

#### CITY OF STAR

#### LAND USE STAFF REPORT

TO: Mayor & Council

City of Star – Planning & Zoning Department

Sonton Land FROM:

**MEETING DATE:** September 6, 2022

FILE(S) #: FP-22-16 Final Plat, Cherished Estates Subdivision Phase 2

#### **REQUEST**

The Applicant is seeking approval of a Final Plat for Cherished Estates Subdivision Phase 2 consisting of 64 residential lots and 6 common lots on 21 acres. The subject property is generally located between N. Star Road and N. Rook Way in Star, Idaho. Ada County Parcel No. S0408212400.

#### APPLICANT/OWNER/REPRESENTATIVE

**REPRESENTATIVE: OWNER/APPLICANT:** 

**Brian Sinderhoff** Ryan Young NV5 Star 40, LLC

690 S. Indu8stry Way, Ste. 10 1159 E. Iron Eagle Drive, Ste. 170-J Meridian, Idaho 83642 Eagle, Idaho 83616

#### PROPERTY INFORMATION

Phase 2

Land Use Designation -Residential (R-3-DA)

Acres -21 Residential Lots -64 Common Lots -6 Commercial -N/A

#### **HISTORY**

January 15, 2001 Council approved applications for Annexation and Re-Zone of

Residential (R-2) from Rural Urban Transition (RUT). The action was

recorded with Ordinance 50.

June 18, 2001 Council again approved applications for Annexation and Re-Zone of Residential (R-2) from Rural Urban Transition (RUT). This action was required as Ordinance 50 did not include the full legal

description of the impacted property. Ordinance 56 was recorded

to correct the issue.

July 6, 2021 Public Hearing for Cherished Estates was tabled to September 7,

2021.

September 7, 2021 Council approved applications for Re-Zone (RZ-21-01), a

Development Agreement (DA-21-07) and a Preliminary Plat (PP-21-08). Property was re-zoned from R-2 to R-3. The preliminary plat was approved for 100 single family residential lots and 12 common lots on 40.22 acres with an overall density of 2.49

dwelling units per acre.

July 19, 2022 Council approved application for the Final Plat (FP-22-15) for

Phase 1 consisting of 36 single family residential lots and 8

common lots on 19 acres.

#### **GENERAL DISCUSSION**

The Applicant is seeking approval of a Final Plat for Cherished Estates Subdivision Phase 2 consisting of 64 residential lots and 6 common lots on 21 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 original Preliminary Plat submitted was for 153 residential lots and 12 common lots for a total of 165 lots with a density of 3.80 dwelling units per acre. After meeting with neighbors and working with City Staff, the Applicant has made changes to the development. The revised Preliminary Plat submitted contains 136 single family residential lots, and 12 common area lots for a total of 148 total lots with a density of 3.38 dwelling units per acre. The buildable, residential lots range in size from 5,500 square feet to 16,027 square feet with an average buildable lot of 7,252 square feet. The applicant has indicated that the development will contain a total of 8.49 acres (21.1%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 5.22 acres (12.9%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. Streets are

proposed to be public and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

Updated Request: The Applicant has resubmitted a new request seeking approval of a Rezone (R-2 to R-3), a Development Agreement, and a Preliminary Plat for a proposed residential subdivision consisting of 100 residential lots and 12 common lots. The property is located on the south side of W. Floating Feather Road in Star, Idaho, and consists of 40.22 acres with a proposed density of 2.49 dwelling units per acre.

The development will be accessed to the north on Floating Feather Road across from N. Silver Wolf Way. The development will have connections to existing roads in adjacent developments on the east to W. Shumard Drive and on the South to N. Cygnus Way. The development will also have a stub road near the southwest corner of the property that will terminate at the western property line.

The development will have a thirty (30) foot buffer along Floating Feather Road with a minimum of five (5) feet high berm/fence satisfying the Unified Development Code section 8-8C-2, J4b. There will also be a five (5) foot detached sidewalk along Floating Feather which will satisfy section 8-4A-17 of the UDC.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing two large parks, one will have a large pond with a sand beach area, play structure and picnic table. The second park will have a pergola with picnic table and open, grassy play area. There will be a ten (10) foot paved pathway along the west and south perimeter of the development providing connectivity to other developments and the community.

#### **Staff analysis of Final Plat Submittal:**

The preliminary plat was approved with 100 residential lots. The final plat for Phase 1 has 36 residential lots and Phase 2 has 64 residential lots, providing full build out for the development.

<u>Common/Open Space and Amenities</u> – Approved open space includes two ponds, a central park area and connected walking paths.

**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 submitted landscape plan appears to satisfy these requirements.

<u>Streetlights</u> – Streetlight design shall be uniform throughout the development and follow the approved style and model preferred by the city. Applicant has provided a streetlight plan that is

in compliance with the city requirements and locations. The applicant needs to provide a streetlight design/cut sheet and have approval from the city prior to installation.

<u>Setbacks</u> – Client is not requesting any set back waivers and will adhere to the R-3 requirements outlined in the UDC.

<u>Sidewalks</u> – Sidewalks are proposed to be 5 feet wide and detached throughout the development with an 8-foot-wide planter strip.

<u>Subdivision Name</u> – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County Development Services.

<u>Street Names</u> – Applicant has provided documentation that the proposed street names have been approved by Ada County.

<u>Mail Cluster</u> – Applicant has not provided approval from the Star Postmaster for location(s) of the mail cluster for the development. This will be required before signing the final plat.

#### **PUBLIC/DEPARTMENTAL NOTIFICATIONS**

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 30, 2022.

August 9, 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 Cherished Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- **2.** Work with City Staff on a reasonable solution for moving the eastern park and provide a revised preliminary plat for staff review and Council approval.
- **3.** Combine Lots 1 & 2 Block 8 of approved Preliminary Plat into a single lot, lot numbers subject to change with revised Preliminary Plat.
- 4. Work with ACHD on traffic calming on W Shumard Drive where it connects with Lakepoint Subdivision.
- 5. Match single-story to single-story homes along the eastern and southern boundary of the development.
- 6. Provide a public pathway easement along the western and southern boundaries of the development.
- 7. Work with the Lakepoint Subdivision on the potential to connect the two pathways in both developments. If an agreement is made, construct the remaining southern pathway connection to the eastern property line.
- 8. During construction phases, traffic is controlled through the east and south stubs to the existing subdivisions except for emergency access until the streets are made public.
- 9. Per the Development Agreement and prior to signing the final plat, developer is to pay the proportionate share fees for traffic mitigation by the Idaho Transportation Department. The developer will pay the City \$935.24 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$93,524.00. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 64 residential lots for a fee of \$59,855.36 (64 x \$935.24).
- 10. 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.
- 11. A Temporary Use Permit shall be applied for and issued prior to excavation of the ponds begins.
- 12. 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.
- 13. 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.
- 14. 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 and indicating the location of the mailbox cluster(s).
- 15. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
- 16. Applicant shall provide approval of the street names and all names shall be reflected correctly on the final plat before signature of the mylar.
- 17. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
- 18. 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.
- 19. All common areas shall be maintained by the Homeowner's Association.
- 20. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant shall submit a streetlight design and receive approval before installation and signature of final plat.** Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
- 21. 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. **Applicant shall provide a landscape plan and receive staff approval prior to signing the final plat.**
- 22. 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.
- 23. 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.
- 24. A sign application shall be submitted to the City for any subdivision signs.
- 25. 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.
- 26. 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.**

- 27. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the <u>signed recorded final plat</u> with all signatures, **prior to any building permits being issued.**
- 28. 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**.
- 29. 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**.
- 30. All common areas shall be maintained by the Homeowners Association.
- 31. 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, unless this is already provided for in the joint trench.
- 32. Any additional Condition of Approval as required by Staff and City Council.

