



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Muth*

MEETING DATE: **May 9, 2023 (originally approved 4-5-22)**

FILE(S) #: FP-21-35, **Revised Final Plat, River Park Estates Subdivision**

REQUEST

Applicant is seeking approval of a Final Plat for River Park Estates Subdivision Phase 1 consisting of 89 residential lots and 8 common lots on 44 acres. The phase is located at the northeast corner of the approved preliminary plat, at the south end of Blessinger Road in Star, Canyon County, Idaho. The project is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Canyon County Parcel Numbers R3404000000, R3404100000, R3404500000. **This is a re-approval of the original Final Plat application with the change to private streets.**

REPRESENTATIVE/APPLICANT:

Todd Tucker
Boise Hunter Homes
923 W. Bridgewater Place
Eagle, Idaho 83616

Owner:

River Park Investments, LLC
923 W. Bridgewater Place
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

Phase 1

Acres - 44 acres
Residential Lots - 89
Common Lots - 8

HISTORY

April 10, 2021 Council approved applications for Annexation and Zoning (AZ-21-01), Preliminary Plat (PP-21-04) and a Development Agreement (DA-21-02) for River Park Estates Subdivision. The preliminary plat was approved for a

maximum of 301 single family residential lots.

GENERAL DISCUSSION

The Final Plat layout for River Park Estates Subdivision generally complies with the approved Preliminary Plat.

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

The Preliminary Plat submitted contains indicates that residential lots range in size from 7,885 square feet to 24,564 square feet with the average buildable lot area of 10,734 square feet. The applicant has provided three basic lot types with minimum widths of 55- feet (44 total), 65 feet (196 total) and 81 feet (79 total) for a variety of lot options. The existing home will be retained and included as part of the subdivision within a 1.7-acre lot. Streets are proposed to be public throughout the development and will be under the jurisdiction of Canyon Highway District No. 4. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat which meets the minimum City width requirement of the UDC.

The applicant has indicated that the development will contain a total of 45.59 acres (30.3%) of open space with 44.18 acres (29.4%) of qualified open space. This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include open space area along the entirety of the Boise River (12.5 acres) that will include two parks, a public greenbelt along the river and a swimming pool with bathrooms, changing rooms and covered patio area. Open play area that can be used for athletic ball fields will make up the remainder of the river open area. In addition, there are 5 ponds totaling approximately 20 acres that will be located throughout the development and will be stocked with fish and accessible to the residents of the subdivision. Beaches and paved pathways are also designed to provide additional access to the ponds. There will also be two smaller open space areas in the northern portion of the development to provide recreational opportunities.

The development will be accessed on the north from Blessinger Road. The development will also have a direct connection to Star River Ranch Subdivision to the east and will provide a future stub street to the west.

The applicant has provided a conceptual phasing plan showing 5 phases for the development.

Sidewalks: Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Setbacks: Applicant has requested 5' side yard setbacks for one and two-story homes.

Floodplain: The property is located within a Special Flood Hazard Area. The applicant has submitted an application Permit to Develop in an Area of Special Flood Hazard to the City

Engineer for review and approval.

Staff analysis of Final Plat Submittal:

Private Streets – The Council approved, through a Development Agreement Modification on April 18, 2023, the allowance for all streets within the subdivision to be private. The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. Landruff Lane may initially remain private, however, the applicant shall dedicate the common lot containing Landruff Lane to the City for future dedication to the public as a public street. This shall be required prior to recordation of the final plat. All streets associated with the subdivision shall be constructed to City and CHD4 standards.

The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of the final plat.

Lot Layout – The gross density of the final plat is 2.0 du/acre, with lots ranging in size from 15,424 square feet to 8,248 square feet. This is aligned with the Preliminary Plat.

Common/Open Space and Amenities

- Large Open Area, 50' x 100'
- Gathering Area/Gazebo

Mailbox Clusters – Applicant/Owner has not provided Postmaster approval for the location of the mailbox clusters. **This approval shall be provided prior to signature of the final plat.**

Streetlights – Applicant has provided a street line plan, and staff is supportive of the proposed locations for lights. **Applicant will need to provide a street light design for approval prior to signing the final plat.**

Street Names – Preliminary approval has been provided by Canyon County Development Services. Not all names on the plat are on the preliminary approval. **Applicant/Owner will need to provide final approval of all street names prior to signature of final plat.**

Subdivision Name – Preliminary approval has been provided by Canyon County Development Services. **Applicant/Owner will need to provide final approval of subdivision name prior to signature of final plat.**

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

Applicant/Owner shall submit a revised landscape plan showing street trees on all streets and the correct number of trees in the common areas. Staff suggests more shade trees and less conifers, as appropriate.

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.

The Council 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

- **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$659.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$210,787. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 88 residential lots for a fee of \$57,992 (88 x \$659.00). In lieu of collection proportionate share contributions, ITD will accept the installation of a 520' eastbound right turn lane at Blessinger Road, meeting ITD standards, during the development of Phase 1.**
- **City Council added these Conditions of Approval at the Preliminary Plat**
 - Reduce the overall density by 19 lots for 2.0 dwelling units per acre (a maximum of 301 lots) and an R-2 Zoning Designation.
 - **Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development. Applicant will**

need to provide updated landscape plan showing these requirements before signature of final plat for Phase 1.

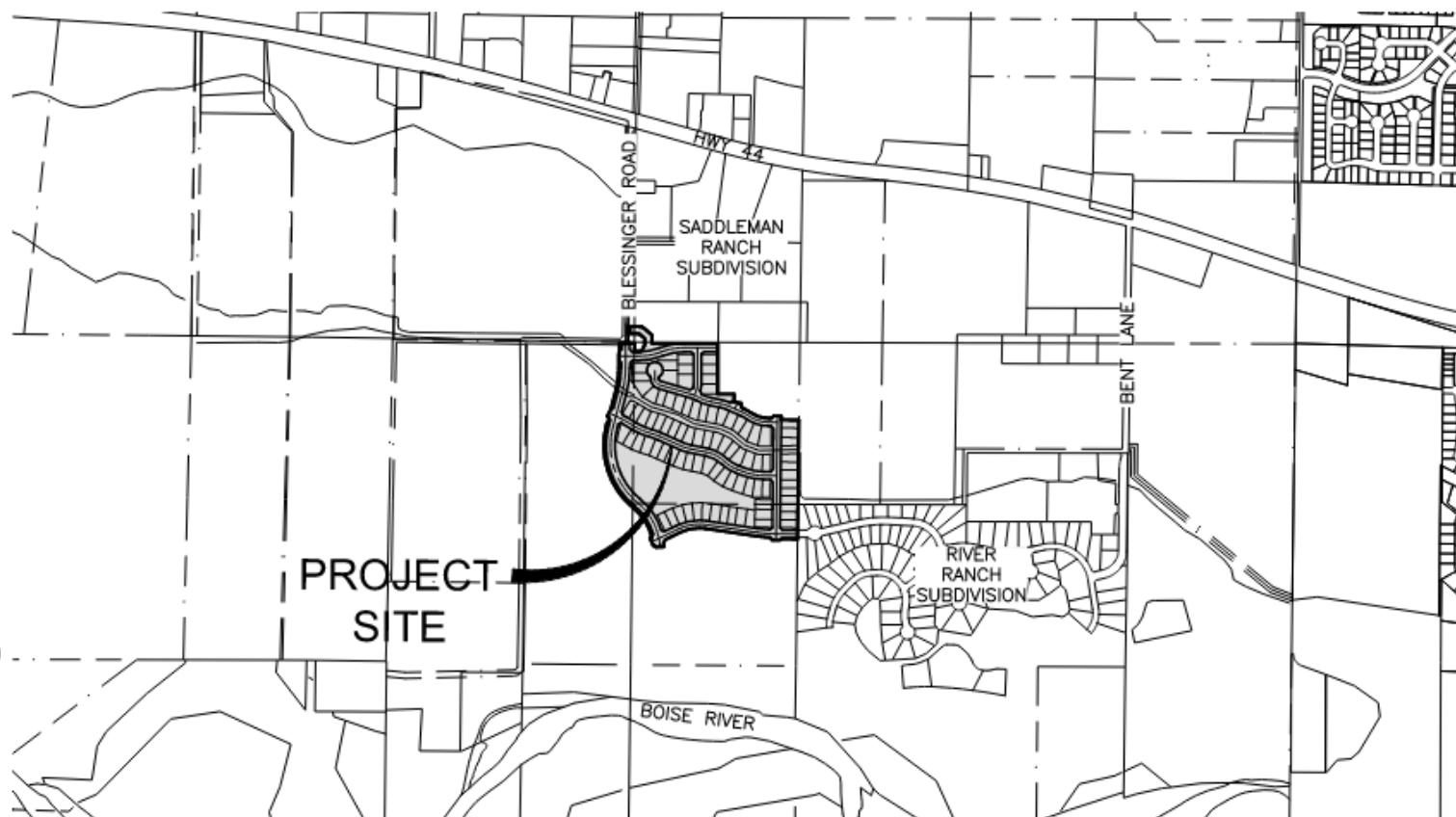
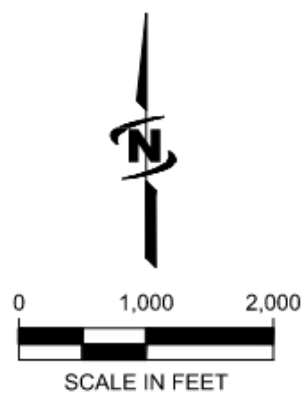
- Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area.
 - Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch.
 - Council approves waiver to allow 5-foot side yard setbacks for one and two-story homes. Council also approves remaining R-3 setbacks for the development.
 - Council approves waiver to block lengths.
- **Council's approval of the updated Final Plat (5-9-23) with private streets includes, in addition to the original conditions of approval contained in this approval, the following:**
 - **The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. This may include dedication of public easement throughout the subdivision without encumbrances.**
 - **All streets associated with the subdivision shall be constructed to City and CHD4 standards.**
 - **All access points shall be constructed with subsequent phases of the development.**
 - **The applicant shall work with CDH4 on Landruff Lane. That means the applicant shall have the City Engineer, CHD4 or a 3rd party engineering consulting firm (at the City's discretion) inspect the improvements to make sure they are constructed to the approved plans. Notwithstanding the foregoing, commencing after recordation of the present plat, CHD4 shall have an irrevocable offer of dedication of Lot 1, Block 15* (Landruff Lane,), to be exercised by CDH4 no later than the first building permit on the property, such exercise to be by written notice to the homeowners association for River Park Estates No. 1. At such time, Lot 1, Block 15 shall be dedicated and conveyed to CDH4 upon execution of a deed of dedication to CHD4. If CHD4 fails to provide such notice prior to the first residential building permit on the property, Lot 1, Block 15 shall be dedicated via a deed of dedication to the City of Star, with the homeowners association retaining the obligation of ongoing maintenance of Lot 1, Block 15 until such time as maintenance of Lot 1, Block 15 is accepted by the City of Star.**

