



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department

**MEETING DATE:** **November 21, 2023**

**FILE(S) #:** **FP-23-19, Final Plat, Naismith Commons Subdivision Phase 7**

### REQUEST

The Applicant is requesting approval of a Final Plat for Naismith Commons Subdivision Phase 1 consisting of 89 residential lots and 14 common lots on 21.76 acres. The subject property is located at The property is located at 8895 W. Joplin Road in Star, Idaho, Idaho. Ada County Parcel Number are S0419325800 & S0419314950

**APPLICANT:**

Lennar Homes of Idaho, LLC  
408 S. Eagle Road, Ste. 100  
Eagle, Idaho 83616

**OWNER:**

Beacon Crossing, LLC  
839 S. Bridgeway Place  
Eagle, Idaho 83616

**REPRESENTATIVE:**

Ian Connair  
Kimley-Horn & Associates  
1100 W. Idaho Street, Ste. 210  
Boise, Idaho 83702

### PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

**Phase 1**

Acres - 21.76 acres  
Residential Lots - 89  
Common Lots - 14

### HISTORY

March 7, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to March 21, 2023 so Applicant can redesign the preliminary plat.

- March 21, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 4, 2023 so Applicant can redesign the preliminary plat.
- April 4, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 18, 2023 so Applicant can redesign the preliminary plat.
- April 18, 2023 Council approved the Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision comprised of 11.90 acres and consisting of 37 residential lots and 3 common lots.

**GENERAL DISCUSSION**

The Final Plat layout for Phase 1 of Naismith Commons Subdivision generally complies with the approved preliminary plat. The Preliminary Plat was approved for a maximum of 206 single family residential lots on 52.54 acres. After phase 1, 89 residential lots will have been approved in final plats, leaving 117 residential lots for the remaining phases of Naismith Commons Subdivision.

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

The Preliminary Plat submitted contains 208 single family residential lots and 23 common area lots, 3 of which are shared driveways, on 52.54 acres with a proposed density of 3.96 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 6,550 square feet to 8,883 square feet with the average buildable lot being 6,827 square feet. Lot 1, Block 13 on the east side of the eastern collector road appears to be a lot providing for an existing barn or accessory building. **Staff will require additional detail from the applicant on how the structure located on this lot is intended to be used as an accessory use, and how it will meet required setbacks.**

The submitted preliminary plat shows all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Tybee Street from N. Can Ada Road. The development will also have access to W. Joplin Road on the north of the development from N. Sellwood Avenue. A north/south collector roadway is proposed along the entire eastern boundary of the development, per ACHD requirements. This collector street will stub to the south for future access and circulation for the area. **The Applicant is also proposing a stub street near the northwest corner of the property. Staff suggests that this road be moved north and placed between lots 5 & 6 of Block 11 on the preliminary plat.**

The submitted preliminary plat shows the three shared drives as 28-foot wide with a ribbon curb. While all shared drives must be approved by the Fire Department, this width satisfies the Unified

Development Code requirements. The Applicant is proposing the entry to the development to have a 61-foot right of way with an 8-foot wide median, separating 21 feet wide travel lanes from back of curb to back of curb. **Sidewalks will need to be detached with a minimum 6-foot-wide landscape strip.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk.** The applicant is proposing 13 feet of barrow ditch between the road and sidewalk for drainage, this satisfies the code. Landscaping and street trees will need to be planted on the subdivision side of the proposed sidewalk within the common lot. The proposed W. Joplin Road Section shows a 5-foot-wide detached sidewalk with an 8-foot-wide parkway planter strip. **Joplin Road is classified as a Collector and the sidewalk will need to be 7 feet wide.** Sidewalks within the development on the local streets are proposed to be attached with a 5-foot wide, concrete sidewalk. **Code requires all sidewalks to be detached with a minimum 6-foot-wide landscape strip.** Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.08 acres (15.4%) of open space which satisfies the Unified Development Code. **The Applicant states that 7.69 acres (14.6%) of the open space is usable, however the submitted plans do not detail the space or amenities. This will need to be detailed and approved by Staff prior to final plat approval.**

**The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 5 site amenities. The applicant has not provided any details on amenities. Details on the types of amenities shall be provided to Council at the public hearing and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.**

**Original Preliminary Plat Review:**

Site Data:

Total Acreage of Site – 52.54 acres

Total Number of Lots – 229 lots

Total Number of Residential Lots – 206 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 3.92 Units per acre

Total Acreage of Common Lots – 8.08 acres

Percent of Site as Common Area – 15.4%

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements. Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

**The Preliminary Plat dated 4-10-23 is approved for a maximum of 206 residential lots.**

- The Council approves the requested Block Length Waivers.
- **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
- **Provide a public access easement on the pathways located in the northeast common area park.**
- **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
- **Applicant shall provide option for City to take over ownership of southwest park in the future.**
- **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 1 is 4.09 du/acre.

**Common/Open Space and Amenities** – This phase will include 3 pickleball courts with a drinking fountain and benches. There is also a pavilion shade structure with picnic benches, a tot lot and a separate swing set along with a walking path.

**Setbacks** – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-4 zone.

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5' <sup>(2)</sup>	20'

**Streetlights** – Streetlight design specifications submitted with the final plat application for Phase 1 are not the same design that was approved by Council with the Preliminary Plat application. **The Applicant will need to use the style of light approved by Council.** There was not a streetlight plan submitted with the final plat application. **Prior to signing the mylar, the Applicant will need to submit a streetlight plan and receive approval from Staff.** Streetlights shall be consistent throughout the remaining phases of the subdivision.

**Mailbox Clusters** – **The Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior to**

signing the mylar. Per Section 8-4A-20, all mailboxes and clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's.

**Street Names** - Applicant has not provided documentation from Ada County that the proposed street names have been approved. This documentation will be required prior to signing the mylar and the correct street names will need to be reflected on the final plat.

**Subdivision Name** – The Applicant has provided a letter from Ada County the confirms the proposed subdivision name has been approved and reserved for this development.

**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 submitted landscape plan does not appear to show street trees every 35 feet on the interior roads. A revised landscape plan will be required, prior to signing the mylar, showing the correct spacing of street trees.** The common area proposed landscape plan appears to satisfy the necessary requirements.

**Sidewalks** - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with a six foot (6') wide landscape strip, as approved with the Preliminary Plat.

**Roadways** – The Applicant is proposing that local roads be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way. The Applicant is also proposing that the entry way have a median of 8 feet with 21-foot-wide drive aisles from back of curb to back of curb. The proposed roadways satisfy the Unified Development Code.

**The north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase shall be revised to show 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east. A revised final plat shall be submitted for review.**

**Can Ada Road shall have 7' detached sidewalks. A revised final plat shall be submitted for review.**

## PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 24, 2023.

October 30, 2023	ITD	Email
October 24, 2023	Star Sewer & Water Dist.	Email

## 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

- 1. Prior to signature of final plat, the following shall be completed:**
  - A. Provide Street Light designs for review and approval;**
  - B. Provide documentation from Postmaster on location of mailbox clusters;**
  - C. Provide to Staff updated plans showing architectural mailbox cluster covers;**
  - D. Provide documentation from Ada County that the proposed street names have been approved.**
  - E. Provide a revised landscape plan showing the correct spacing of street trees.**
  - F. Provide a revised final plat showing the north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase with 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern**

property line. The roadway shall include a detached, 7' sidewalks on both sides. The Applicant may decrease the common lot on the western side of the collector by 5 feet to accommodate the addition to the east.

**G. Provide a revised final plat showing Can Ada Road with detached, 7' sidewalk.**

2. The approved Final Plat for Naismith Commons Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. **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 \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$206,000. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 89 residential lots for a fee of \$89,000 (89 x \$1000.00).**
4. **The Preliminary Plat dated 4-10-23 was approved for a maximum of 206 residential lots.**
5. **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
6. **Provide a public access easement on the pathways located in the northeast common area park.**
7. **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
8. **Applicant shall provide option for City to take over ownership of southwest park in the future.**
9. **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**
10. **Prior to signing the final plat, Applicant shall provide approval from Ada County for all street names, and they should be accurately reflected on the plat.**
11. **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. Mailbox cluster locations shall be determined and located based on the Postmaster.**
12. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
13. **The Applicant shall install the streetlights that were submitted and approved with the Preliminary Plat and not the ones submitted with the Final Plat application. Applicant shall also provide a streetlight plan, showing the locations of all streetlights before the City will sign the mylar.**
14. The Council approved the requested Block Length Waivers.
15. 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.