	COUNCIL DECISION
The Star City Council,,	File # FP-22-16 Cherished Estates Subdivision Phase 2, 2022.



## Floating Feather Road - Star, ID

Parcel No. S0408212400

No Custom Logo Available

Contact us at landproDATA to add your custom logo here





April 8, 2022

Mr. Shawn Nickel Planning and Zoning Administrator **City of Star** 10769 W. State Street Star, ID 83669

RE: Cherished Estates – Parcel No. S0408212400
Final Plat Letter of Intent and Statement of Compliance

Dear Mr. Nickel,

On behalf of our client, Sterling Land Development, Inc. please accept the attached application for a Final Plat of Cherished Estates. The application is for Phases 1 and 2 which includes the entirety of the site approved by the City of Star. The gross density is 2.49 units per acre in compliance with the approved preliminary plat. The lot range and average lot size remains unchanged. Lots range from 8450 square feet to 19634 square feet. The average lot size is 9990 square feet.

Open space for the final plat is generally compliant with the preliminary plat and complies with the City of Star ordinances. Total open space is 7.90 acres (19.6%) and qualified open space is 6.4 Acres (16.0%).

Kind regards,

Ryan C. Young

Ryan Young, PE Project Engineer

enclosures





## **FINAL PLAT APPLICATION**

\*\*\*All information must be filled out to be processed.

FILE NO.: Processed by: City: Fee Pai	id:
Applicant Information:	
PRIMARY CONTACT IS: Applicant Owner R	epresentative
Applicant Name: Brian Sinderhoff Applicant Address: 1159 E. Iron Eagle Drive, Suite 170-J Phone: 949-226-4482 Email: bls@sterlinghomes.us	Zip: <u>83616</u>
Owner Name: Star 40, LLC Owner Address: 1159 E. Iron Eagle Drive, Suite 170-J Phone: 949-226-4482 Email: bls@sterlinghomes.us	
Representative (e.g., architect, engineer, developer):  Contact: Ryan Young, PE Firm Name: NV5  Address: 690 S. Industry Way, Suite 10  Phone: 208-614-208 Email: ryan.young@nv5.com	Zip:83642 
Property Information:	
Subdivision Name: Cherished Estates	Phase: 2
Parcel Number(s): S0408212400	<del></del>
Approved Zoning: R-3 Units per acre:	
Total acreage of phase: <u>21.0</u> Total number o	f lots:
Residential:64 Commercial: I	Industrial:
Common lots: 6 Total acreage of common lots: 3.3	
Percent of common space to be used for drainage: 24%	Acres:2.0
_	er of homes 0
Changes from approved preliminary plat pertaining to this phase Preliminary Plat Number of Residential Lots: 64	
Number of Common Lots:6	6
Number of Commercial Lots:0	0
Roads: N. Silver Wolf Way, W. Mizzle Dr., W., Cloudburst St., N. Black Fire Ave. W. Shumard Dr., N. Cygnus Way, W. Golden Rain St.	Same Same
vv. Gliulliaid Di., IV. Cyglius vvay, vv. Goldell Raill St.	Janie

Amenities	;	-
Flood Zo	ne Data: (This Info Must Be Filled Out Completely Prior to Acceptance):	<del></del>
Subdivis	ion Name: Cherished Estates Phase: 1, 2	_
Special	Flood Hazard Area: total acreage0 number of homes0	
w th	note must be provided on the final plat documenting the current flood zone in hich the property or properties are located. The boundary line must be drawn one plat in situations where two or more flood zones intersect over the property or roperties being surveyed.	
F	EMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J  IRM effective date(s): mm/dd/year 06/49/2020	
	lood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: <u>n/a</u>	
В	ase Flood Elevation(s): AE0 ft., etc.:n/a	
re	lood Zones are subject to change by FEMA and all land within a floodplain is egulated by Chapter 10 of the Star City Code.  on Requirements:	
	(Applications are required to contain one copy of the following unless otherwise noted.)	
		Staff
Applicant (√)	Description	Stan (√)
	Completed and signed copy of Final Plat Application	
<b>/</b>	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.	
,	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:	
<b>V</b>	<ul> <li>Gross density of the phase of the Final Plat submitted</li> <li>Lot range and average lot size of phase</li> </ul>	
	<ul> <li>Description of approved open space being provided in the submitted phase including</li> </ul>	
	percentage of overall open space, number and type of approved amenities	
//	<ul> <li>List any specific approved building setbacks previously approved by Council.</li> <li>Electronic copy of legal description of the property (word.doc and pdf version with engineer's</li> </ul>	
$\checkmark$	seal and closure sheet)	
<b>V</b>	Electronic copy of current recorded warranty deed for the subject property	
/	If the signature on this application is not the owner of the property, an original notarized	
٧	statement (affidavit of legal interest) from the owner stating the applicant and/or	
	representative is authorized to submit this application.  Electronic copy of subdivision name approval from Ada County Surveyor's office.	
<i></i>	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
	Electronic copy of vicinity map showing the location of the subject property	
,/\/	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
ν	One (1) 11" X 17" paper copy of the Final Plat	ļ
	Electronic copy of the Final landscape plan**	L

	One (1) 11" X 17" copy of the Final landscape plan	
V /	Electronic copy of site grading & drainage plans**	
V,	Electronic copy of originally approved Preliminary Plat**	
<b>V</b>	Electronic copy of a Plat with all phases marked with changes, if applicable**	
	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
<b>\</b> ,	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
	Electronic copy of streetlight design and location information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
	Electronic copy of all easement agreements submitted to the irrigation companies	
	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
<b>/</b>	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 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.	
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:  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.	