- The City strongly suggests that the connection to Big Wood Way stay open, however it is acknowledged that CHD4 has final authority over connection to public streets.
 - The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of the final plat.
- The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
 - 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.
 - Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A revised Landscape Plan shall be submitted prior to signature of the final plat that indicates street trees on all roadways. If street trees will be done per lot, by the builder, Certificate of Occupancy will be held until trees are verified in place.**
 - **Final approval from the Postmaster, for the mail cluster location must be submitted to the city before signature of the final plat.**
 - **Final approval from Canyon County Development Services for the approved subdivision and street names must be submitted to the city before signature of the final plat.**
 - Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. **Applicant/Owner shall submit a streetlight design prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
 - All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
 - Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 (for R-3), **as approved through waiver by Council.**
 - Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
 - The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)

- A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
- A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
- The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, **as approved through waiver by Council.**
- Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
- **A public access easement shall be recorded along both the southern greenbelt and along the Canyon County Ditch for future pathway access. The Applicant shall construct the greenbelt pathway as part of the subdivision development, during the appropriate phase.**
- A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
- A separate sign application is required for any subdivision sign.
- As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
- Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
- Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, **as approved through waiver by Council.**
- The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, CDH#4 and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
- All common areas shall be maintained by the Homeowners Association.
- The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
- A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- **Any requirements as specified by the fire district.**
- Any additional Conditions of Approval as required by Staff and City Council at the final plat meeting.

COUNCIL DECISION

The Star City Council _____ File # FP-21-35 River Park Estates Subdivision Revised Final Plat, on _____, 2023.



BOISE HUNTER HOMES

River Park Estates Subdivision #1 Amended Final Plat

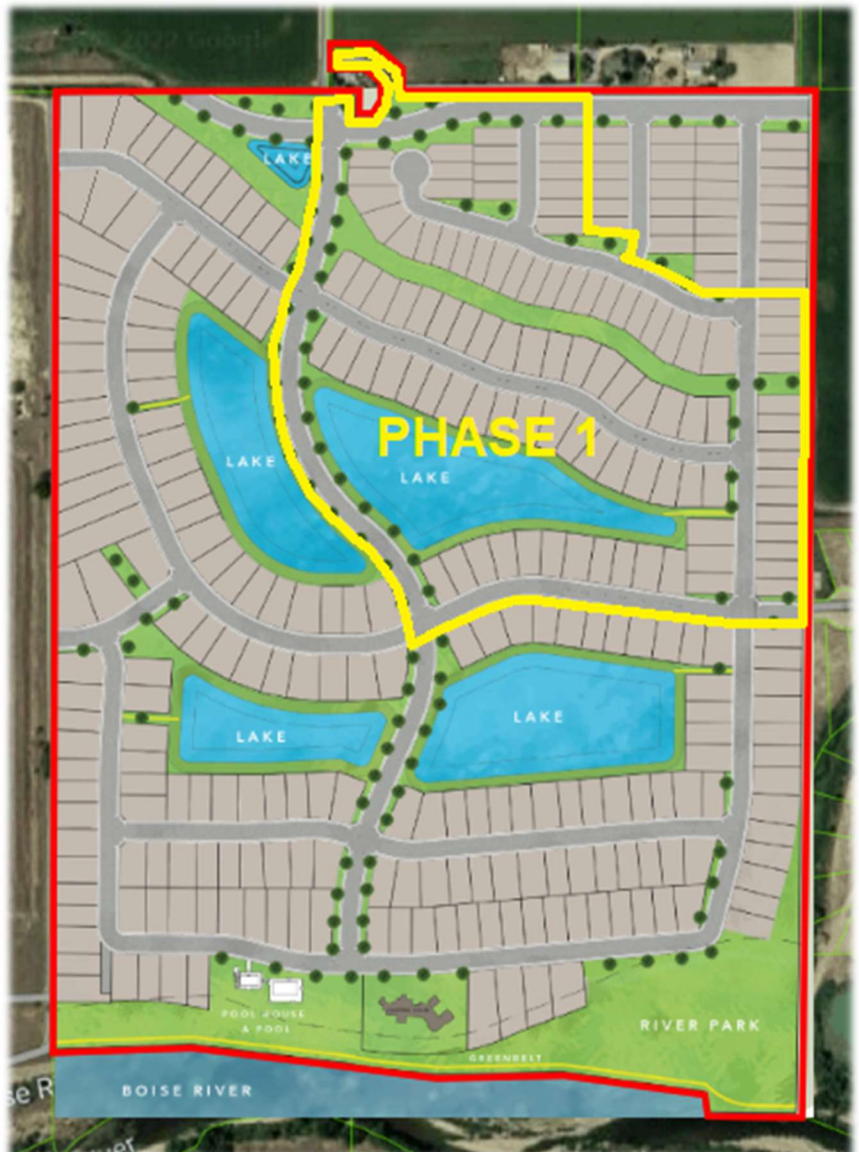
Boise Hunter Developers, LLC is pleased to submit an application for an Amended Final Plat for Phase 1 of the River Park Estates Subdivision.

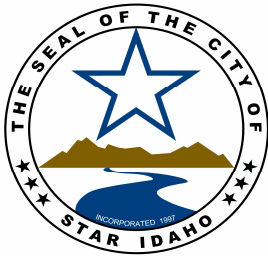
On April 18, 2023, the Star City Council approved an amendment to the Development Agreement for the River Park Estates Subdivision allowing all streets within the subdivision to be private. As the final plat was previously approved by the City Council with public streets, we are now requesting an amendment to the final plat to indicate the streets will be private. No other change is proposed to the final plat.

