



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **May 3, 2022**

FILE(S) #: FP-22-04 Final Plat, American Star Subdivision Phase 4

REQUEST

The Applicant is seeking approval of a Final Plat for American Star Subdivision Phase 4 consisting of 116 residential lots, 17 common lots and 1 lot for future Fire Station on 26.55. The phase is located in the northern portion of the approved preliminary plat, on the east side of Plummer Road in Star, Idaho. The subject property is generally located on the southeast corner of Plummer Road and Floating Feather Road in Star, Idaho. Ada County Parcel No. S0409223003.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE

Becky McKay
Engineering Solutions, LLP
1029 N. Rosario Street Suite 100
Meridian, Idaho 83642

OWNER/APPLICANT

AMH Development, LLC
23975 Park Sorrento, Suite 300
Calabasas, CA 91302

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3)
Acres -	26.56
Residential Lots -	100
Common Lots -	14 (Includes 1 Fire Station Lot)
Commercial -	N/A

HISTORY

May 16, 2006 Council denied an application for a Comprehensive Plan Map Amendment. The application also included Annexation and Zoning.

September 5, 2006	The Applicant provided an amended application for Comprehensive Plan Map Amendment, Annexation and Zoning. Council tabled the application to September 19, 2006.
September 19, 2006	Council unanimously approved annexation, zoning of Residential (R3), a Comprehensive Plan Map Amendment of Medium Low Density Residential and a Preliminary Plat. Montelena Estates was an 80-acre subdivision consisting of 239 residential lots, 13 common lots and a 9-acre school site.
October 19, 2007	The entitlements for the Montelena Estates expired.
February 6, 2018	A Preliminary Plat for the American Star Subdivision was submitted. All notices to agencies and neighbors were sent along with publication in the paper. On July 20, 2018, the City received notice that the owner of the property had hired a new planning/engineering firm. New and additional information was provided by the new firm and an additional neighborhood meeting were held.
October 2, 2018	Council approved the Preliminary Plat for American Star Subdivision.
October 1, 2019	Council approved Phase 1 Final Plat for American Star Subdivision with 56 residential lots and 7 common lots on 21.70 acres
August 18, 2020	Council approved Phase 2 Final Plat for American Star Subdivision with 45 residential lots and 8 common lots on 15.59 acres.
January 18, 2022	Council approved Phase 3 Final Plat for American Star Subdivision with 37 residential lots and 8 common lots on 16.01 acres.

GENERAL DISCUSSION

The Final Plat complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

No special setbacks were requested with this subdivision. Setbacks are as follows:

Setbacks for Residential (R3):

Street Frontage:	35'
Front:	15' Living Space / 20' Garage
Rear:	15'
Interior:	5' per story
Streets:	
Arterial – Collector	20'
Entry Way	40'
Building Height:	35'

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

- The subdivision proposes building lots ranging from 6,150 sq. feet to the largest at about 12,092 sq. feet. The applicant has provided a variety of lot widths and depths for several different housing plans and types. Amenities within this phase will include landscaped common areas, pathways, and playground equipment.

The property is affected by several irrigation canals and ditches: the Klondike Drain located on the eastern boundary, Drainage District #2 drain traverses the property and the Middleton Mill canal is located at the southeast corner of the property. Drainage District #2's drain will be used as an amenity for the residents with connecting pathways and a pedestrian/bridge crossing north to south.

- Public Streets

The Applicant proposed all streets to be public streets, which means that all roads will be 36' from back of curb to back of curb in width.

A Traffic Impact Study has been done for this subdivision.

There are four ingress/egress points shown: two connecting to Plummer Road - one at W. Millcreek and one at W. Patmore. One access will be from W. Millcreek Street connecting to N. Pollard Lane and one south by way of N. Garnet Creek connecting the Rockport Subdivision.

There are no private streets within this subdivision.

Blocks Lengths not to exceed 500'

The Applicant has requested a waiver of the block length requirement of 500' on four roadways. All other block lengths comply with the Unified Development Code.

Sidewalks

Sidewalks are proposed at five-foot (5') widths.

Lighting

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development.

Street Names

Street names will be approved by the Ada Street Naming Committee prior to submittal of

a final plat application.

- *Public Uses Proposed:*

The owner has provided a 2.02-acre site for a future Fire Station. Several pathways have also been included in the application for access to the general public.

- The Council voted 4 to 0 to approve PP-18-02 Preliminary Plat for the American Star Subdivision with the 15 Conditions of Approval with the addition of 1) to direct staff that occupancy not be allowed/approved until signalization at Plummer Road and Highway 44, 2) the condition of the elimination of flag lots as specified by the Fire Department is completed, 3) condition that a stub street be added to the northeast portion of the property for future connection, 4) piping for delivery of water to accommodate the request of the neighbors to the west and also over to the Klondike drainage be installed as well, and 5) a barricade be placed at Ringle Creek and only to be removed by ACHD. The 500' block length requirement was waived. – The traffic signal has been installed and is operational.