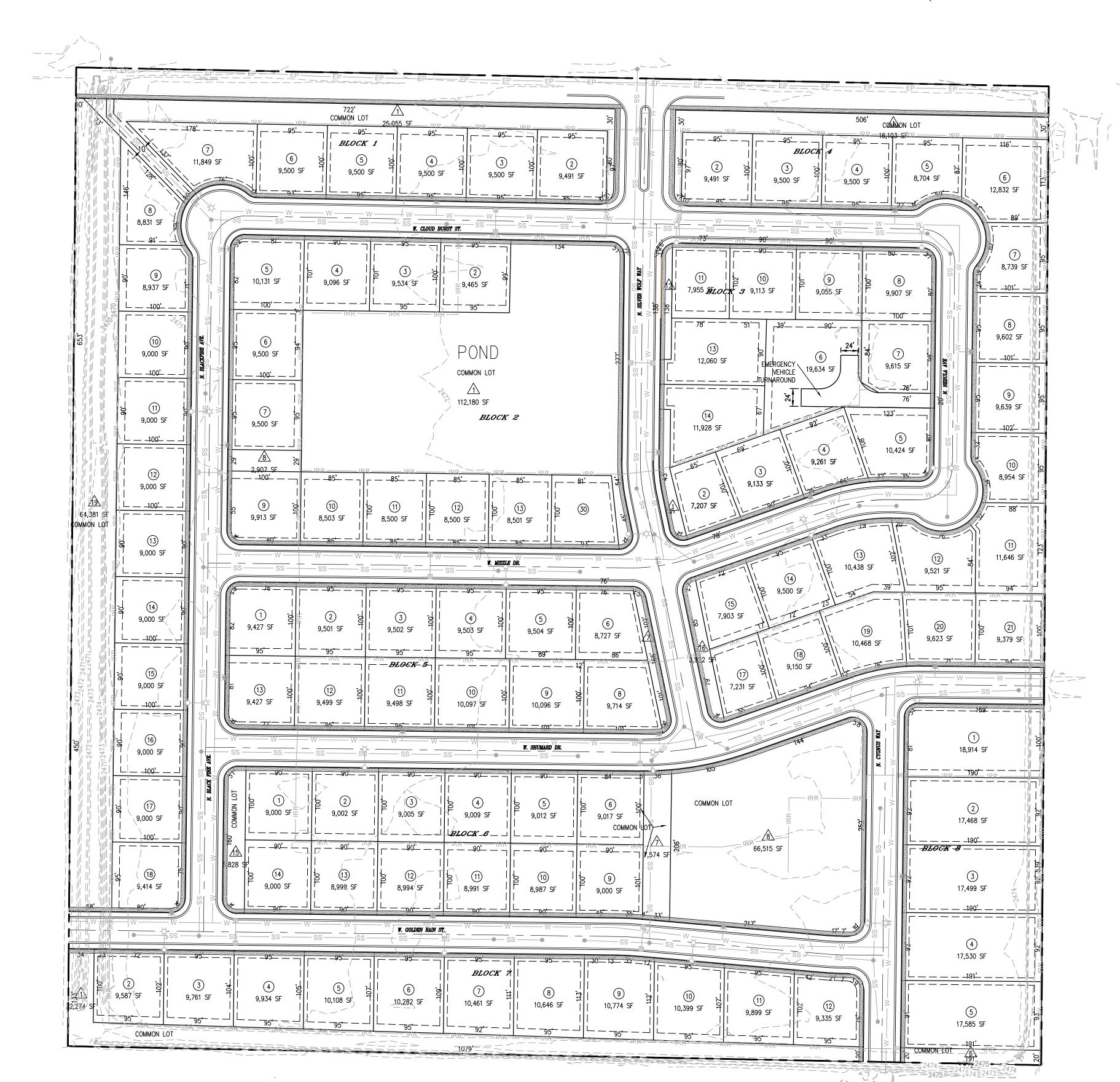
#### **FEE REQUIREMENT:**

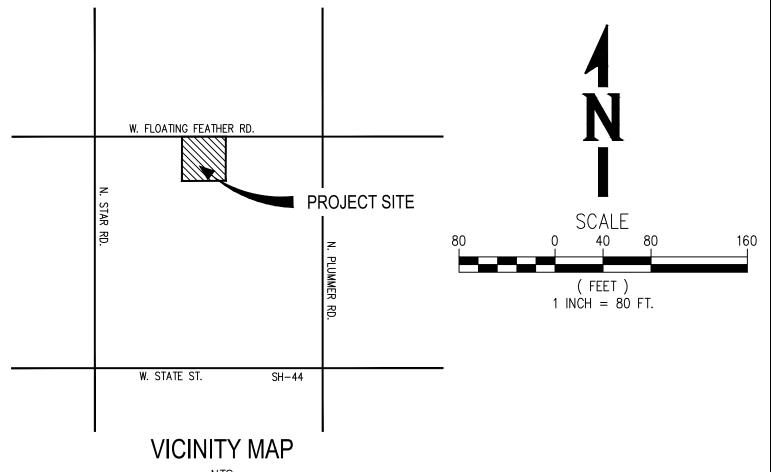
\*\* I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary 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.

Applicant/Representative Signature

5.4.2022

Date





<u>LEGEND</u>

EDGE OF PAVEMENT

EXISTING FENCE

EXISTING LOT LINE

EXISTING SEWER LINE W/ MANHOLE

EXISTING WATER VALVE

EXISTING WATER WELL EXISTING STORM CATCH BASIN

EXISTING LIGHT POLE EXISTING SIGN

PROPOSED ROAD CENTERLINE

PROPOSED LOT LINE BLOCK 5

> PROPOSED SANITARY SEWER W/ MANHOLE PROPOSED 8" WATER MAIN

PROPOSED PRESSURE IRRIGATION PROPOSED FIRE HYDRANT

PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FACE

PRPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK

PROPOSED UTILITY EASEMENT

### DEVELOPMENT FEATURES

TOTAL ACRES...

113 LOTS TOTAL LOTS... COMMON LOTS. 13 LOTS BUILDING LOTS... . 100 LOTS AVERAGE BUILDING LOT SIZE .. 9990 SF MINIMUM BUILDING LOT SIZE 8454 SF RESIDENTIAL DENSITY (GROSS).......... 2.49 UNITS/Ac. EXISTING ZONING... R-2PROPOSED ZONE.. . 7.90 AC. (19.64% MEETS CODE) 5) POTABLE WATER SERVICE PROVIDED BY STAR SEWER AND TOTAL OPEN SPACE... QUALIFIED OPEN SPACE... 6.43 AC. (16.0% MEETS CODE WATER DISTRICT.

. 40.22 ACRES

STAR SEWER AND WATER DISTRICT

STAR SEWER AND WATER DISTRICT MIDDLETON MILL DITCH CO.

WEST ADA COUNTY SCHOOL DISTRICT

**EMERGENCY SERVICES** FIRE - STAR FIRE DISTRICT POLICE - CITY OF STAR

## NOTES:

1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT. 2) ALL SANITARY SEWER MAINS SHALL BE 8" Ø UNLESS

OTHERWISE SHOWN. 3) ALL WATER MAINS SHALL BE 8" Ø UNLESS OTHERWISE

4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF STAR AND ACHD.