Sincerely,



Todd Tucker
Planning & Entitlement Manager
Boise Hunter Homes





AMENDED FINAL PLAT APPLICATION

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative ☒

Applicant Name: Boise Hunter Developers, LLC
Applicant Address: 923 S. Bridgeway Place - Eagle, ID Zip: 83616
Phone: _____ Fax: _____ Email: thunter@boisehunterhomes.com

Owner Name: Boise Hunter Developers, LLC
Owner Address: 923 S. Bridgeway Place - Eagle, ID Zip: 83616
Phone: _____ Fax: _____ Email: thunter@boisehunterhomes.com

Representative (e.g., architect, engineer, developer):
Contact: Todd Tucker Firm Name: Boise Hunter Homes
Address: 923 S. Bridgeway Place - Eagle, ID Zip: 83616
Phone: 208-618-2157 Fax: _____ Email: ttucker@boisehunterhomes.com

Subdivision Name: River Park Estates Phase: 1
Approved Zoning Designation of Site: R-2/DA
Parcel Number(s): R3404101200

Approved Final Plat

Proposed Changes

SITE DATA:

Total Acreage of Site: 43.74
Total Acreage of Site in Special Flood Hazard Area: 43.74

No Change

No Change

Total Number of Lots: 97
Residential: 88
Commercial: 0
Industrial: 0
Common: 9

+2 = 99
No Change
No Change
No Change
+2 = 11

Total Number of Units: 88
Single-family: 88
Duplex: 0
Multi-family: 0

No Change
No Change
No Change
No Change

Approved Final Plat**Proposed Changes**

Proposed Dedicated Lots & Acreage (school, parks, etc.):

NoneNo ChangeDwelling Units per Gross Acre: 2.01No ChangeMinimum Lot Size: 9,197 square feetNo ChangeMinimum Lot Width: 65 feetNo ChangeTotal Acreage of Common Lots: 13.17+ 7.85 = 21.02Percent of Site as Common Area: 30%+12% = 48%

Percent of Common Space to be used for drainage: _____

Drainage Space Acres: _____

Describe Common Space Areas (amenities, landscaping, structures, etc.):

Large Lake / Open Canal / Grassy Fields+ Private Streets**Flood Zone Data:**Subdivision Name: River Park Estates Phase: 1Special Flood Hazard Area: total acreage 43.74 number of homes 88

- A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027C0258G & 16027C0259G
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE & X
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- 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 (✓)
✓	Completed and signed Amended Final Plat Application	
✓	Fee	
✓	Narrative describing the proposed changes(s), reason for amendment request, addressing compliance with the standard conditions of approval of the preliminary plat, and detailing any proposed amenities. (narrative must be signed by applicant)	
	Legal description of the property (paper and electronic version with engineer's seal): • Submit two (2) paper and one (1) electronic copy	
	Recorded warranty deed for the subject property	

✓	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 is authorized to submit this application.	
	Copy of subdivision name approval from Ada County Surveyor's office.	
	Copy of the "final" street name evaluation/approval from Ada County.	
	A signed statement from the Star Sewer & Water District 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. <i>(form attached)</i>	
	A letter from the US Postal Service stating the development is in compliance with the Postal Service and they approve the mail box location.	
	Three (3) 11" X 17" vicinity maps showing the location of the subject property	
	Three (3) 24" X 36" copies of the Amended Final Plat (folded to 8 ½" X 11" size)	
	One (1) 8 ½" X 11" copy of the Amended Final Plat	
	One (1) 8 ½" X 11" copy of the original Final Plat	
	Three (3) 24" X 36" copies of the amended landscape plan, including natural features	
	One (1) 8 ½" X 11" copy of the amended landscape plan - colored rendition	
	One (1) 8 ½" X 11" copy of the original landscape plan	
	Three (3) 24" X 36" copies of site grading & drainage plans	
	One (1) 8 1/2 " X 11" copy of approved Preliminary Plat	
	One (1) set of amended final engineering construction drawings, stamped and signed by a registered engineer/surveyor. (EC)	
	Storm drainage calculations must be submitted for <u>private</u> drives and parking areas within subdivisions. (EC)	
	Two (2) copies of Streetlight design and location information	
	Special Flood Information	
	Copy of signed agreements with irrigation companies.	
	Two (2) copies of the Covenants, Conditions, & Restrictions (CC&R's)	
	Two (2) Electronic versions of submitted application including signed Amended Final Plat Application, narrative, legal description, warranty deed, vicinity map, amended final plat, copy original final plat, amended landscape plan, color copy amended landscape plan, site grading & drainage plans, copy preliminary plat, amended final engineering construction drawings, storm drainage calculations, streetlight design and location, and irrigation company agreements in pdf format submitted on disks with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
	Submit (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat to the Star City Planning Department prior to any building permits being issued.	
	** Set of plans needs to be submitted to the Ada county Highway District. Date Submitted: _____	

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

05 / 02 / 23
Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF _____)
) ss
COUNTY OF _____)

I Travis Hunter (Boise Hunter Developers, LLC), 923 S. Bridgeway Place
(name) (address)

Eagle, Idaho 83616
(city) (state) (zip)

being first duly sworn upon oath, depose and say: That I am the record owner of the property

described on the attached, and I grant my permission to Todd Tucker,
(name)

923 S. Bridgeway Place - Eagle, Idaho 83616
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Parcel # R3404101200

I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

I understand there may be direct costs incurred by the City in obtaining a review of the application by architects, engineers, or other professionals necessary to enable the City to approve or disapprove the application. I understand that I will be billed on a monthly basis and will remit payment within 30 days.

I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Amended Final Plat

Dated this 2nd day of May, 2023.

[Signature]
(Signature)

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



[Signature]
Notary Public for Idaho
Residing at: Ada County
My Commission Expires: 9-2-27

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

STAR, IDAHO
2021
(REVISED 2023)

BASIS OF BEARINGS










UNPLATTED

S89°58'37"E 2698.98

UNPLATTED

SCALE IN FEET

BOUNDARY LEGEND

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

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM. SCALE: 1"=1500'
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 21, BLOCK 1, LOT 1, BLOCK 2, LOTS 1, 6, BLOCK 3, LOT 1, BLOCK 4, LOTS 1, 31, BLOCK 5, LOT 1, BLOCK 6, LOTS 1, 23, BLOCK 7, LOTS 1, 15, 40, BLOCK 8, LOTS 1, 17, BLOCK 9, LOT 1, BLOCK 10, LOT 10, BLOCK 11, LOTS 1, 21, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. LOT 23, BLOCK 8 IS A SHARED DRIVEWAY LOT, LOT 1, BLOCK 13 IS A ROADWAY LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE PONDS.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT OR WITH THE APPROVED DEVELOPMENT AGREEMENT.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL RUPTINE AND HEAVY MAINTENANCE.
14. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16001C1025 J, AND NO. 16001C120 J. COMMUNITY PANEL NO. 0125 J, AND 120 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
16. STORM DRAINAGE SHALL BE TREATED AND RELEASED INTO THE POND SYSTEM.

VICINITY MAP
SCALE: 1"=1500'

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

IRRIGATION DISTRICT

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

LAND SURVEYOR

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

CIVIL ENGINEER

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

OWNER

KERRY J. LAWSON
21817 BLESSINGER RD
STAR, ID 83669

OWNER


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

DEVELOPER

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

LAND USE SUMMARY

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




J-U-B
J-U-B ENGINEERS, INC.