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 239 residential lots. Including Phase 4, 238 residential lots have been final platted.

Common/Open Space and Amenities – The amenities for the subdivision that are included in Phase 1 include landscaped common areas, pathways, pool facility, playground equipment and a sport court.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the previous phases.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on April 5, 2022.

April 15, 2022

DEQ

Standard Letter

FINDINGS

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

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

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

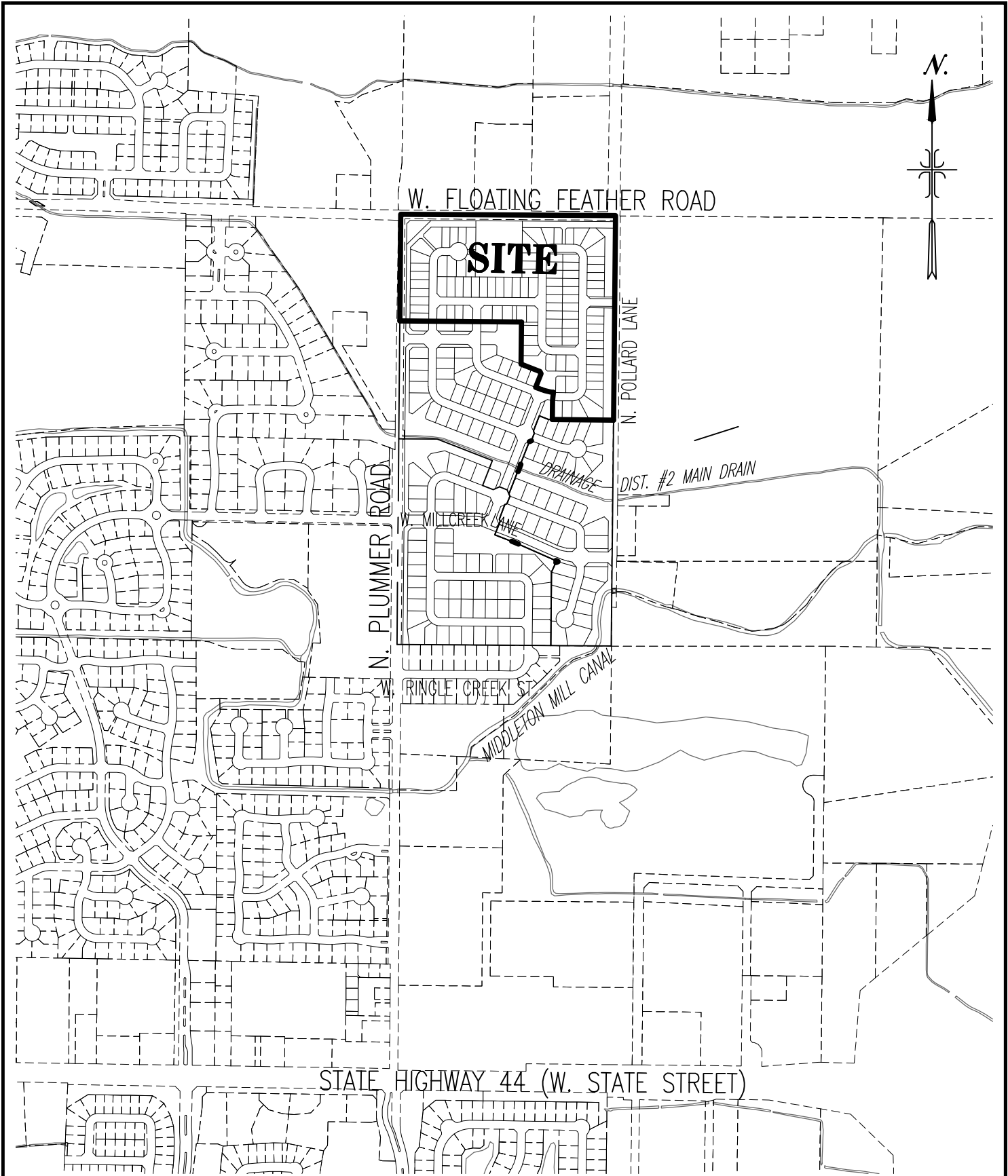
CONDITIONS OF APPROVAL

1. The final plat for the American Star Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
3. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
4. 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.
5. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
6. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.

7. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
8. All common areas shall be maintained by the Homeowner's Association.
9. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Home-Owners Association. Streetlights shall be installed prior to any building occupancy.
10. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan.
11. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
12. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
13. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
14. A sign application shall be submitted to the City for any subdivision signs.
15. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
16. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
17. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
18. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
19. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
20. All common areas shall be maintained by the Homeowners Association.
21. A barricade is required to be placed at the south end of N. Garnet Creek Avenue, to be removed only by ACHD.
22. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-04 American Star Subdivision, Final Plat, Phase 4 on _____, _____. 2022.