16. 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.
17. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
18. 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.
19. 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)
20. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
21. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
22. 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.
23. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
24. 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.)
25. 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.
26. A separate sign application is required for any subdivision sign.
27. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
28. 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.
29. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
30. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
31. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
32. All common areas shall be owned and maintained by the Homeowners Association.
33. 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,

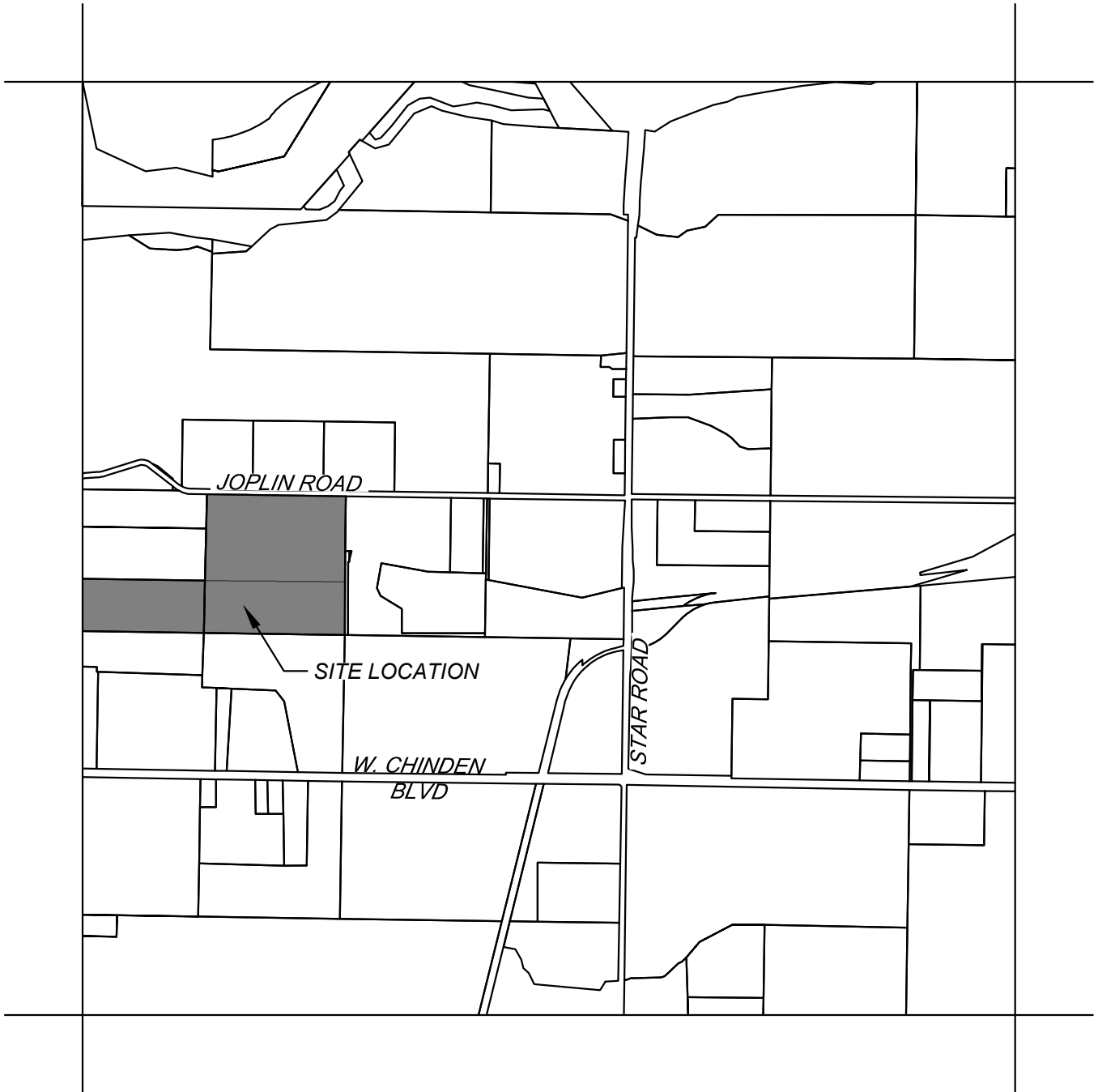


starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**

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

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # FP-23-19 Naismith Commons Subdivision, Final Plat, Phase 1 on \_\_\_\_\_, \_\_\_\_\_ 2023.



T4N, R1W, SEC. 19

September 5, 2023

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

**RE: Naismith Commons Subdivision**

Dear Ryan,

Attached for your review is the Final Plat application for Naismith Commons Subdivision – Phase 1. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Naismith Commons Subdivision.

Naismith Commons Subdivision will include 206 single-family residential lots and 26 common lots on 52.54 acres. The gross density is 3.92 units per acre. The typical lot width is 55-feet and lot sizes will range from approximately 5,777 SF to 11,479 SF. The overall open space for the site is 8.72 acres (16.6%) of the total development area with 7.25 acres (13.8%) of useable open space. Amenities for the subdivision include a shaded tree plaza, children's play set, pickleball courts, bocce ball courts, nature park, open space trails throughout. The remaining open space is generously planted.

Construction of Naismith Commons will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-510-6287 or at [ian.connair@kimley-horn.com](mailto:ian.connair@kimley-horn.com).

Thanks for your review and assistance with this application,



Ian Connair, P.E.  
Project Engineer

# PRELIMINARY PLAT FOR NAISMITH COMMONS SUBDIVISIONS

SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4  
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
STAR, IDAHO  
2023

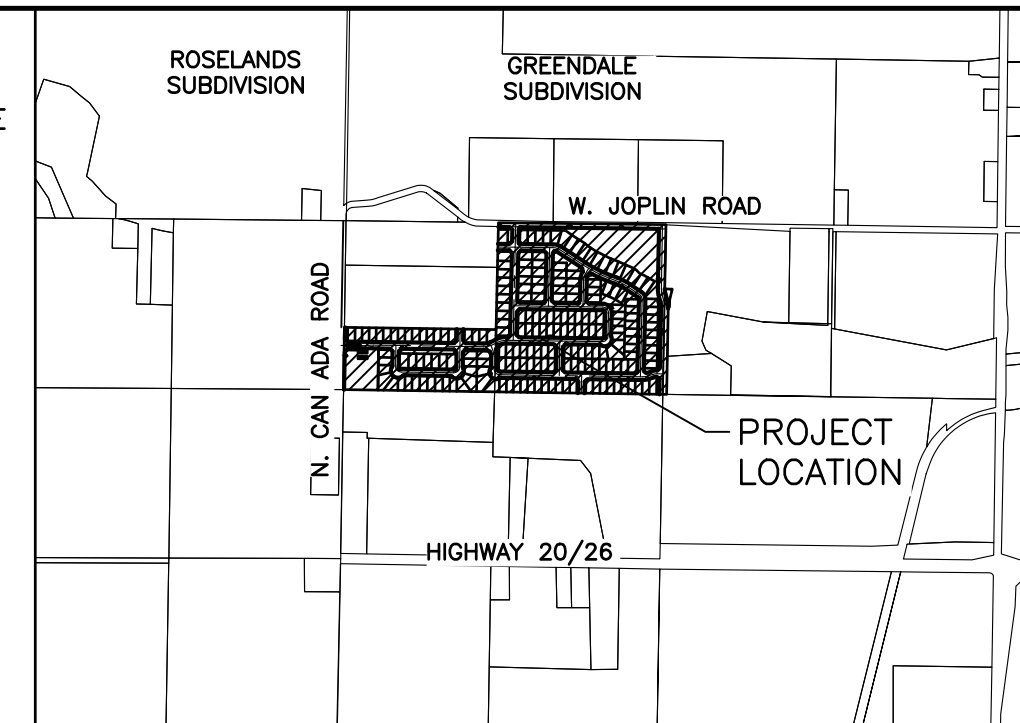
## Sheet List Table

Sheet Number	Sheet Title
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING AND PROPOSED CONDITIONS
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	PHASING PLAN
PP-06	OVERALL DRAINAGE
PP-07	STREET LIGHT PLAN

Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'

## 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



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

PROFESSIONAL ENGINEER  
LICENSED  
18885  
KESLEIGH M. MASSEY  
STATE OF IDAHO

NO.	REVISION	DESCRIPTION	BY	DATE

## NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 17, BLOCK 1, LOTS 1, 2, 21, 38, BLOCK 2, LOT 8, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 15, BLOCK 5, LOTS 1, 12, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOTS 1, 14, BLOCK 10, LOTS 1, 6, 17, BLOCK 11, LOTS 1, 3, BLOCK 12, LOT 1 BLOCK 13, LOT 1 BLOCK 14 WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL 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."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- 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.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.