GREATER THAN 10% OF TOTAL) 6) SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND

WATER DISTRICT. 7) BLOCK 1 LOTS 1 & 19, BLOCK 2 LOTS 1 & 8, BLOCK 3 LOT 13, BLOCK 4 LOT 1 & 16, BLOCK 5 LOT 7, BLOCK 6 LOT 7, 8, & 15, BLOCK 7 LOT 1 & BLOCK 8 LOT 7 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A. 8) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE

IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. SANITARY SEWER SERVICE PROVIDED BY STAR SEWER AND WATER

#### **APPLICANT** BRIAN SINDERHOFF

RYAN YOUNG, P.E.

(208) 342-5400

STERLING LAND DEVELOPMENT, INC. 1159 E. IRON EAGLE DRIVE, STE 170-K 690 INDUSTRY WAY, STE 10 EAGLE, ID 83616 (949) 226-4482 **ENGINEER** 

MERIDIAN, ID 83642 (208) 342-5400 <u>SURVEYOR</u> TRAVIS FOSTER, PLS, CFedS 690 INDUSTRY WAY, STE 10 690 INDUSTRY WAY, STE 10 MERIDIAN, ID 83642 MERIDIAN, ID 83642

<u>PLANNER</u>

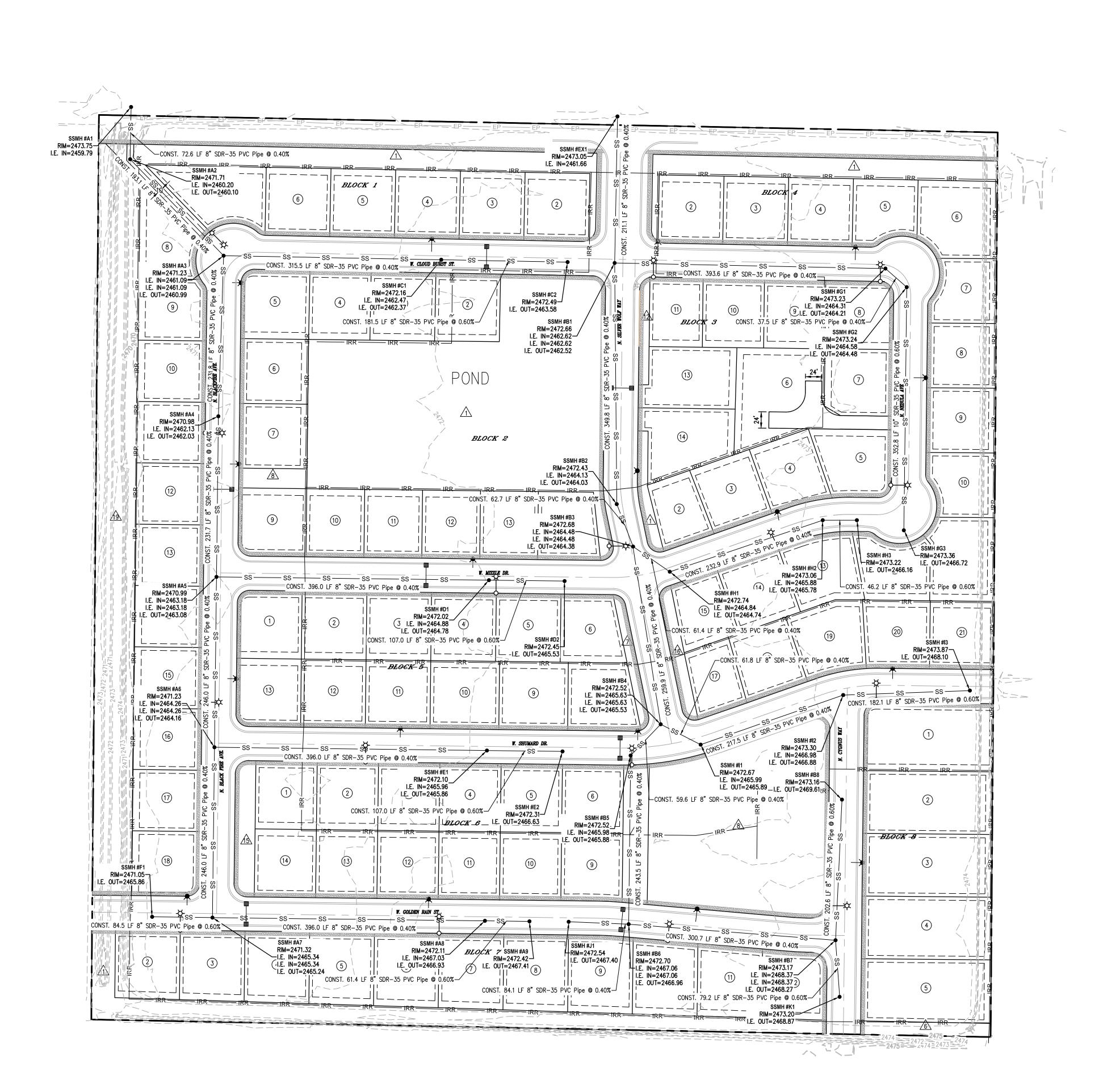
BONNIE LAYTON

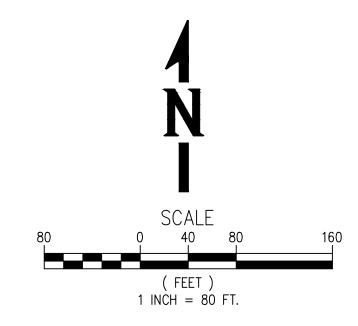
(208) 342-5400

Д

AR

SHEET NUMBER





## <u>LEGEND</u>

PROPERTY BOUNDARY
RIGHT OF WAY LINE
EXISTING ROAD CENTERLINE

EDGE OF PAVEMENT
EXISTING LOT LINE
EXISTING SEWER LINE W/ MANHOLE
EXISTING WATER MAIN
EXISTING WATER VALVE
EXISTING WATER WELL
EXISTING STORM CATCH BASIN