AMERICAN STAR SUBDIVISION NO. 4

1" = 800'

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.,
STAR, ADA COUNTY, IDAHO



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

FINAL PLAT APPLICATION

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

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

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: AMH Development, LLC
Applicant Address: 23975 Park Sorrento, Suite 300, Calabasas, CA 91302-4012 Zip: 91302-4012
Phone: (208) 960-2436 Email: kwelburn@ah4r.com

Owner Name: AMH Development, LLC
Owner Address: 23975 Park Sorrento, Suite 300, Calabasas, CA Zip: 91302-4012
Phone: (208) 960-2436 Email: kwelburn@ah4r.com

Representative (e.g., architect, engineer, developer):
Contact: Becky McKay Firm Name: Engineering Solutions, LLP
Address: 1029 N. Rosario Street, Suite 100, Meridian, ID Zip: 83642
Phone: (208) 938-0980 Email: beckym@engsol.org

Property Information:

Subdivision Name: American Star Subdivision Phase: 4

Parcel Number(s): S0409223025

Approved Zoning: R3 Units per acre: 4.86

Total acreage of phase: 26.55 Total number of lots: 129

Residential: 116 Commercial: _____ Industrial: _____

Common lots: 7 + 1 fire station Total acreage of common lots: 3.52 Percentage: 13.26

Percent of common space to be used for drainage: (underground) Acres: _____

Special Flood Hazard Area: total acreage N/A number of homes N/A

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>116</u>	<u>116</u>
Number of Common Lots:	<u>11 + 1 fire station lot</u>	<u>12 + 1 fire station lot</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>Public - ACHD</u>	<u>Public - ACHD</u>

Amenities: Landscaping and pathways Landscaping and pathways

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

Subdivision Name: American Star Phase: 4

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 6/19/20
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE .0 ft., etc.:
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:


(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
x	Completed and signed copy of Final Plat Application	
x	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
x	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	
x	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
x	Electronic copy of current recorded warranty deed for the subject property	
x	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
x	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
x	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
x	Electronic copy of vicinity map showing the location of the subject property	
x	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
x	One (1) 11" X 17" paper copy of the Final Plat	
x	Electronic copy of the Final landscape plan**	

x	One (1) 11" X 17" copy of the Final landscape plan	
x	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
x	Electronic copy of a Plat with all phases marked with changes, if applicable**	
x	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
x	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
To be provided	Electronic copy of all easement agreements submitted to the irrigation companies	
x	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
x	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs)</u> with the files named with project name and plan type.	
To be provided	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