## LEGEND

- | EXISTING | PROPOSED |
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LAND USE SUMMARY	
TOTAL AREA:	52.54 AC.
TOTAL LOTS:	232 LOTS
RESIDENTIAL LOTS:	206 LOTS
COMMON AREA LOTS:	26 LOTS
RESIDENTIAL DENSITY:	3.92 DU/AC
USEABLE COMMON AREA:	7.25 AC. (13.8%)
BUFFER COMMON AREA:	1.47 AC. (2.8%)
TOTAL COMMON AREA:	8.72 AC. (16.6%)
AVERAGE LOT SIZE:	6,654 S.F.
SMALLEST LOT:	5,777 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4

**OWNER**  
BEACON CROSSING LLC  
839 BRIDGEWAY PL  
EAGLE, ID 83616

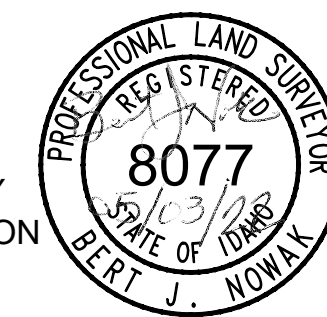
**DEVELOPER CONTACT**  
BEACON CROSSING LLC  
839 BRIDGEWAY PL  
EAGLE, ID 83616  
208-377-5700

**CIVIL ENGINEER**  
KESLEIGH M. MASSEY, P.E.  
J-U-B ENGINEERS  
2760 W. EXCURSION LN. STE. 400  
MERIDIAN, ID 83642  
208-376-7330

**LAND SURVEYOR**  
BERT NOWAK, P.L.S.  
J-U-B ENGINEERS  
2114 VILLAGE PARK AVE, STE. 100  
TWIN FALLS, ID 83301  
208-733-2414

**IRRIGATION DISTRICT**  
PIONEER IRRIGATION DISTRICT  
3804 LAKE AVENUE  
CALDWELL, ID 83605  
208-459-3617

**IRRIGATION DISTRICT**  
EUREKA WATER COMPANY  
6820 JOPLIN ROAD  
MERIDIAN, ID 83646



BOUNDARY  
CERTIFICATION

NAISMITH COMMONS SUBDIVISIONS  
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-21-108\_PRE-PLAT  
JUB PROJ #: 10-21-108  
DRAWN BY: SAS  
DESIGN BY: SAS  
CHECKED BY: KMM  
AT FULL SIZE, IF NOT ONE  
INCH SCALE ACCORDINGLY  
LAST UPDATED: 4/10/2023  
SHEET NUMBER:  
**PP-01**

Plot Date: 4/10/2023 1:06 PM Plotted By: Ewren Emswiler  
 Date Created: 4/10/2023 JUB.COM\CENTRAL\CALCULATORS\MARKG\TILES\RES\PLAT\CA\SUBDIVISIONS\PP\10-21-108\_PRE-PLAT.DWG

REUSE OF DRAWINGS

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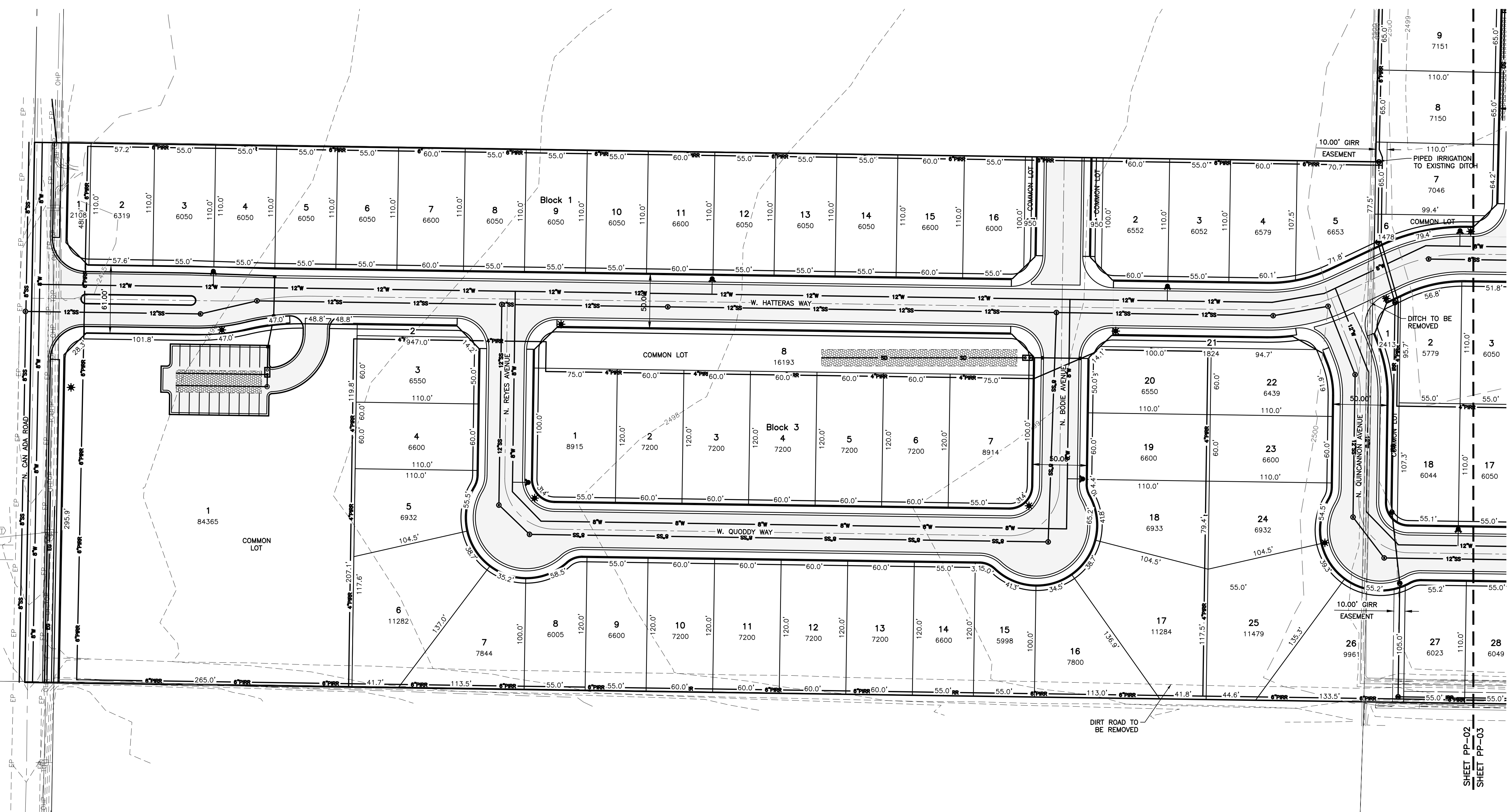
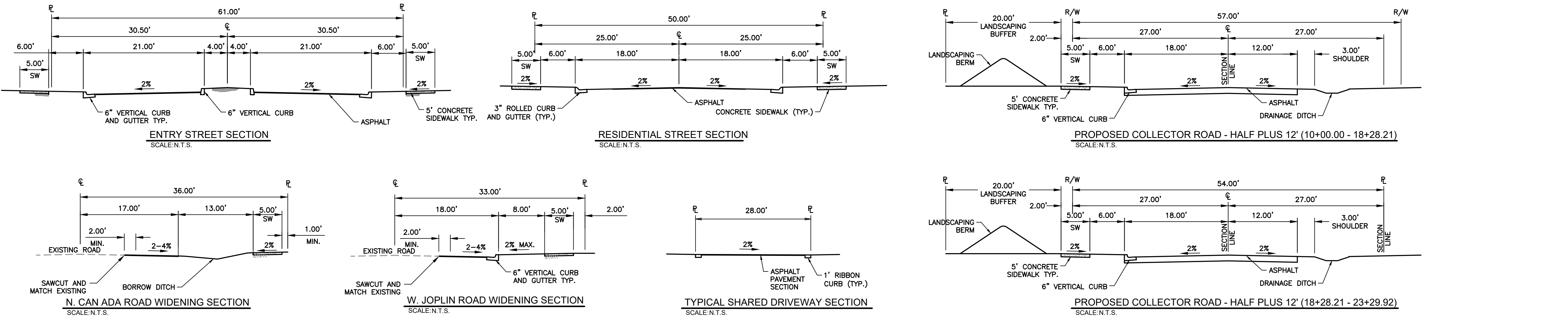
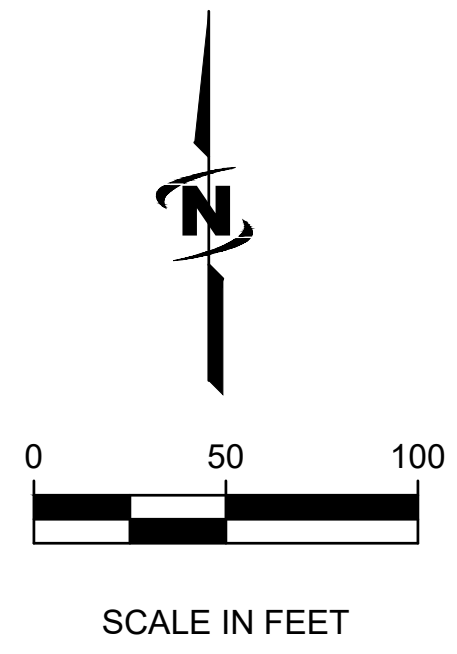
NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