60 W. Excursion Lane
Suite 400
Meridian, ID 83642

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

K ESTATES SUBDIVISION
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

E: 10-20-132_PRE-PLAT
 PROJ. #: 10-20-132
 DRAWN BY: EE
 DESIGN BY: EE
 CHECKED BY: KMS

 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 5/3/2023

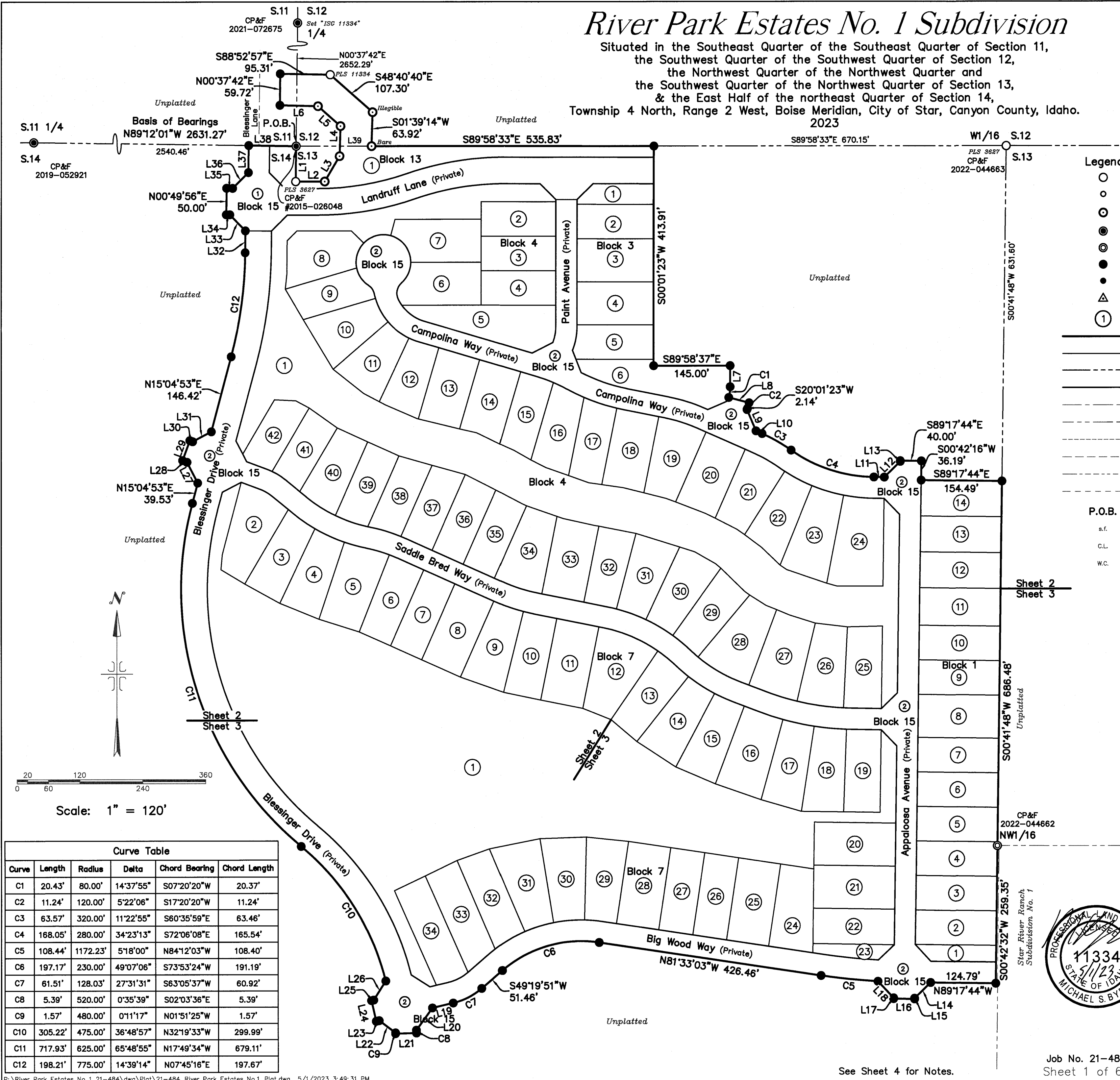
SHEET NUMBER:

PP-01

Plot Date: 5/3/2023 1:13 PM Plotted By: Stephen Sersha
Date Created: 5/3/2023 \\JUB.COM\CENTRAL\CLIENTS\IDBOUSE\HUNTERHOMES\PROJECTS\10-20-132 BLESSING\ROAD\DESIGN\CAD\SHEET\10-20-132 PRE-PLAT.DWG

River Park Estates No. 1 Subdivision

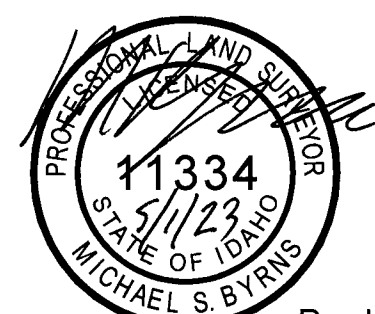
Situated in the Southeast Quarter of the Southeast Quarter of Section 11,
the Southwest Quarter of the Southwest Quarter of Section 12,
the Northwest Quarter of the Northwest Quarter and
the Southwest Quarter of the Northwest Quarter of Section 13,
& the East Half of the northeast Quarter of Section 14,
Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho.
2023



Legend

- Found 5/8" Iron Pin As Noted
- Found 1/2" Iron Pin As Noted
- Found 1/2" Iron Pin With Plastic Cap, PLS 3627, Unless Otherwise Noted. Replaced with 5/8" x 24" Iron Pin With Plastic Cap, "ISG PLS 11334".
- Found Aluminum Cap Monument, Unless Otherwise Noted
- Set 5/8" x 24" Iron Pin With Aluminum Cap.
- Set 5/8" x 24" Iron Pin With Plastic Cap, "ISG PLS 11334"
- Set 1/2" x 24" Iron Pin With Plastic Cap, "ISG PLS 11334"
- Calculated Point, Nothing Found or Set
- Lot Number
- Subdivision Boundary Line
- Lot Line
- Section Line
- Private Road Right-of-Way Line
- Centerline
- Adjacent Parcel Line
- Utility Easement Line (Easement Note 1)
- Existing Power Easement Line (Easement Note 4)
- Sidewalk Easement Line (Easement Note 6)
- Utility & Sidewalk Easement Line (Easement Notes 1 & 6)
- P.O.B. Point of Beginning
- s.f. Square Feet
- C.L. Common Lot
- W.C. Witness Corner

Line Table			Line Table		
Line	Bearing	Length	Line	Bearing	Length
L1	S00°43'00"W	66.76'	L21	S88°14'13"W	40.00'
L2	N89°51'38"E	55.42'	L22	N53°26'34"W	38.81'
L3	N30°33'44"E	55.36'	L23	S76°51'22"W	5.70'
L4	N01°39'40"E	56.54'	L24	N13°08'38"W	40.00'
L5	N48°46'53"W	56.99'	L25	N76°51'22"E	4.34'
L6	N88°39'14"W	72.77'	L26	N32°22'26"E	42.81'
L7	S00°01'23"W	39.71'	L27	N27°25'07"W	44.24'
L8	S75°20'42"E	40.00'	L28	N69°55'07"W	9.06'
L9	S23°08'02"E	43.77'	L29	N20°04'53"E	40.00'
L10	S66°17'27"E	12.76'	L30	S89°55'07"E	5.56'
L11	S89°17'44"E	19.53'	L31	N62°34'53"E	40.54'
L12	N45°42'16"E	42.43'	L32	N00°25'39"E	41.15'
L13	N00°42'16"E	1.50'	L33	N44°22'13"W	42.58'
L14	S45°43'44"W	42.44'	L34	N89°10'04"W	6.85'
L15	S00°45'12"W	1.42'	L35	S89°10'04"E	11.50'
L16	N88°54'49"W	40.00'	L36	N45°37'47"E	42.28'
L17	N00°45'12"E	1.33'	L37	N00°25'39"E	50.88'
L18	N43°24'55"W	43.04'	L38	S89°12'01"E	90.81'
L19	S76°51'22"W	40.82'	L39	N89°58'33"W	143.43'
L20	S36°11'38"W	51.78'			



Book Page

IDAHO
SURVEY
GROUP, LLC

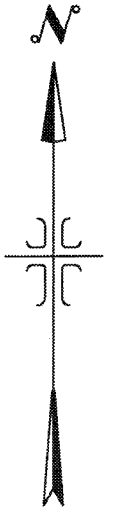
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 21-484
Sheet 1 of 6

See Sheet 4 for Notes.