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



Applicant/Representative Signature

March 15, 202

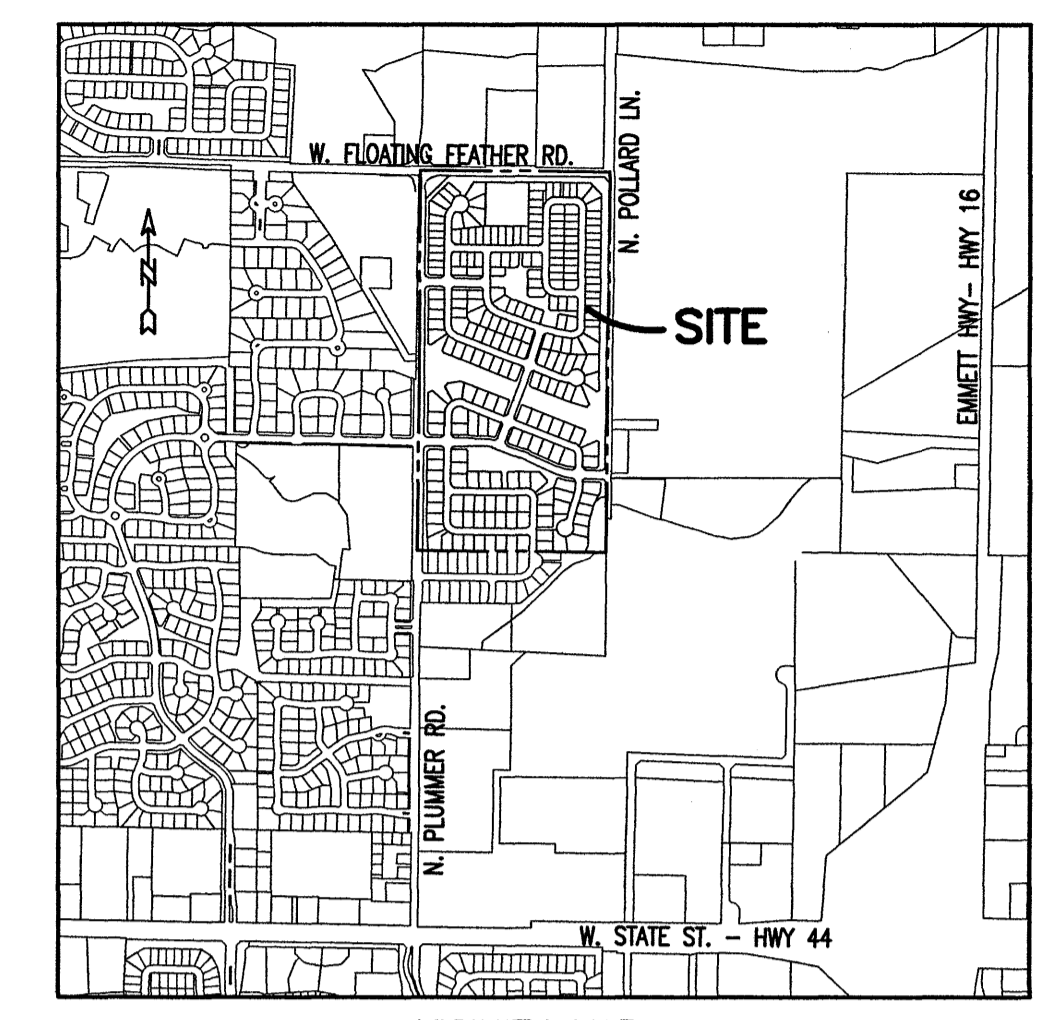
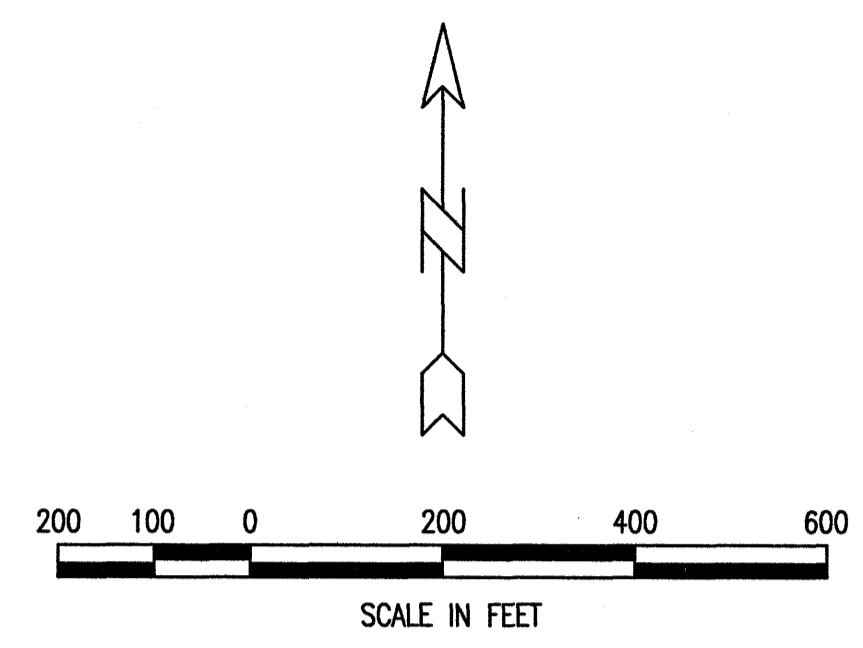
Date

American Star Subdivision No. 4 Project Narrative/Statement of Compliance

AMH Development, LLC., hereby applies for Final Plat approval for American Star Subdivision No. 4, consisting of 116 single-family residential lots, 1 future fire station lot and 13 common lots on 26.55 acres of land. Located at 1078 N. Plummer Road, the land was annexed with a zoning of R-3 in 2006. The gross density of this phase is 4.86 units per acre, with lots ranging in size from 4,918 square feet to 13,363 square feet, with an average lot size of 6,024 square feet. The landscaped/common area for this phase totals 3.52 acres, 13.26 percent of the total site. The amenities within this phase include landscaped common areas and pathways. All building setbacks are to be per Star City Code.

The final plat complies with the approved preliminary plat and meets all requirements and/or standard conditions of approval thereof. The project conforms with acceptable engineering, architectural and surveying practices and local standards.

The property can be served adequately by essential public facilities and services, as the developer will extend sanitary sewer and water mains to and through the proposed development, thereby making them available to adjacent properties. Road improvements will be made in accordance with Ada County Highway District standards, and impact fees will be paid to Ada County Highway District with each building lot.