NAISMITH COMMONS SUBDIVISIONS  
 STAR, IDAHO

EXISTING AND PROPOSED CONDITIONS

FILE: 10-21-108\_PRE-PLAT  
 JUB PROJ. #: 10-21-108  
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 DESIGN BY: SAS  
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SHEET NUMBER:  
**PP-02**



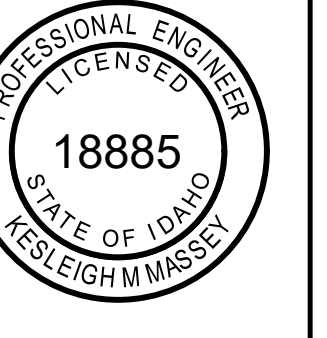
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SHEET PP-02  
 SHEET PP-03



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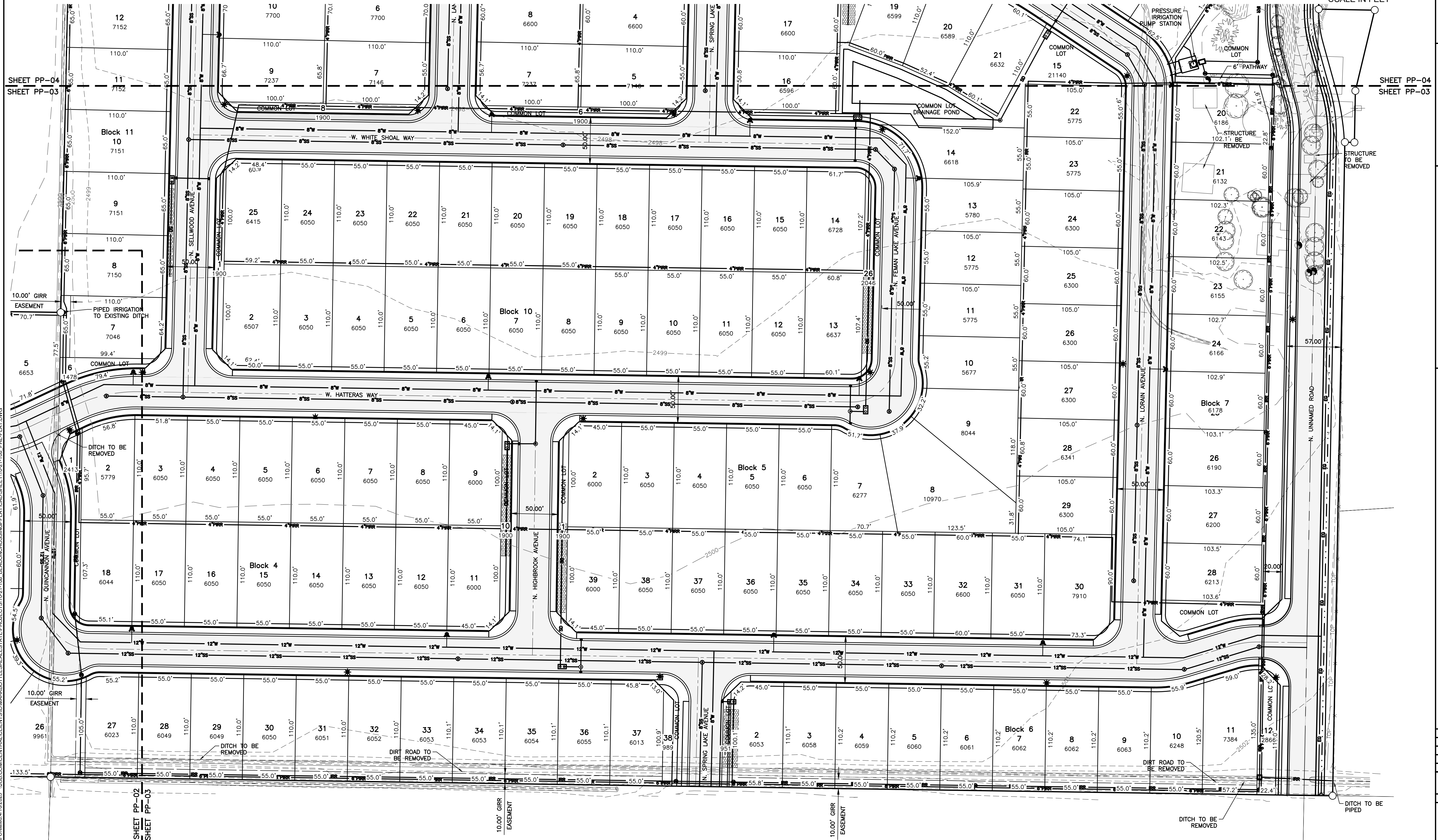
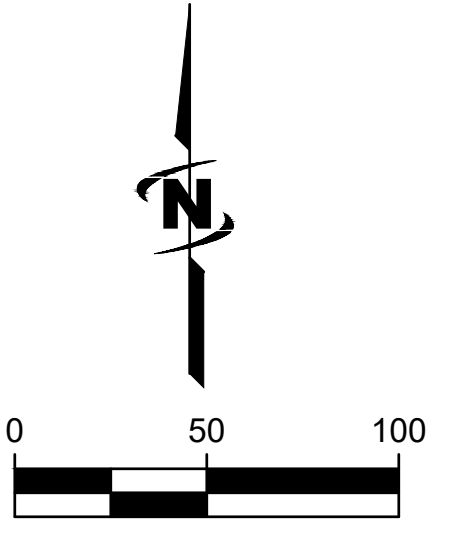
NAISMITH COMMONS SUBDIVISIONS  
STAR, IDAHO  
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FILE: 10-21-108\_PRE-PLAT  
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SHEET NUMBER:

PP-03

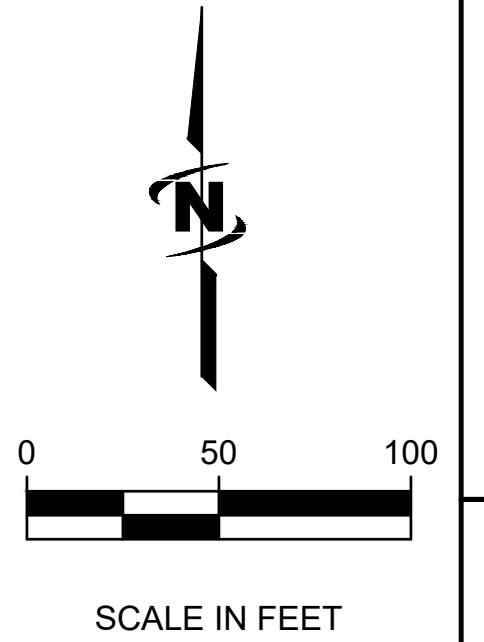
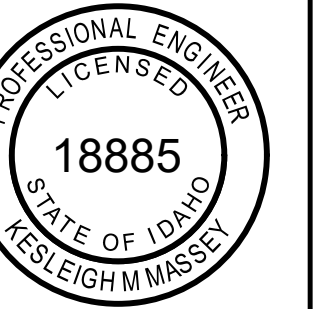