EXISTING STORM CATCH BASIN

EXISTING LIGHT POLE

EXISTING SIGN

PROPOSED ROAD CENTERLINE

PROPOSED ROAD RIGHT OF WAY

PROPOSED LOT LINE

BLOCK 5 (5) block and lot number

PRPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK

PROPOSED SANITARY SEWER W/ MANHOLE

PROPOSED SANITARY SEWER W/ MANHOLE

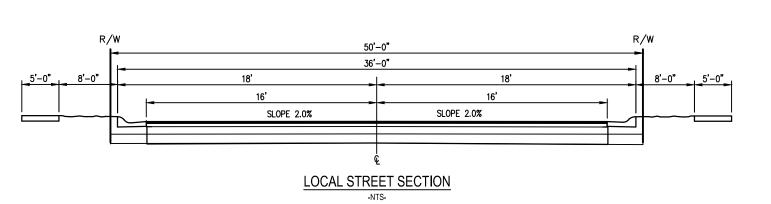
8"W — PROPOSED 8" WATER MAIN

PROPOSED PRESSURE IRRIGATION

PROPOSED FIRE HYDRANT

PROPOSED DOWNWARD FACING LED STREETLIGHT W/ FLUSH FAC

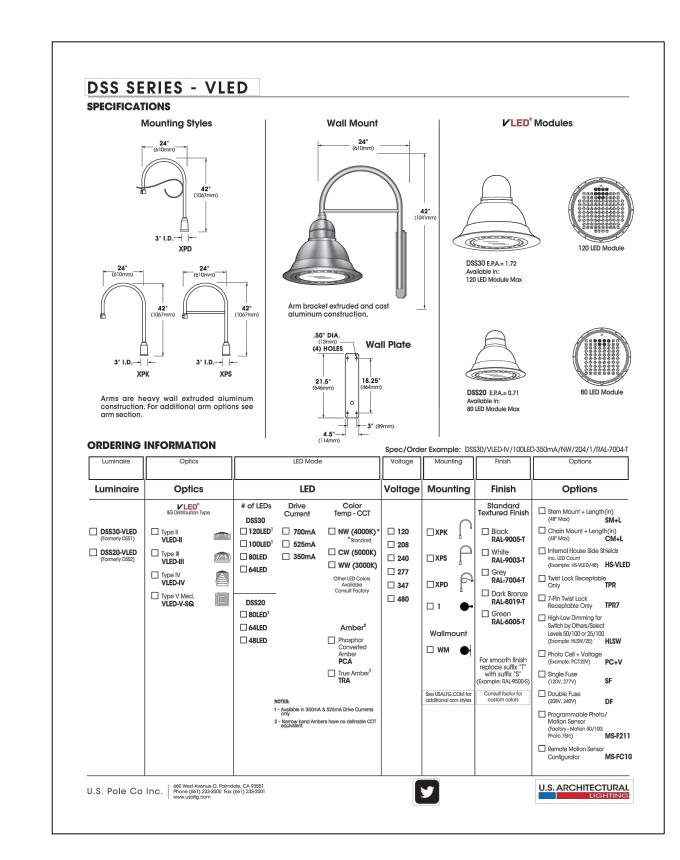
—— PROPOSED UTILITY EASEMENT



690 Industry Way, Suite 10 Meridan, ID 83642 208-342-5400 www.NV5.c



F	PRELIMI UTILITY	ELIMINARY PLAT	
P	STE	RLING LAND DEVELOPMENT, INC.	
2	CHERISHE	ERISHED ESTATES SUBDIVISION	
	PROJECT NUMBER	NUMBER DRAWING FILE NAME	SCALE
	/\/\/\/	P000106 00 C DDI T03	<i>\(\)</i>

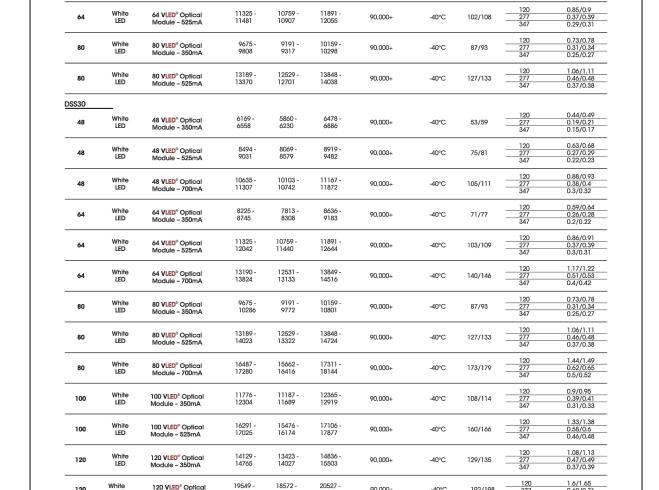




## STREET LIGHT CUT SHEETS

000	JEKI	ES - VLED				LED/	Electrico	II G
LED Count	Source Type	Source	Initial Lumens	L70 greater than (HR)	Starting Temp.	System Watts	Volts	In
			Phosphor Conv	verted Amber LED				
DSS20		48 VLED® Optical					120	
48	PC Amber	Module - 350mA	3208 - 3410	51,000+	-40°C	59	277 347	
48	PC Amber	48 VLED® Optical Module – 525mA	4417 - 4696	51,000+	-40°C	86	120 277 347	
48	PC Amber	48 VLED <sup>®</sup> Optical Module – 700mA	5530 - 5880	51,000+	-40°C	115	120 277 347	
64	PC Amber	64 VLED® Optical Module – 350mA	4277 - 4547	51,000+	-40°C	80	120 277 347	
64	PC Amber	64 VLED® Optical Module – 525mA	5889 - 6262	51,000+	-40°C	114	120 277 347	
80	PC Amber	80 VLED <sup>®</sup> Optical Module – 350mA	5031 - 5349	51,000+	-40°C	97	120 277 347	
80	PC Amber	80 VLED® Optical Module – 525mA	6858 - 7292	51,000+	-40°C	142	120 277 347	=
DSS30								
48	PC Amber	48 VLED <sup>®</sup> Optical Module – 350mA	3208 - 3410	51,000+	-40°C	60	120 277 347	
48	PC Amber	48 VLED <sup>®</sup> Optical Module – 525mA	4417 - 4696	51,000+	-40°C	84	120 277 347	
48	PC Amber	48 VLED® Optical Module – 700mA	5530 - 5880	51,000+	-40°C	118	120 277 347	_
64	PC Amber	64 VLED® Optical Module – 350mA	4277 - 4547	51,000+	-40°C	80	120 277 347	
64	PC Amber	64 VLED® Optical Module – 525mA	5889 - 6262	51,000+	-40°C	116	120 277 347	
64	PC Amber	64 VLED® Optical Module – 700mA	6859 - 7189	51,000÷	-40°C	157	120 277 347	
80	PC Amber	80 VLED® Optical Module – 350mA	5031 - 5349	51,000+	-40°C	98	120 277 347	=
80	PC Amber	80 VLED® Optical Module – 525mA	6858 - 7292	51,000+	-40°C	142	120 277 347	
80	PC Amber	80 VLED <sup>o</sup> Optical Module – 700mA	8573 - 8986	51,000+	-40°C	194	120 277 347	_
100	PC Amber	100 VLED® Optical Module – 350mA	6124 - 6398	51,000+	-40°C	121	120 277 347	_
100	PC Amber	100 VLED® Optical Module – 525mA	8471 - 8853	51,000+	-40°C	179	120 277 347	_
120	PC Amber	120 VLED® Optical Module – 350mA	7347 - 7678	51,000+	-40°C	145	120 277 347	
120	PC Amber	120 VLED <sup>®</sup> Optical Module – 525mA	10166 - 10624	51,000+	-40°C	215	120 277 347	