VICINITY MAP
N.T.S.
LOCATED IN THE NW 1/4 OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.
STAR, ADA COUNTY, IDAHO

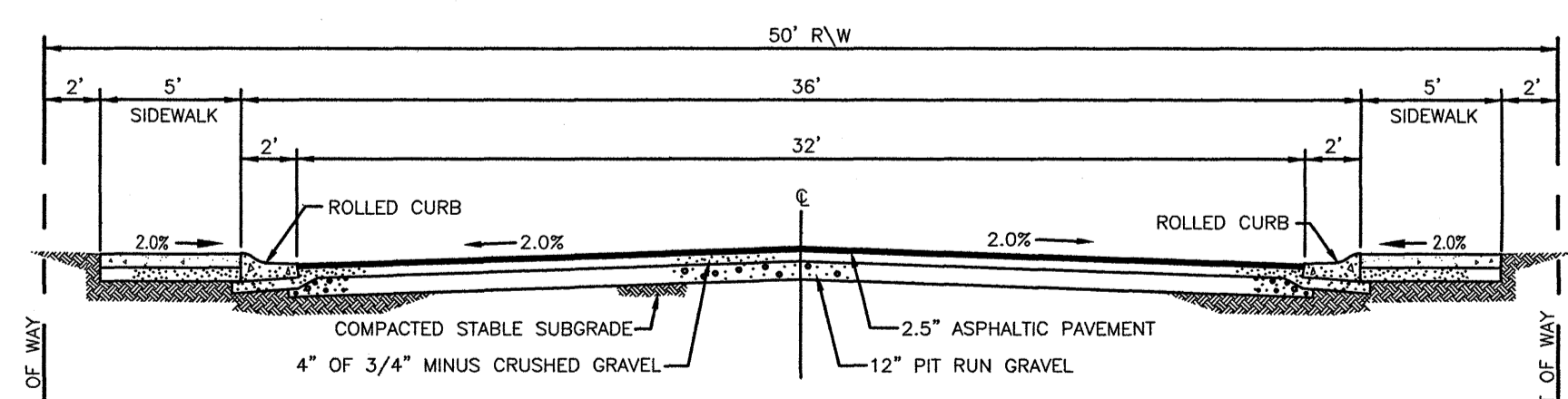
NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER & WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE - SEE FIRM PANEL 160001001304, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS WILL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED IN THE DEVELOPMENT AGREEMENT.
- LOTS 1, 2, 42 & 70, BLOCK 1; LOT 7, BLOCK 2; LOT 4, BLOCK 4; LOTS 1 & 11, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 11, 18, 28 AND 29, BLOCK 9 AND LOT 1, BLOCK 11 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. LOT 36, BLOCK 1 IS A COMMON DRIVEWAY LOT FOR THE MUTUAL USE AND BENEFIT OF LOTS 35, 37 AND 39, BLOCK 1. LOT 38, BLOCK 1 IS RESERVED FOR A CITY OF STAR FIRE STATION. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS.
- DIRECT LOT ACCESS TO N. PLUMMER RD., N. POLLARD LANE, AND, EXCEPT FOR FIRE STATION LOT 38 BLOCK 1, W. FLOATING FEATHER RD., IS PROHIBITED.

PRELIMINARY PLAT DATA

SITE AREA	79.85 ACRES
SINGLE-FAMILY RESIDENTIAL (53.1%)	42.43 ACRES
RIGHT-OF-WAY (22.7%)	18.14 ACRES
FIRE STATION (2.6%)	2.07 ACRES
COMMON AREA (21.6%)	17.21 ACRES
MINIMUM RESIDENTIAL LOT SIZE	5,000 SF
AVERAGE RESIDENTIAL LOT SIZE	7,700 SF
EXISTING ZONING	R-3
SINGLE-FAMILY RESIDENTIAL LOTS:	240
COMMON DRIVE LOT:	1
FIRE STATION LOT:	1
OPEN SPACE/COMMON LOTS	17
TOTAL LOTS	259
GROSS RESIDENTIAL DENSITY:	3.01 DU/ACRE

AMENITIES:
SWIMMING POOL FACILITY, PLAYGROUNDS, CLUBHOUSE & PICKLEBALL COURT



TYPICAL LOCAL STREET SECTION - 50' RIGHT-OF-WAY
N.T.S.