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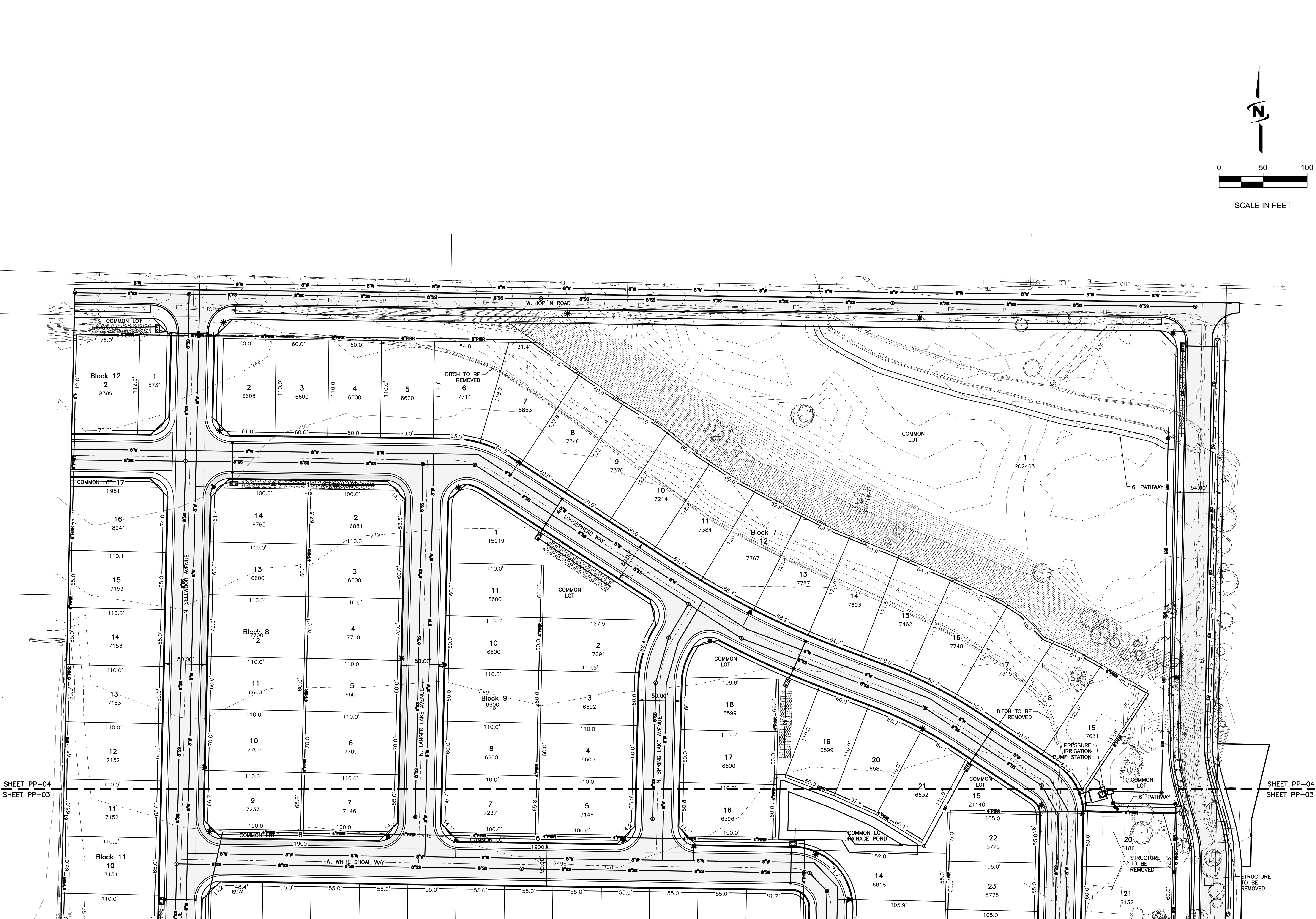


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Date Created: 11/20/23 JUB.COM\CENTRAL\CALCULATED\MARKG\BOTTLES\REALESTATE\PROJECTS\10-21-18-BEACONCROSSING\PLAT\CAD\SHEET\10-21-18-PP-PLAT.DWG



SHEET PP-04  
SHEET PP-03

SHEET PP-04  
SHEET PP-03

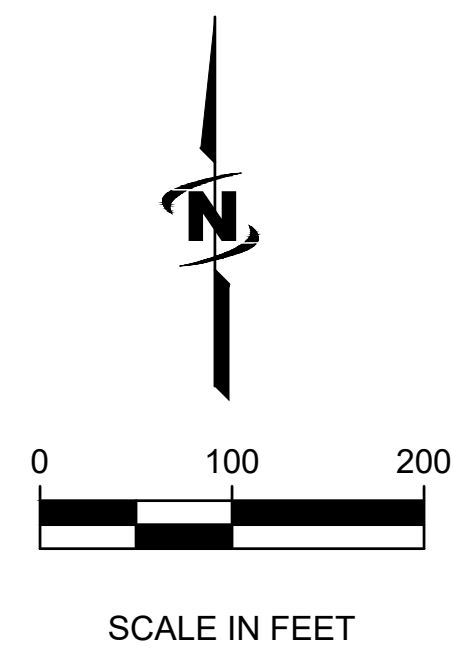
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JUB PROJ. #: 10-21-18  
DRAWN BY: SAS  
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LAST UPDATED: 4/10/2023  
SHEET NUMBER:  
PP-04

Plot Date: 11/02/23 1:07 PM Plotted By: Everett Eames  
 Date Created: 11/02/23 JUB\COMMON\CLIENTS\ID\MARKBOTTLER\ESTATE\PROJECTS\10-21-108\_BEACONROSSING\PLAT\CAD\SHEET\10-21-108\_PRE-PLAT.DWG



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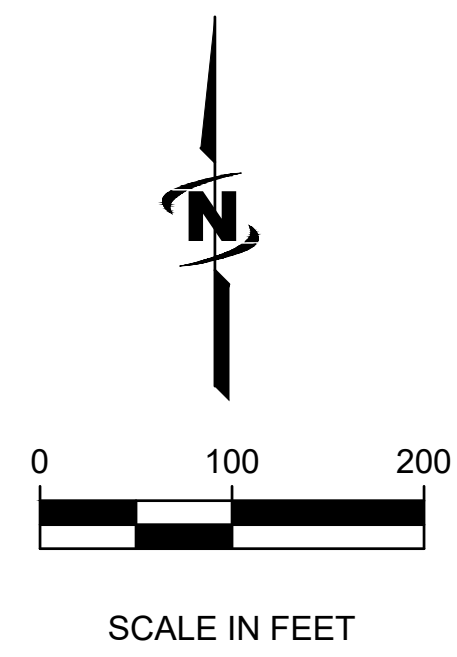
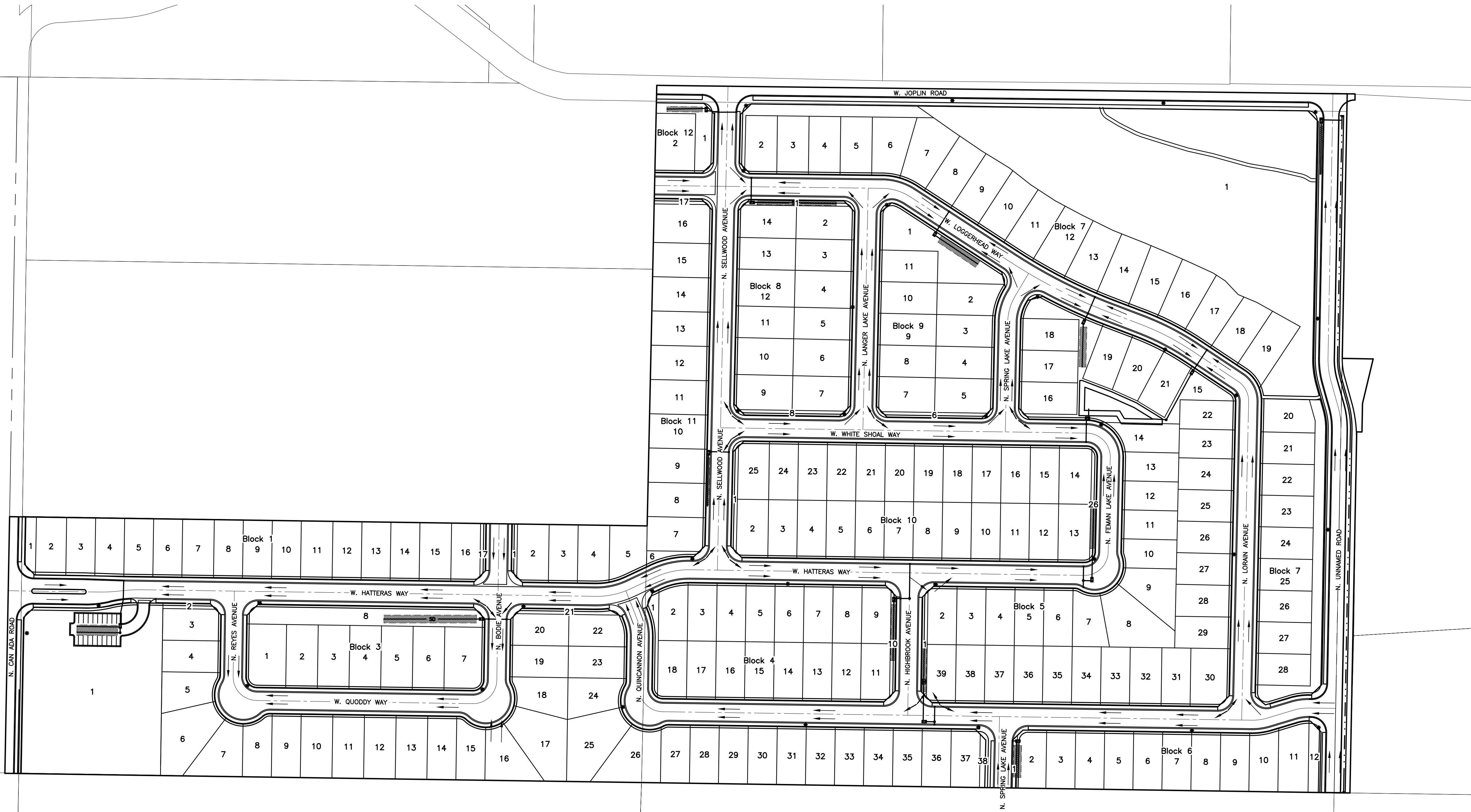
NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