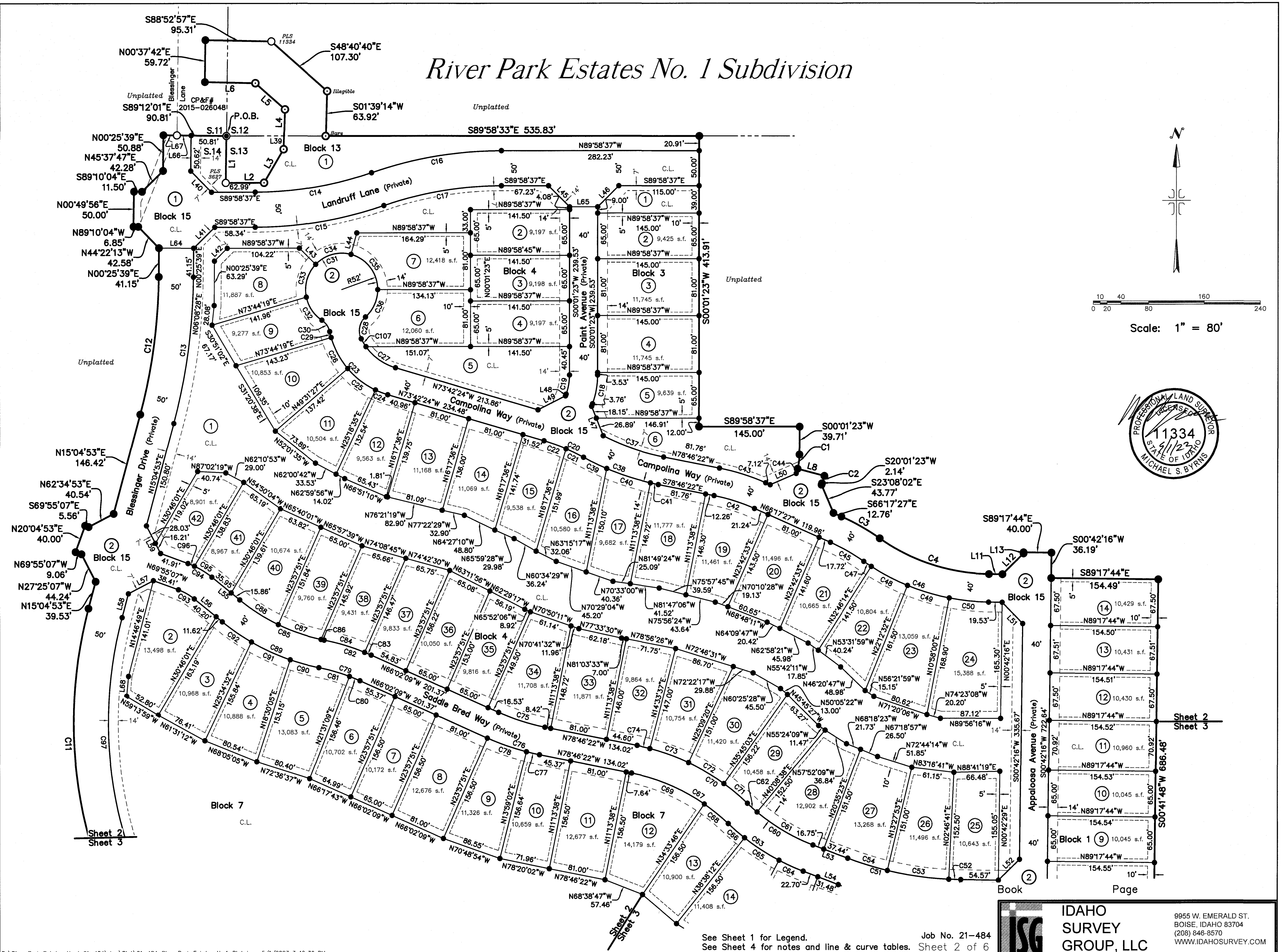
Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	20.43'	80.00'	14°37'55"	S07°20'20"W	20.37'
C2	11.24'	120.00'	5°22'06"	S17°20'20"W	11.24'
C3	63.57'	320.00'	11°22'55"	S80°35'59"E	63.46'
C4	168.05'	280.00'	34°23'13"	S72°06'08"E	165.54'
C5	108.44'	1172.23'	5°18'00"	N84°12'03"W	108.40'
C6	197.17'	230.00'	49°07'06"	S73°53'24"W	191.19'
C7	61.51'	128.03'	27°31'31"	S63°05'37"W	60.92'
C8	5.39'	520.00'	0°35'39"	S02°03'36"E	5.39'
C9	1.57'	480.00'	0°11'17"	N01°51'25"W	1.57'
C10	305.22'	475.00'	36°48'57"	N32°19'33"W	299.99'
C11	717.93'	625.00'	65°48'55"	N17°49'34"W	679.11'
C12	198.21'	775.00'	14°39'14"	N07°45'16"E	197.67'

River Park Estates No. 1 Subdivision



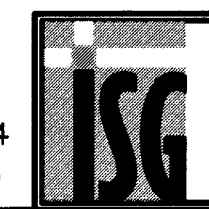
0 20 40 80 160 240

Scale: 1" = 80'



Sheet 2
Sheet 3

Page

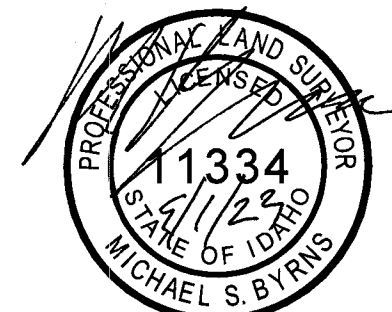
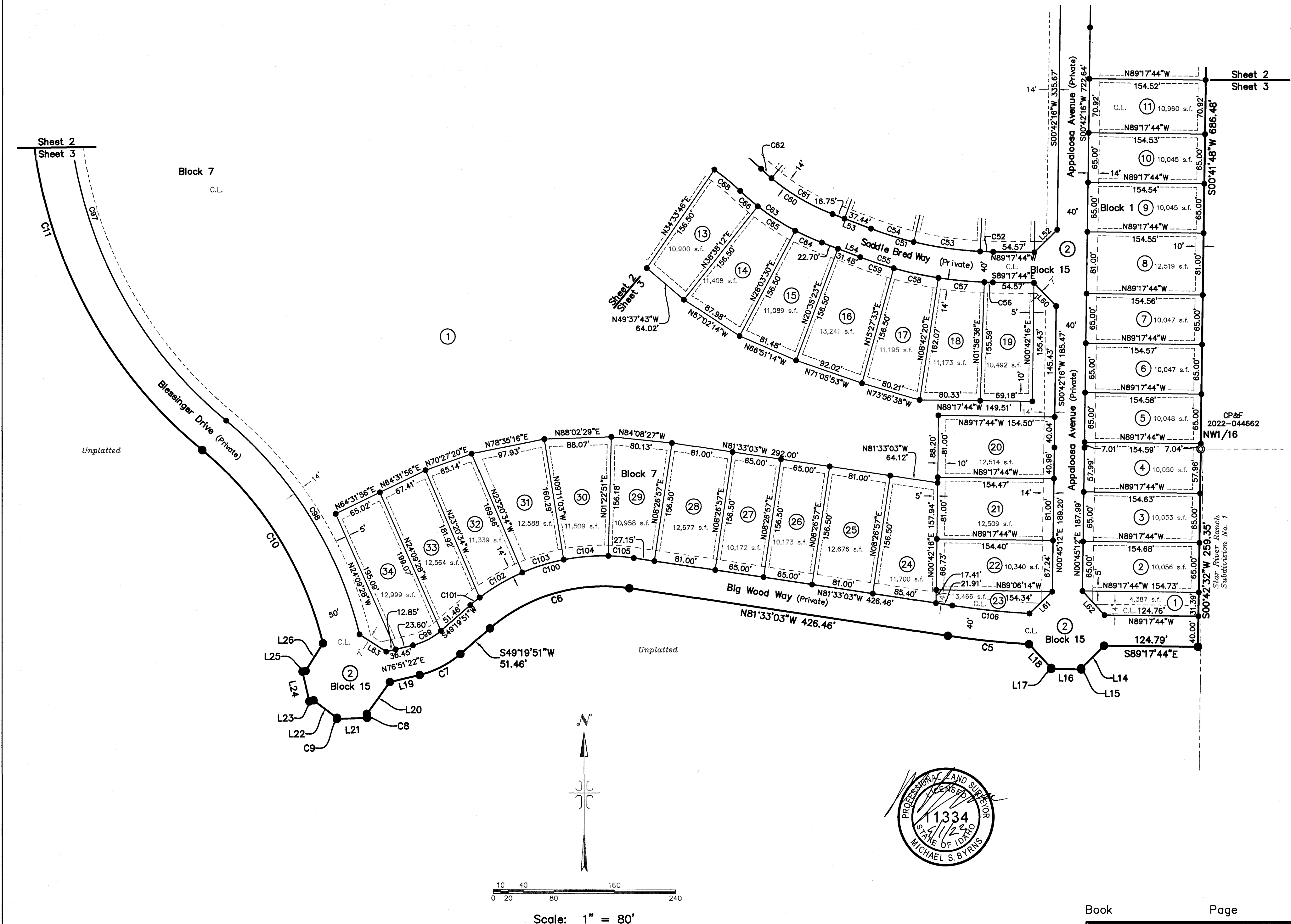


**IDAHO
SURVEY
GROUP, LLC**

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

See Sheet 1 for Legend. Job No. 21-484
See Sheet 4 for notes and line & curve tables. Sheet 2 of 6

River Park Estates No. 1 Subdivision



Book Page

**IDAHO
SURVEY
GROUP, LLC**

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

See Sheet 1 for Legend.
See Sheet 4 for notes and line & curve tables.