LED Count	Source Type	Source	Initial Lumens	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
			True Amber	LED - 590nm			][][	
SS20								
48	True Amber	48 VLED® Optical Module – 350mA	1841 - 1957	66,500+	-40°C	41	120 277 347	0.34 0.15 0.12
48	True Amber	48 VLED® Optical Module – 525mA	2535 - 2695	66,500+	-40°C	60	120 277 347	0.50 0.22 0.17
64	True Amber	64 VLED® Optical Module – 350mA	2454 - 2610	66,500+	-40°C	55	120 277 347	0.46 0.20 0.16
64	True Amber	64 VLED® Optical Module – 525mA	3379 - 3593	66,500+	-40°C	80	120 277 347	0.67 0.29 0.23
80	True Amber	80 VLED® Optical Module – 350mA	2887 - 3070	66,500+	-40°C	66	120 277 347	0.55 0.24 0.19
80	True Amber	80 VLED® Optical Module – 525mA	3936 - 4185	66,500+	-40°C	98	120 277 347	0.82 0.35 0.28
48	True Amber	48 VLED <sup>®</sup> Optical Module – 350mA	1841 - 1957	66,500+	-40°C	41	120 277 347	0.34 0.15 0.12
48	True Amber	48 VLED® Optical Module – 525mA	2535 - 2695	66,500+	-40°C	58	120 277 347	0.48 0.21 0.17
64	True Amber	64 VLED® Optical Module – 350mA	2454 - 2610	66,500+	-40°C	55	120 277 347	0.46 0.20 0.16
64	True Amber	64 VLED® Optical Module – 525mA	3379 - 3593	66,500+	-40°C	80	120 277 347	0.67 0.29 0.23
80	True Amber	80 VLED® Optical Module – 350mA	2887 - 3070	66,500+	-40°C	67	120 277 347	0.56 0.24 0.19
80	True Amber	80 VLED® Optical Module – 525mA	3936 - 4185	66,500+	-40°C	98	120 277 347	0.82 0.35 0.28
100	True Amber	100 VLED® Optical Module – 350mA	3514 - 3672	66,500+	-40°C	83	120 277 347	0.69 0.30 0.24
100	True Amber	100 VLED® Optical Module – 525mA	4861 - 5080	66,500+	-40°C	123	120 277 347	1.03 0.44 0.35
120	True Amber	120 VLED® Optical Module – 350mA	4216 - 4406	66,500+	-40°C	99	120 277 347	0.83 0.36 0.29
120	True Amber	120 VLED® Optical Module – 525mA	5834 - 6097	66,500+	-40°C	148	120 277 347	1.23 0.53 0.43



Initial Lumens - 4000K CCT | Initial Lumens - 5000K CCT | Lumens - 4000K CCT | Lumens - 4000K CCT | Lumens - 5000K CCT | Lumens - 5000K CCT | Lumens - 4000K CCT | Lumens - 4000K

48 White LED White LED Optical 8494 8069 819 90,000+ -40°C 77/83 120 0.64/0.69 377 0.28/0.3 347 0.22/0.24

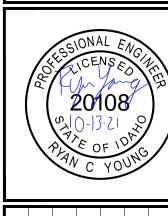
LED/ Electrical Guide (pg. 1)

DSS SERIES - VLED

U.S. Pole Co Inc. 660 West Avenue O, Palmdale, CA 93551 Phone (661) 233-2000 Fax (661) 233-2001 www.usalig.com

STREET LIGHT ELECTRICAL GUIDE

690 Industry Way, Suite 10 Meridan, ID 83642 208-342-5400 www.NV5.com



STREET LIGHT DETAIL SHEET
STERLING LAND DEVELOPMENT, INC.
CHERISHED ESTATES SUBDIVISION
PROJECT NUMBER | DRAWING FILE NAME | D