NAISMITH COMMONS SUBDIVISIONS  
 STAR, IDAHO  
 PHASING PLAN

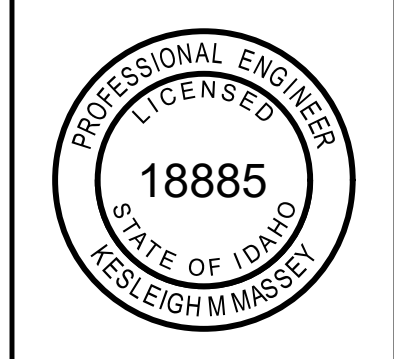
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 DRAWN BY: SAS  
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 LAST UPDATED: 4/10/2023  
 SHEET NUMBER:  
**PP-05**



Plot Date: 10/26/23 1:07 PM Plotted By: Everett Earmest  
 Date Created: 10/26/23 JUB\COMMON\CLIENTS\ID\MARKBOTTLER\ESTATE\PROJECTS\10-21-108-NAISMITHCOMMONSUBDIVISIONS\PLAT\CAD\SHEET\10-21-108-PRE-PLAT.DWG



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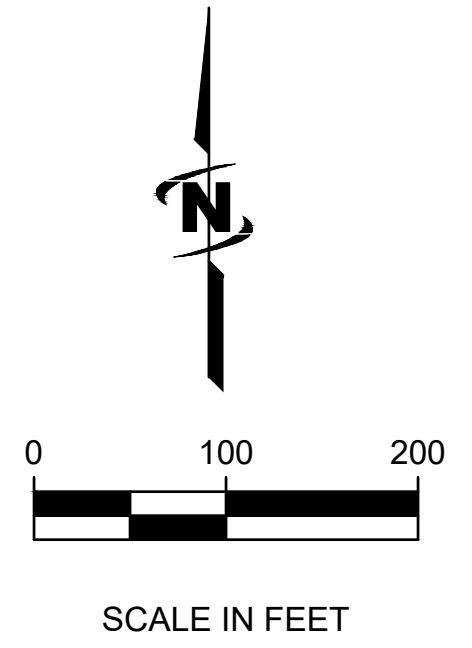
NAISMITH COMMONS SUBDIVISIONS  
 STAR, IDAHO  
 OVERALL DRAINAGE

FILE: 10-21-108\_PRE-PLAT  
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 SHEET NUMBER:  
**PP-06**

Plot Date: 11/02/23 1:05 PM Plotted By: Everett Earmest  
 Date Created: 11/02/23 JUB\COMMON\CLIENTS\ID\MARKBOTTLER\ESTATE\PROJECTS\10-21-108-BAE\CONROSSING\PLAT\CAD\SHEET\10-21-108-PRE-PLAT.DWG

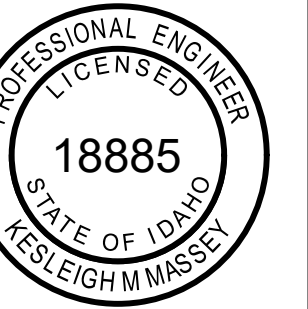
**KEYED NOTES**

- ① INSTALL STREET LIGHT PER CITY OF STAR STREET LIGHTING STANDARDS



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NAISMITH COMMONS SUBDIVISIONS  
 STAR, IDAHO

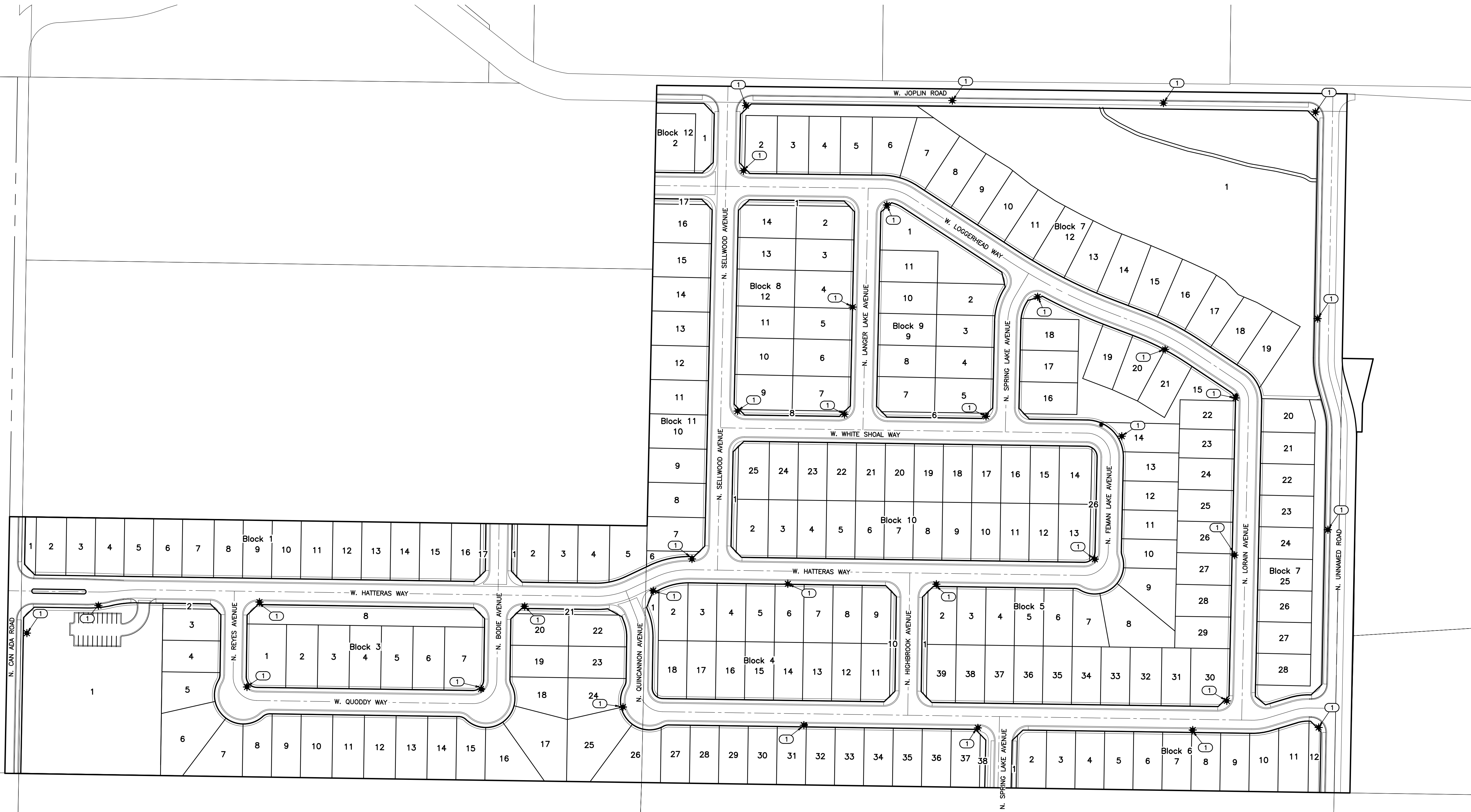
STREET LIGHT PLAN

FILE: 10-21-108\_PRE-PLAT  
 JUB PROJ. #: 10-21-108  
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 LAST UPDATED: 4/10/2023

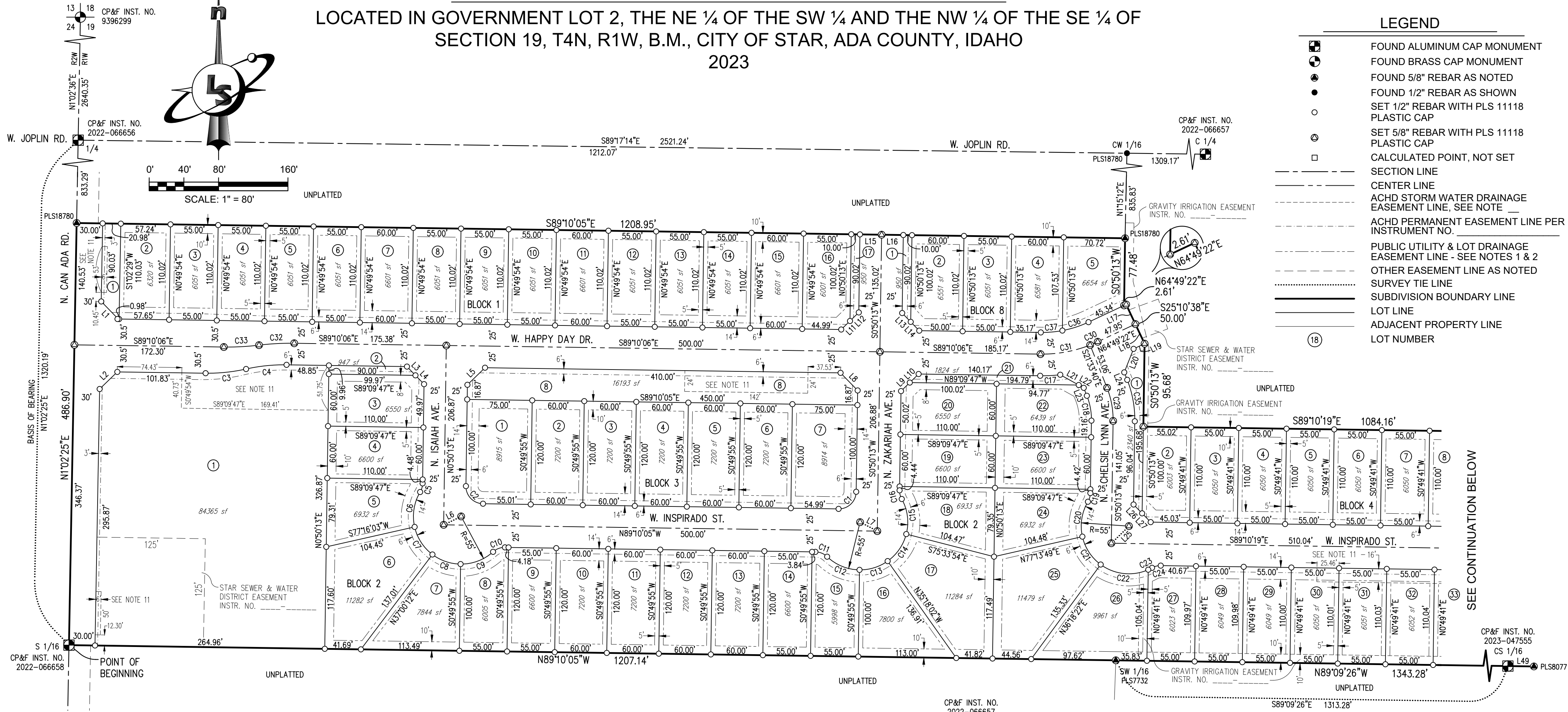
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PP-07



