ada } s.s.

On this _____ day of _____, 2022, 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 Antonov Star Holding LLC, a California Limited Liability Company, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that Antonov Star Holding 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.

Notary Public for Idaho: _____

Residing at: _____

My Commission Expires: _____

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" is 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



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

JOB NO. 21-311
SHEET 7 OF 8

INSPIRADO SUBDIVISION NO. 1

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 the day of , 20 , hereby approve this plat.

City Engineer Date

Approval of City Council

I, the undersigned, 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 , 20 , this plat was duly accepted and approved.

City Clerk, Star, Idaho

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

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.

County Treasurer Date

County Recorder's Certificate

State of Idaho }
County of Ada } ss. Instrument No.

I hereby certify that this instrument was filed at the request of
at minutes past o'clock M., this day
of , 20 in Book of Plats at Pages through
Fee \$

Deputy

Ex-Officio Recorder



BOOK PAGE

ISG IDAHO
SURVEY
GROUP, LLC

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

JOB NO. 21-311
SHEET 8 OF 8



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Inspirado Phase: 1 Date: 7/26/2022

Developable Lots: 57 Review No: 1

Developer: Antonov Star Holdings, LLC – Randy Clarno

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

Engineer: Kimley-Horn and Associates, Inc.

Tel: 208-906-3871 Email: Teller.bard@kimley-horn.com

Property Address: Teratai Street

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 include instrument numbers prior to final signature Note 13 references lots 2, 24 and 34 of Block 2, I believe these should be Block 1
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. Remove "DATE" from the end of the signature line, this is covered by the "ON THIS DAY" day in the signature block

CONSTRUCTION DRAWING REVIEW

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

				types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
20			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			x	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
28	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from

				property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
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. Much of the retaining wall along the Phyllis Canal exceeds 4 feet in height, Building permit is required for this retain wall and construction activities should be limited in these areas prior to approval of the building permit.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
39		X		Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41		X		Narrative is provided that describes the proposed method of stormwater retention.
42		X		Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44		x		Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45		X		Section view of drainage facility provided.
46		X		Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49		X		Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50	X			5-foot setback from property line maintained for drainage facilities.

51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53		X		Drain rock, ASTM C33 sand, or pond liner specified.
54		X		3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit.
55		X		Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
57		X		Plan approval letter is provided from the appropriate irrigation district. Please provide Correspondence between Development and 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. Provide Irrigation Report
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. Item 60
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64		X		Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
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:

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Additional Construction Drawing Comments:

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