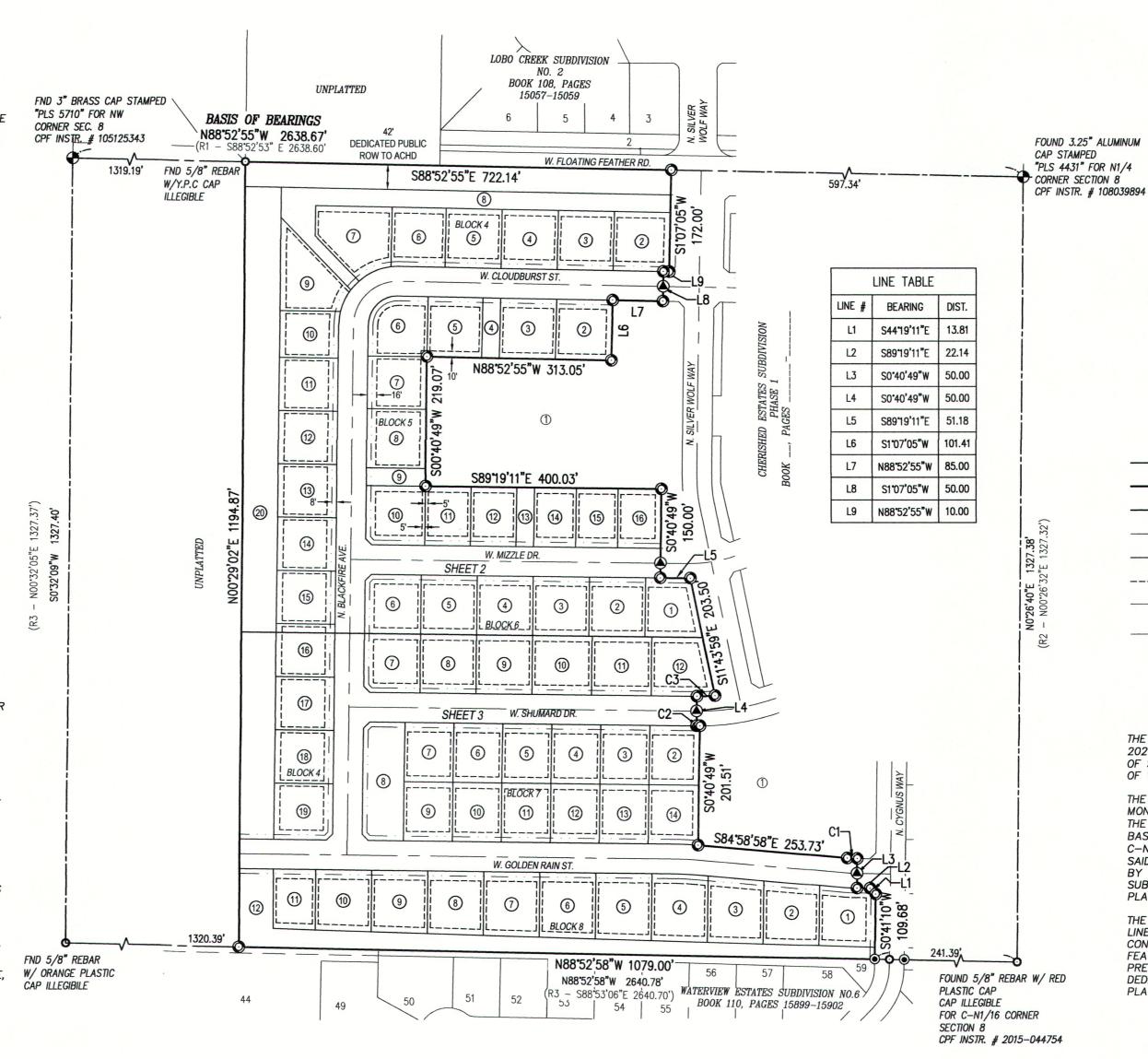
SHEET NUMBER

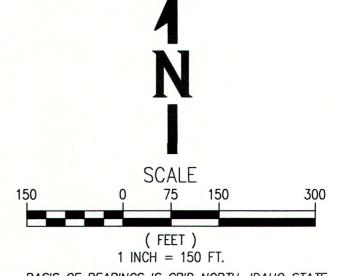
## PLAT OF

## CHERISHED ESTATES SUBDIVISION PHASE 2

A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T. 4 N., R. 1 W, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO

- 1) LOTS 8 AND 20 BLOCK 4, LOTS 4, 9, AND 13 BLOCK 5, LOT 8 BLOCK 7, AND LOT 12 BLOCK 8 ARE DESIGNATED AS A COMMON LOTS DEDICATED TO THE CHERISHED ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION. OR ITS ASSIGNS. AND SHALL HAVE A BLANKET EASEMENT FOR LANDSCAPING, DRAINAGE, PRESSURIZED IRRIGATION, AND PEDESTRIAN ACCESS.
- 2) THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, KNOWN AS THE 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 3) ALL LOTS HAVE A 16.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, IRRIGATION, AND LANDSCAPING ADJACENT TO THE PUBLIC RIGHTS OF WAY. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 4) ALL LOTS HAVE A 10.00 FOOT WIDE (UNLESS OTHERWISE DIMENSIONED) PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION ALONG THE SUBDIVISION BOUNDARY AND THE REAR LOT LINE, AND A 5.00 FOOT WIDE (UNLESS OTHERWISE DIMENSIONED) PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND IRRIGATION ALONG INTERIOR LOT LINES.
- 5) IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ALL IRRIGATION ASSESSMENTS.
- 6) ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 7) MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT
- 8) ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS EASEMENTS, AND AMENDMENTS OR MODIFICATIONS THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, ADA COUNTY.
- 9) LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE
- 10) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO PUBLIC RIGHT-OF-WAY OR INTO THE MUNICIPAL SEPARATE STORM
- 11) NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- 12) POTABLE WATER IS SUPPLIED BY THE CITY OF STAR AND MAINLINES SHALL BE OWNED AND MAINTAINED BY THE CITY OF STAR.
- 13) NO ACCESS SHALL BE ALLOWED TO THE LAND IN A PLATTED SUBDIVISION OTHER THAN BY INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THIS
- 14) RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS WITH REFERENCE TO RECORD DOCUMENTS LIST IN REFERENCES TABLE.
- 15) THIS SUBDIVISION IS SUBJECT TO A DRAINAGE DISTRICT NO. 2 LICENSE AGREEMENT AND EASEMENT PER INSTRUMENT NO \_\_\_\_\_, RECORDS OF
- 16) THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY AND MIDDLETON IRRIGATION ASSOCIATION, INC. LICENSE AGREEMENT PER INST. NO. \_\_\_\_\_, RECORDS OF ADA COUNTY.
- 17) LOTS 4, 9 AND 13 BLOCK 5 AND LOT 8 BLOCK 7 OR A PORTION OF SAID LOTS ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THE REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE, THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.





BASIS OF BEARINGS IS GRID NORTH, IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE. SOUTH 88°52'55" EAST BETWEEN THE NORTHWEST SECTION CORNER AND THE NORTH 1/4 CORNER OF

#### *LEGEND*

•	FOUND PLSS MONUMENT AS NOTED
0	FOUND 5/8" REBAR AS NOTED
•	FOUND 1/2" REBAR AS NOTED
0	FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
	FOUND 2" ALUM. CAP MARKED "NV5 PLS 19784"
•	SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
	SECTION LINE
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	ROAD CENTERLINE
	INTERIOR LOT LINE
	EASEMENT LINE

EXISTING PARCEL LINE

EXISTING ACHD PERMANENT SIDEWALK

EASEMENT, INST. NO. \_\_\_\_\_\_

#### SURVEYORS NARRATIVE

THE BOUNDARY OF THE PARENT PARCEL PER WARRANTY DEED 2021-167806 IS THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8 EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY FOR FLOATING FEATHER ROAD.

THE BOUNDARY WAS DETERMINED BASED ON FOUND MONUMENTATION OF THE ALIQUOT PARTS FOR SAID SECTION 8. THE SOUTHWEST CORNER (THE NW1/16) WAS DETERMINED BASED ON PROPORTIONATE MEASUREMENT FROM THE C-N1/16TH CORNER TO THE N1/16 OF THE WEST LINE OF SAID SECTION 8. THE EASTERLY BOUNDARY WAS DETERMINED BY THE WESTERLY BOUNDARY OF CHERISHED ESTATES SUBDIVISION PHASE 1. MONUMENTATION FROM SURROUNDING PLATS, AND CORNER MONUMENT RECORDS WERE RELIED UPON.

THE NORTHERLY BOUNDARY IS BEING HELD ALONG THE NORTH LINE OF SECTION 8 BECAUSE NO RIGHT OF WAY OR CONVEYANCE DOCUMENT COULD BE LOCATED FOR FLOATING FEATHER ROAD. IT IS ASSUMED THAT THERE IS A 25 FOOT PRESCRIPTIVE RIGHT OF WAY, AND 42 FEET WILL BE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT WITH THIS

## 1 Janeem 19748 03-16-22

#### SHEET INDEX

SHEET 1 - SUBDIVISION BOUNDARY, PLSS CORNERS,

SHEET 2 - NORTHERLY PORTION OF SUBDIVISION

SHEET 3 - SOUTHERLY PORTION OF SUBDIVISION

SHEET 4 - OWNERS CERTIFICATE

SHEET 5 - CERTIFICATES AND APPROVALS

REFERENCES

R1) PLAT FOR LOBO CREEK SUBDIVISION PHASE 1 B. 96, P. 12021-12022 R2) PLAT FOR CROWFOOT SUBDIVISION NO. 1 B. 115, P. 17323-17326 R3) PLAT FOR WATERVIEW ESTATES SUBDIVISION NO. 6 B.110, P.15899-15902