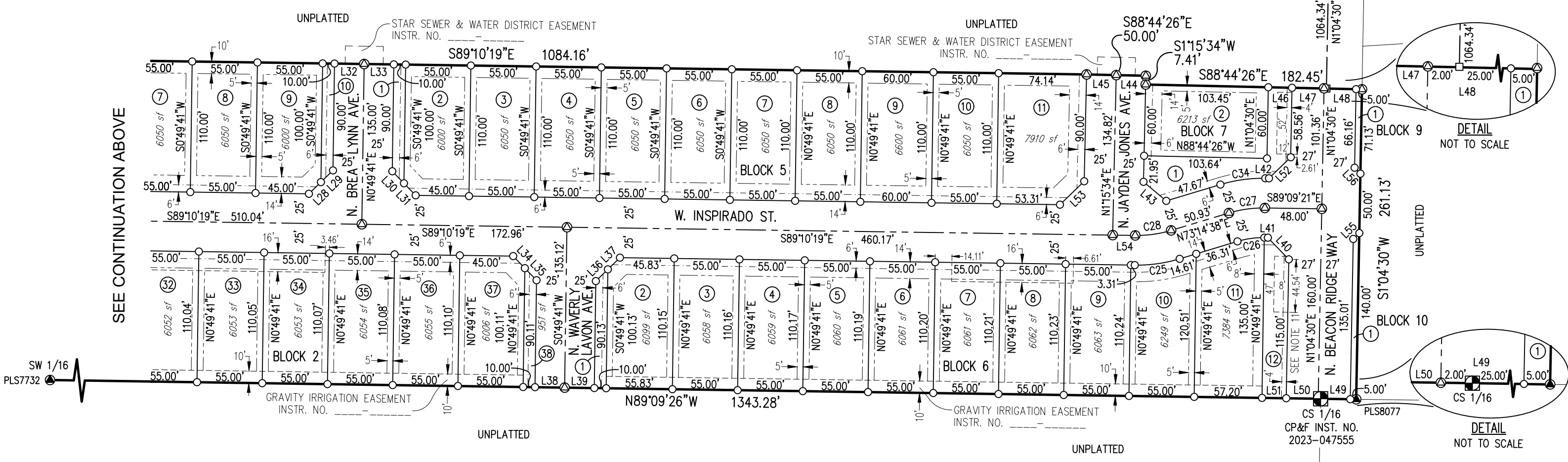
# NAISMITH COMMONS SUBDIVISION NO. 1

LOCATED IN GOVERNMENT LOT 2, THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 19, T4N, R1W, B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023



- ### LEGEND
- FOUND ALUMINUM CAP MONUMENT
  - FOUND BRASS CAP MONUMENT
  - FOUND 5/8" REBAR AS NOTED
  - FOUND 1/2" REBAR AS SHOWN
  - SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
  - SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
  - CALCULATED POINT, NOT SET
  - SECTION LINE
  - CENTER LINE
  - ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE
  - ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO.
  - PUBLIC UTILITY & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
  - OTHER EASEMENT LINE AS NOTED
  - SURVEY TIE LINE
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - ADJACENT PROPERTY LINE
  - LOT NUMBER

SEE SHEET 2 OF 4 FOR NOTES AND LINE AND CURVE DATA



### SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN  
PLS 11118  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF IDAHO  
11/18/2018

## LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 fax (208) 288-2557  
www.landsolutions.biz

# NAISMITH COMMONS SUBDIVISION NO. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.41'	20.00'	89°59'42"	N45°50'04"E	28.28'
C2	31.42'	20.00'	90°00'18"	S44°09'56"E	28.29'
C3	47.01'	200.00'	13°28'05"	N84°05'52"E	46.90'
C4	47.01'	200.00'	13°28'05"	S84°05'52"W	46.90'
C5	10.45'	20.00'	29°55'35"	N15°48'01"E	10.33'
C6	41.75'	55.00'	43°29'45"	S9°00'56"W	40.76'
C7	38.65'	55.00'	40°15'52"	S32°51'52"E	37.86'
C8	34.89'	55.00'	36°20'39"	S71°10'08"E	34.31'
C9	40.95'	55.00'	42°39'38"	N69°19'44"E	40.01'
C10	14.95'	20.00'	42°50'00"	S69°24'55"W	14.61'
C11	14.95'	20.00'	42°50'00"	N67°45'05"W	14.61'
C12	41.28'	55.00'	43°00'23"	S67°50'16"E	40.32'
C13	34.52'	55.00'	35°57'34"	N72°40'45"E	33.95'
C14	38.65'	55.00'	40°15'52"	N34°34'02"E	37.86'
C15	41.78'	55.00'	43°31'29"	N71°38'38"W	40.78'
C16	10.45'	20.00'	29°55'35"	S14°07'35"E	10.33'
C17	23.22'	175.00'	7°36'03"	N87°01'53"E	23.20'
C18	29.32'	75.00'	22°23'53"	N10°21'44"W	29.13'
C19	10.45'	20.00'	29°55'35"	N15°48'01"E	10.33'
C20	41.79'	55.00'	43°31'59"	S8°59'49"W	40.79'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	39.28'	55.00'	40°55'27"	S33°13'55"E	38.45'
C22	57.78'	55.00'	60°11'21"	S83°47'19"E	55.16'
C23	4.93'	55.00'	5°08'10"	N63°32'56"E	4.93'
C24	10.42'	20.00'	29°50'50"	S75°54'16"W	10.30'
C25	38.36'	125.00'	17°35'03"	N82°02'10"E	38.21'
C26	22.94'	75.00'	17°31'22"	S82°00'19"W	22.85'
C27	30.72'	100.00'	17°36'01"	S82°02'39"W	30.60'
C28	30.69'	100.00'	17°35'03"	N82°02'10"E	30.57'
C29	39.09'	100.00'	22°23'53"	S10°21'44"E	38.84'
C30	9.55'	150.00'	3°38'50"	N66°38'48"E	9.55'
C31	58.54'	150.00'	22°21'42"	N79°39'03"E	58.17'
C32	40.65'	300.00'	7°45'50"	S86°56'59"W	40.62'
C33	40.65'	300.00'	7°45'50"	N86°56'59"E	40.62'
C34	38.40'	125.00'	17°36'01"	S82°02'39"W	38.25'
C35	48.87'	125.00'	22°23'53"	N10°21'44"W	48.55'
C36	31.74'	125.00'	14°33'01"	N72°05'53"E	31.66'
C37	25.00'	125.00'	11°27'31"	N85°06'09"E	24.96'