OWNERS OF RECORD
CT REAL ESTATE LLC
1199 W. OAKHAMPTON DR.
EAGLE, IDAHO 83616

DEVELOPER
AMH DEVELOPMENT
280 PILOT ROAD, STE. 200
LAS VEGAS, NEVADA 89119
Phone (301) 832-0630

PLANNER / CONTACT
BECKY MCKAY
1029 N. ROSARIO ST., STE. 100
MERIDIAN, ID 83642
Phone (208) 938-0980 Fax (208) 938-0941

REVISIONS

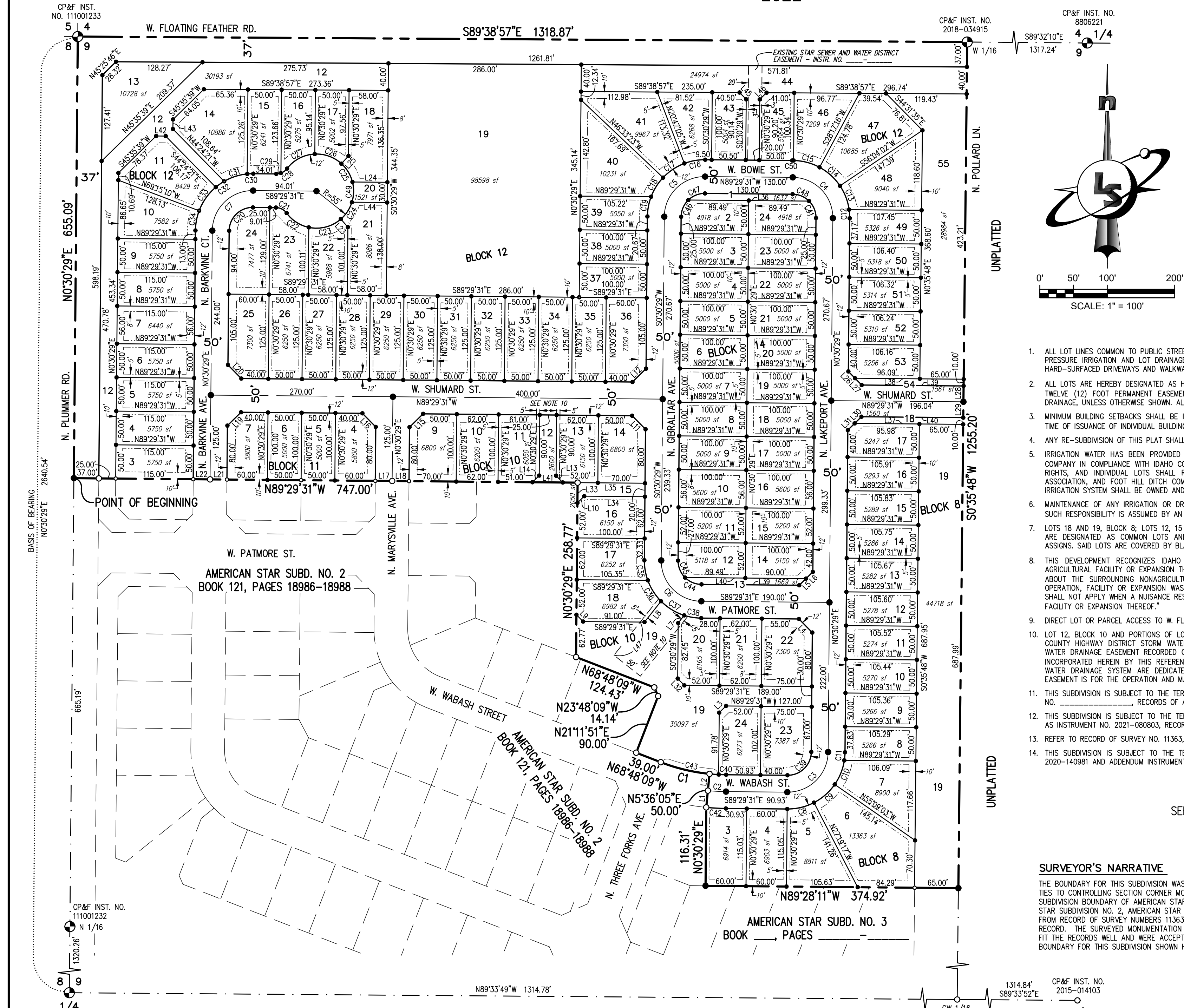
ENGINEERING SOLUTIONS LP
1029 N. ROSARIO ST., STE. 100
MERIDIAN, ID 83642
Phone (208) 938-0980 Fax (208) 938-0941

AMERICAN STAR SUBDIVISION
PRELIMINARY PLAT
LOCATED IN THE NW 1/4 OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.
STAR, ADA COUNTY, IDAHO

SCALE 1"=100'
DWG. DATE 08/23/18
PROJ. NO. 180705
SHEET 1 OF 3
PRE
/180705-PRE.DWG

AMERICAN STAR SUBDIVISION NO. 4

A PARCEL OF LAND BEING A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 9,
T.4N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO
2022



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- SURVEY TIE LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
- 11 LOT NUMBER