Job No. 21-484
Sheet 3 of 6

River Park Estates No. 1 Subdivision

Line Table		
Line	Bearing	Length
L1	S00°43'00"W	66.76'
L2	N89°51'38"E	55.42'
L3	N30°33'44"E	55.36'
L4	N01°39'40"E	56.54'
L5	N48°46'53"W	56.99'
L6	N88°39'14"W	72.77'
L7	S00°01'23"W	39.71'
L8	S75°20'42"E	40.00'
L9	S23°08'02"E	43.77'
L10	S66°17'27"E	12.76'
L11	S89°17'44"E	19.53'
L12	N45°42'16"E	42.43'
L13	N00°42'16"E	1.50'
L14	S45°43'44"W	42.44'
L15	S00°46'12"W	1.42'
L16	N88°54'49"W	40.00'
L17	N00°45'12"E	1.33'
L18	N43°24'55"W	43.04'
L19	S76°51'22"W	40.82'
L20	S36°11'38"W	51.78'
L21	S88°14'13"W	40.00'
L22	N53°26'34"W	38.81'
L23	S76°51'22"W	5.70'
L24	N13°08'38"W	40.00'
L25	N76°51'22"E	4.34'
L26	N32°22'26"E	42.81'
L27	N27°25'07"W	44.24'
L28	N69°55'07"W	9.06'
L29	N20°04'53"E	40.00'
L30	S69°55'07"E	5.56'
L31	N62°34'53"E	40.54'
L32	N00°25'39"E	41.15'
L33	N44°22'13"W	42.58'
L34	N89°10'04"W	6.85'
L35	S89°10'04"E	11.50'
L36	N45°37'47"E	42.28'
L37	N00°25'39"E	50.88'
L38	S89°12'01"E	90.81'
L39	N89°58'33"W	143.43'
L40	N44°46'29"W	42.28'

Line Table		
Line	Bearing	Length
L41	N45°13'31"E	42.58'
L42	S45°13'31"W	26.00'
L43	N45°59'19"W	32.81'
L44	S15°08'36"W	31.72'
L45	S44°58'37"E	42.43'
L46	N45°01'23"E	42.43'
L47	N21°20'03"W	45.04'
L48	S20°01'23"W	2.55'
L49	S63°09'29"W	43.78'
L50	S66°51'54"W	41.04'
L51	S44°17'44"E	42.43'
L52	S45°42'16"W	42.43'
L53	N69°24'37"W	37.44'
L54	N69°24'37"W	31.48'
L55	S50°59'06"E	51.81'
L56	S50°59'06"E	51.81'
L57	N62°34'53"E	40.54'
L58	S15°04'53"W	35.15'
L59	N27°25'07"W	44.24'
L60	S44°17'44"E	42.43'
L61	S46°36'50"W	41.78'
L62	N42°58'24"W	43.40'
L63	N57°40'32"W	42.08'
L64	S89°34'21"E	50.00'
L65	S89°58'37"E	40.00'
L66	S89°12'01"E	20.47'
L67	S89°12'01"E	19.53'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	20.43'	80.00'	14°37'55"	S07°20'20"W	20.37'
C2	11.24'	120.00'	5°22'06"	S17°20'20"W	11.24'
C3	63.57'	320.00'	11°22'55"	S60°35'59"E	63.46'
C4	168.05'	280.00'	34°23'13"	S72°06'08"E	165.54'
C5	108.44'	1172.23'	5°18'00"	N84°12'03"W	108.40'
C6	197.17'	230.00'	49°07'06"	S73°53'24"W	191.19'
C7	61.51'	128.03'	27°31'31"	S63°05'37"W	60.92'
C8	5.39'	520.00'	0°35'39"	S02°03'36"E	5.39'
C9	1.57'	480.00'	0°11'17"	N01°51'25"W	1.57'
C10	305.22'	475.00'	36°48'57"	N32°19'33"W	299.99'
C11	717.93'	625.00'	65°48'55"	S17°49'34"E	679.11'
C12	198.21'	775.00'	14°39'14"	N07°45'16"E	197.67'
C13	211.00'	825.00'	14°39'14"	N07°45'16"E	210.43'
C14	172.73'	525.00'	18°51'03"	S80°35'51"W	171.95'
C15	189.18'	575.00'	18°51'03"	N80°35'51"E	188.33'
C16	189.18'	575.00'	18°51'03"	S80°35'51"W	188.33'
C17	172.73'	525.00'	18°51'03"	N80°35'51"E	171.95'
C18	41.89'	120.00'	20°00'00"	N10°01'23"E	41.68'
C19	27.93'	80.00'	20°00'00"	S10°01'23"W	27.78'
C20	61.28'	280.00'	12°32'19"	N67°26'14"W	61.15'
C21	27.71'	280.00'	5°40'15"	S64°00'12"E	27.70'
C22	33.56'	280.00'	6°52'05"	S70°16'21"E	33.54'
C23	128.90'	120.00'	61°32'43"	S42°56'02"E	122.79'
C24	18.88'	120.00'	9°00'59"	S69°11'55"E	18.86'
C25	50.71'	120.00'	24°12'52"	S52°34'59"E	50.34'
C26	50.71'	120.00'	24°12'52"	S28°22'07"E	50.34'
C27	53.05'	80.00'	37°59'45"	N54°42'32"W	52.09'
C28	34.01'	26.00'	74°57'10"	N11°05'51"E	31.64'
C29	8.59'	120.00'	4°06'00"	S14°12'41"E	8.59'
C30	20.25'	26.00'	44°36'53"	S34°28'07"E	19.74'
C31	258.98'	52.00'	285°21'00"	S85°53'56"W	63.06'
C32	40.66'	52.00'	44°48'14"	S34°22'27"E	39.63'
C33	50.81'	52.00'	55°59'01"	S16°01'11"W	48.81'
C34	55.48'	52.00'	61°07'55"	S74°34'38"W	52.89'
C35	68.13'	52.00'	75°04'18"	N37°19'15"W	63.36'
C36	43.89'	52.00'	48°21'32"	N24°23'40"E	42.60'
C37	92.01'	330.00'	15°58'30"	N70°47'07"W	91.71'
C38	113.69'	370.00'	17°36'18"	S69°58'13"E	113.24'
C39	36.63'	370.00'	5°40'23"	S64°00'16"E	36.62'
C40	65.55'	370.00'	10°09'04"	S71°55'00"E	65.47'
C41	11.50'	370.00'	1°46'51"	S77°52'57"E	11.50'
C42	61.00'	280.00'	12°28'56"	S72°31'55"E	60.88'
C43	69.71'	320.00'	12°28'56"	N72°31'55"W	69.58'
C44	7.05'	80.00'	5°03'07"	S17°10'51"W	7.05'
C45	55.62'	280.00'	11°22'55"	S60°35'59"E	55.53'
C46	192.05'	320.00'	34°23'13"	S72°06'08"E	189.18'
C47	12.96'	320.00'	2°19'14"	S56°04'09"E	12.96'
C48	58.99'	320.00'	10°33'42"	S62°30'37"E	58.90'
C49	62.79'	320.00'	11°14'32"	S73°24'44"E	62.69'
C50	57.32'	320.00'	10°15'44"	S84°09'52"E	57.24'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C51	166.59'	480.00'	19°53'07"	S79°21'11"E	165.76'
C52	17.37'	480.00'	2°04'26"	N88°15'31"W	17.37'
C53	89.53'	480.00'	10°41'11"	N81°52'43"W	89.40'
C54	59.69'	480.00'	7°07'30"	N72°58'22"W	59.65'
C55	180.47'	520.00'	19°53'07"	S79°21'11"E	179.57'
C56	11.24'	520.00'	1°14'20"	S88°40'34"E	11.24'
C57	61.37'	520.00'	6°45'44"	S84°40'32"E	61.34'
C58	61.29'	520.00'	6°45'13"	S77°55°04"E	61.26'
C59	46.56'	520.00'	5°07'50"	S71°58'32"E	46.55'
C60	112.53'	280.00'	23°01'36"	S57°53'49"E	111.77'
C61	93.86'	280.00'	19°12'21"	N59°48'26"W	93.42'
C62	18.67'	280.00'	3°49'16"	N48°17'38"W	18.67'
C63	128.61'	320.00'	23°01'36"	S57°53'49"E	127.74'
C64	38.45'	320.00'	6°53'03"	S65°58'06"E	38.42'
C65	59.21'	320.00'	10°36'08"	S57°13'30"E	59.13'
C66	30.94'	320.00'	5°32'25"	S49°09'13"E	30.93'
C67	158.28'	280.00'	32°23'22"	N62°34'41"W	156.19'
C68	44.24'	280.00'	9°03'13"	S50°54'37"E	44.20'
C69	114.04'	280.00'	23°20'09"	S67°06'18"E	113.25'
C70	180.90'	320.00'	32°23'22"	N62°34'41"W	178.50'
C71	43.93'	320.00'	7°51'56"	N50°18'59"W	43.90'
C72	59.17'	320.00'	10°35'43"	N59°32'48"W	59.09'
C73	59.17'	320.00'	10°35'43"	N70°08'31"W	59.09'
C74	18.62'	320.00'	3°20'00"	N77°06'23"W	18.61'
C75	69.54'	312.82'	12°44'14"	N72°24'16"W	69.40'
C76	78.43'	352.82'	12°44'14"	S72°24'16"E	78.27'
C77	19.06'	352.82'	3°05'40"	S77°13'32"E	19.05'
C78	59.38'	352.82'	9°38'33"	S70°51'25"E	59.31'
C79	62.35'	280.00'	12°45'29"	N72°24'53"W	62.22'
C80	16.31'	280.00'	3°20'12"	S67°42'15"E	16.30'
C81	46.04'	280.00'	9°25'17"	S74°04'59"E	45.99'
C82	71.25'	320.00'	12°45'29"	N72°24'53"W	71.11'
C83	10.17'	320.00'	1°49'15"	N66°56'46"W	10.17'
C84	61.08'	320.00'	10°56'14"	N73°19'31"W	60.99'
C85	135.90'	280.00'	27°48'32"	S64°53'22"E	134.57'
C86	4.61'	280.00'	0°56'33"	N78°19'21"W	4.61'
C87	65.41'	280.00'	13°23'04"	N71°09'32"W	65.26'
C88	65.88'	280.00'	13°28'54"	N57°43'33"W	65.73'
C89	155.31'	320.00'	27°48'32"	S64°53'22"E	153.79'
C90	42.78'	320.00'	7°39'38"	S74°57'48"E	42.75'
C91	61.62'	320.00'	11°01'59"	S65°37'00"E	61.53'
C92	50.91'	320.00'	9°06'54"	S55°32'33"E	50.85'
C93	26.44'	80.00'	18°56'01"	S60°27'06"E	26.32'
C94	39.65'	120.00'	18°56'01"	N60°27'06"W	39.47'
C95	29.50'	120.00'	14°05'09"	N58°01'40"W	29.43'
C96	10.15'	120.00'	4°50'52"	N67°29'41"W	10.15'
C97	660.50'	575.00'	65°48'55"	N17°49'34"W	624.78'
C98	338.02'	525.00'	36°53'22"	N32°17'21"W	332.21'
C99	42.29'	88.03'	27°31'31"	S63°05'37"W	41.88'
C100	231.46'	270.00'	49°07'06"	N73°53'24"E	224.44'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C101	16.00'	270.00'	3°23'46"	S51°01'44"W	16.00'
C102	65.64'	270.00'	13°55'49"	S59°41'32"W	65.48'
C103	57.03'	270.00'	12°06'10"	S72°42'31"W	56.93'
C104	59.01'	270.00'	12°31'19"	S85°01'16"W	58.89'
C105	33.77'	270.00'	7°10'02"	N85°08'04"W	33.75'
C106	103.06'	1132.23'	5°12'55"	N84°09'31"W	103.03'
C107	13.03'	80.00'	9°19'55"	S31°02'42"E	13.02'