CURVE TABLE CURVE # | DELTA | RADIUS | LENGTH | CH. BEARING | CH. DIST. 4°20'13" | 225.00 17.03 0°45'51" | 425.00 | 5.67 S89°42'06"E

4\*41'05" | 375.00 | 30.66 | S88\*20'17"W |

#### CERTIFICATE OF SURVEYOR

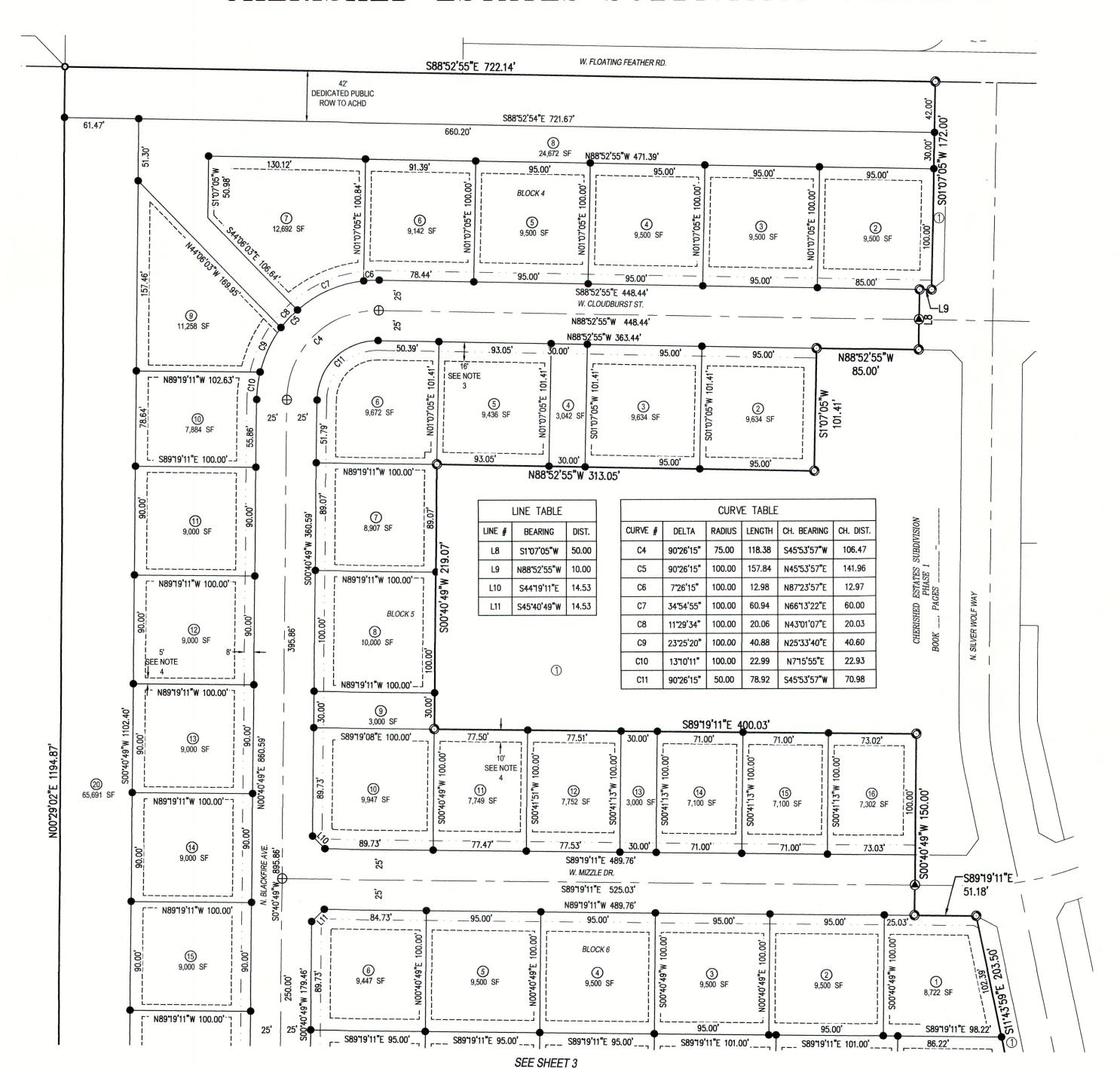
I, WAYNE A. CAUDELL, AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND DO HEREBY CERTIFY THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.

414-8-4-1-0

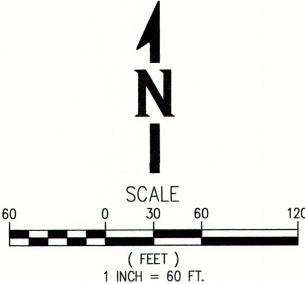
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## PLAT OF

# CHERISHED ESTATES SUBDIVISION PHASE 2



BOOK . PAGE



BASIS OF BEARINGS IS GRID NORTH, IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE. SOUTH 88'52'55" EAST BETWEEN THE NORTHWEST SECTION CORNER AND THE NORTH 1/4 CORNER OF SECTION 8

#### LEGEND

FOUND PLSS MONUMENT AS NOTED FOUND 5/8" REBAR AS NOTED FOUND 1/2" REBAR AS NOTED FOUND 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748" FOUND 2" ALUM. CAP MARKED "NV5 PLS 19784" SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748" SET 2" ALUMINUM CAP MARKED "NV5 PLS 19748" SECTION LINE SUBDIVISION BOUNDARY LINE RIGHT OF WAY LINE ROAD CENTERLINE INTERIOR LOT LINE EASEMENT LINE \_\_\_\_\_\_ EXISTING PARCEL LINE EXISTING ACHD PERMANENT SIDEWALK EASEMENT, INST. NO. \_\_\_\_\_



NV5

SHEET 2 OF 5

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# PLAT OF CHERISHED ESTATES SUBDIVISION PHASE 2

BOOK \_\_\_\_\_, PAGE



4°20'13" | 225.00 | 17.03 | S87°09'04"E | 17.03

0°45'51" | 425.00 | 5.67 | S89°42'06"E | 5.67

4'20'13" | 400.00 | 30.28 | N87'09'04"W | 30.27

4°20'13" | 425.00 | 32.17 | N87°09'04"W | 32.16

N87°09'04"W 18.92

4°41'05" | 375.00 | 30.66 | \$88°20'17"W |

4°20'13" | 275.00 | 20.82 | N87°09'04"W |

4°20'13" | 375.00 | 28.39 | N87°09'04"W |

4°20′13" | 250.00 | 18.92

S44"19'11"E 13.81

S89"19"11"E 22.14

S4419'11"E 14.53

N45°40'49"E 14.53

N45°40'49"E

N4419'11"W

L12

L13

L14

NV

SHEET 3 OF 5

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