NOTES

1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
3. 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 THIS PLAT.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, AND FOOT HILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND INDIVIDUAL LOTS SHALL REMAIN SUBJECT TO ASSESSMENTS FROM MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, AND FOOT HILL DITCH COMPANY, TO BE PAID THROUGH FEES ASSESSED BY THE HOMEOWNERS ASSOCIATION. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE AMERICAN STAR HOMEOWNERS ASSOCIATION.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
7. LOTS 18 AND 19, BLOCK 8; LOTS 12, 15 AND 19, BLOCK 10; LOTS 12, 13, 19, 20, 44, 54 AND 55, BLOCK 12 AND LOTS 1 AND 13, BLOCK 14 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE AMERICAN STAR HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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."
9. DIRECT LOT OR PARCEL ACCESS TO W. FLOATING FEATHER ROAD AND N. PLUMMER ROAD IS PROHIBITED.
10. LOT 12, BLOCK 10 AND PORTIONS OF LOTS 11, 13, 18, 19 AND 20, BLOCK 10 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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 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.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR AMERICAN STAR SUBDIVISION, RECORDED AS INSTRUMENT NO. 2021-080803, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE SUBSEQUENTLY AMENDED.
13. REFER TO RECORD OF SURVEY NO. 11363, ADA COUNTY RECORDS, FOR ADDITIONAL SURVEY INFORMATION.
14. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH DRAINAGE DISTRICT NO. 2 RECORDED AS INSTRUMENT NUMBER 2020-140981 AND ADDENDUM INSTRUMENT NO. 2021-073562, RECORDS OF ADA COUNTY, IDAHO.

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF AMERICAN STAR SUBDIVISION NO. 1, AMERICAN STAR SUBDIVISION NO. 2, AMERICAN STAR SUBDIVISION NO. 3, INFORMATION FROM RECORD OF SURVEY NUMBERS 11363, 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.



ENGINEERING SOLUTIONS LLP
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LandSolutions
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AMERICAN STAR SUBDIVISION NO. 4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	74.64'	275.00'	15°33'00"	N76°34'39"W	74.41'
C2	26.89'	300.00'	5°08'08"	S86°55'27"E	26.88'
C3	94.25'	60.00'	90°00'00"	N45°30'29"E	84.85'
C4	94.25'	60.00'	90°00'00"	N44°29'31"W	84.85'
C5	94.25'	60.00'	90°00'00"	S45°30'29"W	84.85'
C6	94.25'	60.00'	90°00'00"	S44°29'31"E	84.85'
C7	94.25'	60.00'	90°00'00"	S45°30'29"W	84.85'
C8	41.29'	85.00'	27°49'46"	N76°35'36"E	40.88'
C9	41.29'	85.00'	27°49'46"	N48°45'50"E	40.88'
C10	38.74'	85.00'	26°06'41"	N21°47'37"E	38.40'
C11	12.21'	85.00'	8°13'48"	N4°37'23"E	12.20'
C12	12.88'	85.00'	8°41'00"	N3°50'01"W	12.87'
C13	38.21'	85.00'	25°45'27"	N21°03'14"W	37.89'
C14	41.21'	85.00'	27°46'47"	N47°49'21"W	40.81'
C15	40.21'	85.00'	27°06'20"	N75°15'55"W	39.84'
C16	31.59'	85.00'	21°17'34"	S79°51'42"W	31.41'
C17	38.23'	85.00'	25°46'17"	S56°19'46"W	37.91'
C18	33.75'	85.00'	22°44'55"	S32°04'10"W	33.53'
C19	29.95'	85.00'	20°11'14"	S10°36'06"W	29.79'
C20	54.98'	35.00'	90°00'00"	S45°30'29"W	49.50'
C21	18.55'	20.00'	53°07'48"	N62°55'37"W	17.89'
C22	39.92'	55.00'	41°35'05"	S57°09'15"E	39.05'
C23	50.98'	55.00'	53°06'16"	N75°30'04"E	49.17'
C24	30.27'	55.00'	31°31'43"	N33°11'05"E	29.88'
C25	32.15'	55.00'	33°29'45"	N30°59'12"W	31.70'
C26	43.09'	55.00'	44°53'34"	N70°10'51"W	42.00'
C27	47.99'	55.00'	49°59'42"	S62°22'31"W	46.48'
C28	11.40'	20.00'	32°40'02"	N53°42'41"E	11.25'
C29	7.14'	20.00'	20°27'47"	N80°16'35"E	7.11'
C30	9.02'	85.00'	6°04'41"	S87°28'08"W	9.01'
C31	36.11'	85.00'	24°20'18"	S72°15'39"W	35.84'
C32	15.22'	85.00'	10°15'41"	S54°57'39"W	15.20'
C33	43.23'	85.00'	29°08'24"	S35°15'37"W	42.77'
C34	29.94'	85.00'	20°10'56"	S10°35'57"W	29.79'
C35	30.31'	85.00'	20°25'41"	S9°42'22"E	30.15'
C36	36.98'	85.00'	24°55'42"	S32°23'03"E	36.69'
C37	40.68'	85.00'	27°25'25"	S58°33'36"E	40.30'
C38	25.55'	85.00'	17°13'13"	S80°52'55"E	25.45'
C39	54.98'	35.00'	90°00'00"	N45°30'29"E	49.50'
C40	11.08'	275.00'	2°18'28"	S88°20'17"E	11.08'
C41	27.85'	35.00'	45°35'05"	N22°17'04"W	27.12'
C42	29.11'	325.00'	5°07'57"	S86°55'33"E	29.10'
C43	88.23'	275.00'	18°22'54"	N77°59'36"W	87.85'
C44	27.13'	35.00'	44°24'55"	S67°17'04"E	26.46'
C45	27.85'	35.00'	45°35'05"	S22°17'04"E	27.12'
C46	27.85'	35.00'	45°35'05"	S23°18'01"W	27.12'
C47	27.13'	35.00'	44°24'55"	S68°18'01"W	26.46'
C48	27.13'	35.00'	44°24'55"	N67°17'04"W	26.46'
C49	30.39'	55.00'	31°39'33"	N1°35'27"E	30.01'
C50	1.00'	85.00'	0°40'27"	N89°09'18"W	1.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	N5°36'05"E
L2	25.00'	N5°36'05"E
L3	14.14'	N45°30'29"E
L4	28.28'	N44°29'31"W
L5	14.14'	N45°30'29"E
L6	14.14'	N45°30'29"E
L7	14.39'	N38°23'44"E
L8	39.52'	N38°23'44"E
L9	14.14'	S44°29'31"E
L10	14.14'	N45°30'29"E
L11	28.28'	N44°29'31"W
L12	28.28'	N45°30'29"E
L13	14.14'	N44°29'31"W
L14	14.14'	N45°30'29"E
L15	28.28'	N45°30'29"E
L16	28.28'	N44°29'31"W
L17	25.00'	S89°29'31"E
L18	25.00'	S89°29'31"E
L19	28.28'	N45°30'29"E
L20	28.28'	N44°29'31"W
L21	25.00'	N89°29'31"W
L22	25.00'	N89°29'31"W
L23	15.84'	N41°03'04"W
L24	51.80'	S89°29'31"E
L25	15.56'	N42°15'56"E
L26	14.14'	S44°29'31"E
L27	14.14'	S44°29'31"E
L28	23.50'	S0°35'48"W
L29	23.50'	S0°35'48"W
L30	14.14'	S45°30'29"W
L31	14.14'	S45°30'29"W
L32	14.14'	N44°29'31"W
L33	30.00'	S0°30'29"W
L34	90.00'	S89°29'31"E
L35	100.00'	S89°29'31"E
L36	178.99'	S89°29'31"E
L37	160.98'	S89°29'31"E
L38	161.09'	S89°29'31"E
L39	151.07'	S89°29'31"E
L40	151.00'	S89°29'31"E
L39	145.00'	S89°29'31"E
L40	179.49'	S89°29'31"E
L41	45.00'	S89°29'31"E
L42	14.14'	S89°24'21"E
L43	14.14'	N0°35'39"E
L44	52.37'	S89°29'31"E
L45	14.12'	N44°34'14"W
L46	14.16'	S45°25'46"W
L47	62.68'	S38°23'44"W