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.23'	S44°03'50"E
L2	28.34'	N45°56'10"E
L3	14.10'	S44°09'56"E
L4	14.18'	S44°09'56"E
L5	28.29'	S45°50'04"W
L6	22.36'	N64°16'05"E
L7	22.36'	N62°36'07"W
L8	28.28'	N44°09'56"W
L9	14.11'	N45°50'04"E
L10	14.17'	N45°50'04"E
L11	14.14'	N45°50'04"E
L12	14.14'	N45°50'04"E
L13	14.14'	S44°09'56"E
L14	14.14'	S44°09'56"E
L15	25.00'	N89°10'06"W
L16	25.00'	N89°10'06"W
L17	25.00'	N25°10'38"W
L18	25.00'	N25°10'38"W
L19	14.04'	S64°49'22"W
L20	29.16'	S21°37'51"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	24.37'	S60°48'11"E
L22	6.61'	S60°48'11"E
L23	9.87'	S21°33'40"E
L24	9.29'	S21°33'40"E
L25	28.32'	N45°45'31"E
L26	14.14'	S44°10'03"E
L27	14.14'	S44°10'03"E
L28	14.14'	N45°49'41"E
L29	14.14'	N45°49'41"E
L30	14.14'	S44°10'19"E
L31	14.14'	S44°10'19"E
L32	25.00'	N89°10'19"W
L33	25.00'	N89°10'19"W
L34	14.14'	S44°10'19"E
L35	14.14'	S44°10'19"E
L36	14.14'	S45°49'41"W
L37	14.14'	S45°49'41"W
L38	25.00'	S89°09'26"E
L39	25.00'	S89°09'26"E
L40	25.40'	N44°02'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	3.00'	N89°09'21"W
L42	3.10'	N89°09'21"W
L43	25.00'	S50°03'49"E
L44	25.00'	N88°44'26"W
L45	25.00'	N88°44'26"W
L46	20.00'	N88°44'26"W
L47	27.00'	N88°44'26"W
L48	27.00'	N88°44'26"W
L49	27.00'	S89°09'26"E
L50	27.00'	S89°09'26"E
L51	20.42'	S89°09'26"E
L52	25.51'	S45°57'34"W
L53	28.39'	N46°02'38"E
L54	18.97'	S89°10'19"E
L55	7.09'	N45°57'43"E
L56	7.06'	S44°02'17"E

## NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 14 (FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL UNLESS A GREATER EASEMENT EXISTS, IN WHICH CASE THE EASEMENT SHALL GOVERN THE SETBACK.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
8. LOTS 1 AND 17, BLOCK 1; LOTS 1, 2, 21 AND 38, BLOCK 2; LOT 8, BLOCK 3; LOTS 1 AND 10, BLOCK 4; LOT 1, BLOCK 5; LOTS 1 AND 12, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; AND LOT 1, BLOCK 10 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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.
10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
11. PORTIONS OF LOT 1, BLOCK 1; LOTS 1, AND 30 - 34, BLOCK 2; LOT 8, BLOCK 3; LOTS 7, 8, 9 AND 12, BLOCK 6; AND LOT 1, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT 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 THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
12. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
13. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION, RECORDED AS INSTRUMENT NO. \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
14. DIRECT LOT ACCESS TO N. CAN ADA ROAD AND N. BEACON RIDGE ROAD IS PROHIBITED.

CLINTON W. HANSEN  
PLS 11118



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MERIDIAN, ID 83642  
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www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF NAISMITH COMMONS SUBDIVISION NO. 1;

A PARCEL BEING LOCATED IN GOVERNMENT LOT 2, THE NE ¼ OF THE SW ¼, AND THE NW ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW ¼ (W ¼ CORNER) OF SAID SECTION 19 BEARS N 1°02'25" E A DISTANCE OF 1320.19 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2 N 1°02'25" E A DISTANCE OF 486.90 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°10'05" E A DISTANCE OF 1208.95 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 19;

THENCE LEAVING SAID WESTERLY BOUNDARY S 0°50'13" W A DISTANCE OF 77.48 FEET TO A POINT;

THENCE N 64°49'22" E A DISTANCE OF 2.61 FEET TO A POINT;

THENCE S 25°10'38" E A DISTANCE OF 50.00 FEET TO POINT;

THENCE S 0°50'13" W A DISTANCE OF 95.68 FEET TO A POINT;

THENCE S 89°10'19" E A DISTANCE OF 1084.16 FEET TO A POINT;

THENCE S 88°44'26" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 1°15'34" W A DISTANCE OF 7.41 FEET TO A POINT;

THENCE S 88°44'26" E A DISTANCE OF 182.45 FEET TO A POINT;

THENCE S 1°04'30" W A DISTANCE OF 261.13 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID NW 1/4 OF THE SE 1/4;

THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF SAID NE 1/4 OF THE SW 1/4 N 89°09'26" W A DISTANCE OF 1343.28 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 2 N 89°10'05" W A DISTANCE OF 1207.14 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 21.87 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM STAR SEWER AND WATER DISTRICT. STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

\_\_\_\_\_  
BY JEFFREY CLEMENS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY CLEMENS, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING AT \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN  
PLS 11118



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HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH, EHS      DATE

APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

\_\_\_\_\_  
CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

\_\_\_\_\_  
PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

\_\_\_\_\_  
ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: \_\_\_\_\_  
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_.M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN BOOK \_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_.

\_\_\_\_\_  
DEPUTY      EX-OFFICIO RECORDER

FEE: \_\_\_\_\_

\_\_\_\_\_  
CLINTON W. HANSEN  
PLS 11118



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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

October 24, 2023

Shawn L Nickel  
City of Star  
Planning and Zoning  
PO Box 130  
Star, ID 83669

**VIA EMAIL**

<b>Development Application</b>	FP-23-19
<b>Project Name</b>	Naismith Commons
<b>Project Location</b>	8895 W Joplin Rd, Star, Idaho
<b>Project Description</b>	206 single-family residential lots and 26 common lots on 52.54 acres. Phase 1 consisting of 89 homes
<b>Applicant</b>	Ian Connair, Kimley Horn & Associates, 1100 W Idaho St, Suite 210, Boise, ID 83702

The Idaho Transportation Department (ITD) appreciates the opportunity to provide comments regarding the planned Naismith Commons Subdivision in Star, Idaho. Please see the below comments:

1. This proposed project does not directly abut the State Highway system but is in very close proximity to US-20/26.
2. Traffic generation numbers were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. A Traffic Impact Study (TIS) may be required. Any necessary mitigation for traffic impacts identified by the TIS shall be the responsibility of the applicant to install. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

ITD reserves the right to make further comments upon review of any submitted documentation.  
If you have any questions, you may contact me at (208) 334-8377.

Sincerely,

Saran Becker  
Development Services Coordinator  
[Saran.Becker@itd.idaho.gov](mailto:Saran.Becker@itd.idaho.gov)

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## CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Naismith Commons Phase: 1 Date: 11/16/2023

Developable Lots: 93 Review No: 1

Developer: Lennar Homes – Jamie Parker

Tel: 208-353-4890 Email: Jamie.parker@lennar.com

Engineer: Kimley Horn – Ian Connair

Tel: 208-510-6287 Email: Ian.connair@kimley-horn.com

Property Address: \_\_\_\_\_

Review Check By: Ryan Morgan, P.E., City Engineer

### FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat. <b>Tree spacing in front of residential lots does not meet standards and must be updated with building permits.</b>
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <b>only</b> when weather conditions precludes construction of improvements prior to signature of mylar. <b>If requested</b>
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. <b>See comments below</b>
8	X			Right to Farm Act Note on face of plat.



9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10				10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11			X	Note is shown on the final plat: " <b>Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat.</b> " <b>Revise note 5 of the plat</b>
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X			Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14	X			On the signature page of the plat please include the following <b>"I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,</b> _____, <b>HEREBY APPROVE THIS PLAT."</b> underneath the <b>APPROVAL OF CITY ENGINEER</b> line, and before the signature line. <b>Need the on this day section.</b>

### CONSTRUCTION DRAWING REVIEW

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

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

				property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			Existing and proposed elevations match at property boundaries.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
39	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41		X		Narrative is provided that describes the proposed method of stormwater retention.
42		X		Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44		X		Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45	X			Section view of drainage facility provided.
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53	X			Drain rock, ASTM C33 sand, or pond liner specified.

54		X		3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit. <b>Provide observed groundwater elevation in seepage bed data.</b>
55			X	Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRAVITY IRRIGATION</b>
57		X		Plan approval letter is provided from the appropriate irrigation district.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
61		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66		X		Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67		X		Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>RE-SUBMITTAL REQUIREMENTS*</b>
68		X		Return (1) one revised plan set in pdf format <b>to the City of Star Engineer</b> . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.

69		<b>X</b>		Provide a response letter, <b>referencing the City of Star checklist</b> with the revised plan set that highlights what actions were taken to correct any outstanding items.
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**\*All re-submittals should be returned to the City of Star for re-review.**

**Notes:**

*Additional Final Plat Comments:*

- **Increase Lot 1 Block 9 and Lot 1 Block 10 from 5 feet to 10 feet in width, thereby reducing the width of Lot 1 Block 7 and Lot 12 block 6 from 20 feet to 15 feet. All other configurations may remain.**

*Additional Construction Drawing Comments:*

- **Sidewalks on both sides of Beacon Ridge shall be 7-foot-wide detached walkways.**
- **Sidewalk on CanAda shall be 7-foot-wide detached walkway.**
-