Notes:

- Irrigation water has been provided from Canyon County Water Company LTD. via the Homeowners Association, in compliance with Idaho Code 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Canyon County Water Company LTD.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- The homeowners association, underlying property owner, or adjacent property owner is responsible for all storm drainage facilities located outside the public right-of-way, including all routine and heavy maintenance.
- Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of any building permit. All lot, parcel and tract sizes shall meet dimensional standards established in the zoning ordinance.
- This development recognizes Section 22-4503 of Idaho Code, Right to Farm Act, which states "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Restrictions and covenants will be in effect for this subdivision.
- The areas depicted hereon are for convenience, and are subordinate to the dimensions depicted hereon.
- Lots 1 and 11, Block 1; Lots 1 and 6, Block 3; Lot 1 and 5, Block 4; Lots 1 and 23, Block 7; Lot 1, Block 13; and Lots 1 and 2, Block 15 are common lots and will be owned and maintained by the homeowners association.
- This subdivision is located in zones AE & X as shown on the firm panels 16027C0258G & 16027C0259G, City of Star, 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.
- Sewer and water service will be provided by Star Sewer and Water District.
- Lots 1 and 2, Block 15 are, as of the date of recordation of this final plat, private roads to be owned, operated, and maintained by the homeowners' association for River Park Estates No. 1 Subdivision. Notwithstanding the foregoing, commencing after recordation of the present plat, Canyon Highway District No. 4 ("CHD4") shall have an irrevocable offer of dedication of Lot 1, Block 15 (Landruff Lane), to be exercised by CHD4 no later than the first residential building permit on the property, such exercise to be by written notice to the homeowners' association for River Park Estates No. 1. At such time, Lot 1, Block 15 shall be dedicated and conveyed to CHD4 upon execution of a deed of dedication to CHD4. If CHD4 fails to provide such notice prior to the first residential building permit on the property, Lot 1, Block 15 shall be dedicated via deed of dedication to the City of Star, with the homeowners' association retaining the obligation of ongoing maintenance of Lot 1, Block 15 until such time as maintenance of Lot 1, Block 15 is accepted by the City of Star.

Easement Notes:

- All utility easements shown or designated hereon are hereby reserved for the installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data; appurtenances thereto; and lot drainage and shall not preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, side & rear property lines fences, or other such nonpermanent improvements. All lots shall have permanent 5' wide easements along the side lot lines, 10' wide easements along the rear lot lines, and 14' wide easements along street frontages, for these purposes.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- This subdivision is subject to the existing Amended Easement Agreement recorded as Instrument No. 2019-041417, Canyon County Records, for the purposes described in said agreement. The exact location of said easement could not be determined from the record documents.
- This subdivision is subject to an existing permanent and perpetual easement for Idaho Power Company as described in Instrument No. 200669415, Canyon County Records.
- All of the common lots hereon are hereby designated as having a utility easement co-situated (i.e. blanket easement) with said lots.
- All sidewalk easements shown hereon are hereby reserved for the ingress & egress, installation, maintenance, operation, and use of sidewalks.
- Lots 1 and 2, Block 15, are private roads to be owned and operated by the homeowners' association for River Park Estates No. 1 Subdivision, subject to Note 11 above. Such roads shall remain private and shall not create any obligation of public maintenance, with the exception of Lot 1, Block 15, which may be dedicated to the public in accordance with Note 11, above. Lots 1 and 2, Block 15 shall be subject to an easement in favor of the general public, including emergency service providers, for ingress and egress to and from properties within River Park Estates No. 1 Subdivision. The homeowners' association for River Park Estates No. 1 Subdivision may establish reasonable rules and regulations associated with the use of Lots 1 and 2, Block 15 while the foregoing remain in the homeowners' association's ownership.

Reference Documents:

Agreements: 200639730
CP&Fs: 2015-026048, 2019-052921, 2022-044662, 2022-044663
Deeds: 2012-002083, 2014-044239, 2019-041417, 2021-057299, 2021-057388,
Easements: 250234, 304037, 435093, 200669415, 200669418.
Subdivisions: River Ranch Subdivision No. 2, Star River Ranch Subdivision No. 1
Surveys: ROS Instrument Numbers: 9104829, 9800471, 9812057, 200148519, 200368353, 200548970, 2021-072946, 2021-067939, 2021-072946, 2021-072947, 2021-086760, 2022-016089, 2022-021248, 2022-021036

Surveyor's narrative:

The purpose of this survey is to subdivide the property shown hereon. The boundary was determined prior to platting, see Record of Survey Instrument Number 2021-

River Park Estates No. 1 Subdivision

Certificate Of Owners

Know all men by these presents: that Boise Hunter Developers LLC, an Idaho Limited Liability Company, does hereby certify that it is the owner of that real property to be known as River Park Estates No. 1 Subdivision and that it intends to include said real property, as described below, in this plat:

A parcel of land situated in the southeast quarter of the southeast quarter of Section 11, the southwest quarter of the southwest quarter of Section 12, the northwest quarter of the northwest quarter and the southwest quarter of the northwest quarter of Section 13, and the east half of the northeast quarter of Section 14, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho, being more particularly described as follows:

BEGINNING at the corner common to Sections 11, 12, 13, and 14, Township 4 North, Range 2 West, Boise Meridian, from which the quarter-section corner common to Sections 11 and 14 bears N89°12'01"W, 2631.27 feet;

Thence S00°43'00"W, 66.76 feet along the west line of the northwest quarter of the northwest quarter of Section 13, the boundary of Parcel 1, Parcel 2, and the exception to Parcel 2 of Warranty Deed Instrument Number 2021-057299, Records of Canyon County, Idaho;

Thence N89°51'38"E, 55.42 feet along the boundary of the exception to Parcel 2;

Thence N30°33'44"E, 55.36 feet along the boundary of the exception to Parcel 2;

Thence N01°39'40"E, 56.54 feet along the boundary of the exception to Parcel 2 and the boundary of Parcel 2 of Warranty Deed Instrument Number 2021-057299, Records of Canyon County, Idaho;

Thence N48°46'53"W, 56.99 feet along the boundary of the exception to Parcel 2 and the boundary of Parcel 2;

Thence N88°39'17"W, 72.77 feet along the boundary of the exception to Parcel 2 and the boundary of Parcel 2 to the east right-of-way line of Blessinger Lane;

Thence N00°37'42"E, 59.72 feet along east right-of-way line of Blessinger Lane;

Thence S88°52'57"E, 95.31 feet along the boundary of Parcel 2;

Thence S48°40'40"E, 107.30 feet along the boundary of Parcel 2;

Thence S01°39'14"W, 63.92 feet along the boundary of Parcel 2 to the north line of the northwest quarter of the northwest quarter of Section 13;

Thence S89°58'33"E, 535.83 feet along the boundary of Parcel 2 and the north line of the northwest quarter of the northwest quarter of Section 13;

Thence S00°01'23"W, 413.91 feet;

Thence S89°58'37"E, 145.00 feet;

Thence S00°01'23"W, 39.71 feet;

Thence 20.43 feet on a curve to the right, having a radius of 80.00 feet, a central angle of 14°37'55", a chord bearing of S07°20'20"W, and a chord length of 20.37 feet;

Thence S75°20'42"E, 40.00 feet;

Thence 11.24 feet on a non-tangent curve to the right, having a radius of 120.00 feet, a central angle of 05°22'06", a chord bearing of S17°20'20"W, and a chord length of 11.24 feet;

Thence S20°01'23"W, 2.14 feet;

Thence S23°08'02"E, 43.77 feet;

Thence S66°17'27"E, 12.76 feet;

Thence 63.57 feet on a curve to the right, having a radius of 320.00 feet, a central angle of 11°22'55", a chord bearing of S60°35'59"E, and a chord length of 63.46 feet;

Thence 168.05 feet on a reverse curve to the left, having a radius of 280.00 feet, a central angle of 34°23'13", a chord bearing of S72°06'08"E, and a chord length of 165.54 feet;

Thence S89°17'44"E, 19.53 feet;

Thence N45°42'16"E, 42.43 feet;

Thence N00°42'16"E, 1.50 feet;

Thence S89°17'44"E, 40.00 feet;

Thence S00°42'16"W, 36.19 feet;

Thence S89°17'44"E, 154.49 feet to the east line of the northwest quarter of the northwest quarter of Section 13 and the boundary of the aforementioned Parcel 2;

Thence S00°41'48"W, 686.48 feet along the east line of the northwest quarter of the northwest quarter and the boundary of Parcel 2 to the northwest sixteenth-section corner;

Thence S00°42'32"W, 259.35 feet along the east line of the southwest quarter of the northwest quarter;

Thence N89°17'44"W, 124.79 feet;

Thence S45°43'44"W, 42.44 feet;

Thence S00°45'12"W, 1.42 feet;

Thence N88°54'49"W, 40.00 feet;

Thence N00°45'12"E, 1.33 feet;

Thence N43°24'55"W, 43.04 feet;

Thence 108.44 feet on a non-tangent curve to the right, having a radius of 1172.23 feet, a central angle of 05°18'00", a chord bearing of N84°12'03"W, and a chord length of 108.40 feet;

Thence N81°33'03"W, 426.46 feet;

Thence 197.17 feet on a curve to the left, having a radius of 230.00 feet, a central angle of 49°07'06", a chord bearing of S73°53'24"W, and a chord length of 191.19 feet;

Thence S49°19'51"W, 51.46 feet;

Thence 61.51 feet on a curve to the right, having a radius of 128.03 feet, a central angle of 27°31'31", a chord bearing of S63°05'37"W, and a chord length of 60.92 feet;

Thence S76°51'22"W, 40.82 feet;

Thence S36°11'38"W, 51.78 feet;

Thence 5.39 feet on a non-tangent curve to the right, having a radius of 520.00 feet, a central angle of 00°35'39", a chord bearing of S02°03'36"E, and a chord length of 5.39 feet;

Thence S88°14'13"W, 40.00 feet;

Thence 1.57 feet on a non-tangent curve to the left, having a radius of 480.00 feet, a central angle of 0°11'17", a chord bearing of N01°51'25"W, and a chord length of 1.57 feet;

Thence N53°26'34"W, 38.81 feet;

Thence S76°51'22"W, 5.70 feet;

Thence N13°08'38"W, 40.00 feet;

Thence N76°51'22"E, 4.34 feet;

Thence N32°22'26"E, 42.81 feet;

Thence 305.22 feet on a non-tangent curve to the left, having a radius of 475.00 feet, a central angle of 36°48'57", a chord bearing of N32°19'33"W, and a chord length of 299.99 feet;

Thence 717.93 feet on a reverse curve to the right, having a radius of 625.00 feet, a central angle of 65°48'55", a chord bearing of N17°49'34"W, and a chord length of 679.11 feet;

Thence N15°04'53"E, 39.53 feet;

Thence N27°25'07"W, 44.24 feet;

Thence N69°55'07"W, 9.06 feet;

Thence N20°04'53"E, 40.00 feet;

Thence S69°55'07"E, 5.56 feet;

Thence N62°34'53"E, 40.54 feet;

Thence N15°04'53"E, 146.42 feet;

Thence 198.21 feet on a curve to the left, having a radius of 775.00 feet, a central angle of 14°39'14", a chord bearing of N07°45'16"E, and a chord length of 197.67 feet;

Thence N00°25'39"E, 41.15 feet;

Thence N44°22'13"W, 42.58 feet;

Thence N89°10'04"W, 6.85 feet;

Thence N00°49'56"E, 50.00 feet;

Thence S89°10'04"E, 11.50 feet;

Thence N45°37'47"E, 42.28 feet;

Thence N00°25'39"E, 50.88 feet to the north line of Section 14 and boundary of the aforementioned Parcel 1;

Thence S89°12'01"E, 90.81 feet along the north line of Section 14 and boundary of Parcel 1 to the POINT OF BEGINNING.

The above-described parcel contains 43.62 acres, more or less.

The private roads and easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from Star Sewer and Water District, and Star Sewer and Water District has agreed in writing to serve all lots within the subdivision.

In witness whereof, I have hereunto set my hand:

James H. Hunter, Manager
Boise Hunter Capital LLC, Sole Member
Boise Hunter Developers LLC

Acknowledgment

State of Idaho)
) S.S.
County Of Canyon)

On this _____ day of _____, year of 20____, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared James H. Hunter, known or identified to me to be the Manager of Boise Hunter Capital LLC, an Idaho Limited Liability Company, Sole Member of Boise Hunter Developers LLC, an Idaho Limited Liability Company, the company that executed the within instrument, and acknowledged to me that Boise Hunter Capital LLC executed the same on behalf of Boise Hunter Developers LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

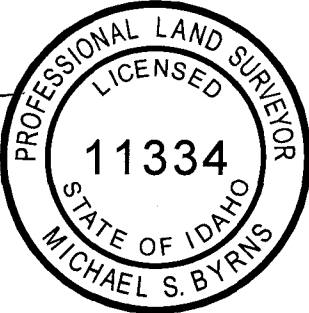
My Commission expires on _____

Notary Public for Idaho
Residing in _____, Idaho

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of River Park Estates No. 1 Subdivision, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

Michael S. Byrns
P.L.S. No. 11334



Book _____ Page _____



IDAHO
SURVEY
GROUP, LLC

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

Job No. 21-484
Sheet 5 of 6

River Park Estates No. 1 Subdivision

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Star, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Southwest District Health Department _____ Date _____

Certificate Of County Recorder

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor _____ Date _____

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Canyon County, Idaho, on this day, _____ hereby approve this plat.

City Engineer

Certificate of County Treasurer

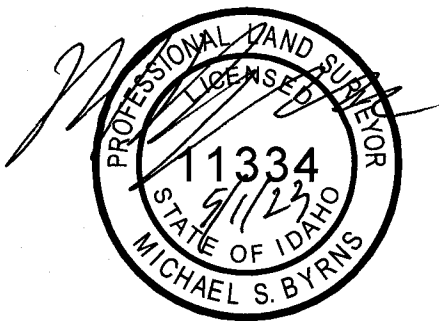
I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of Idaho Code 50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer _____ Date _____

Approval of City Council

I, the undersigned, Clerk in and for the City of Star, Canyon County, Idaho do hereby certify that on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Star, Idaho



Book _____ Page _____



IDAHO
SURVEY
GROUP, LLC

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

Job No. 21-484
Sheet 6 of 6