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AMERICAN STAR SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT AMH DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED IN THE NW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW ¼ OF SAID SECTION 9, ALSO BEING THE SOUTHWESTERLY CORNER OF AMERICAN STAR SUBDIVISION NO. 1, AS SHOWN IN BOOK 120 OF PLATS ON PAGES 18600 THROUGH 18602, RECORDS OF ADA COUNTY, IDAHO, AND FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 9 BEARS N 0°30'29"E A DISTANCE OF 2640.54 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NW ¼, ALSO BEING PARTIALLY ALONG THE WESTERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 1 N 0°30'29"E A DISTANCE OF 1320.26 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW ¼ OF SAID NW ¼;

THENCE CONTINUING N 0°30'29"E ALONG THE WESTERLY BOUNDARY OF SAID NW ¼ OF THE NW ¼ A DISTANCE OF 665.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY N 0°30'29"E A DISTANCE OF 655.09 FEET TO THE NORTHWEST CORNER OF SAID NW ¼ OF THE NW ¼;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ OF THE NW ¼ S 89°38'57"E A DISTANCE OF 1318.87 FEET TO THE NORTHEAST CORNER OF SAID NW ¼ OF THE NW ¼;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NW ¼ OF THE NW ¼ S 0°35'48"W A DISTANCE OF 1255.20 FEET TO THE NORTHEASTERLY CORNER OF AMERICAN STAR SUBDIVISION NO. 3, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO,

THENCE LEAVING SAID EASTERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 3 N 89°28'11"W A DISTANCE OF 374.92 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF AMERICAN STAR SUBDIVISION NO. 2, AS SHOWN IN BOOK 121 OF PLATS ON PAGES 18986 THROUGH 18988, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID AMERICAN STAR SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 0°30'29"E A DISTANCE OF 116.31 FEET TO A POINT;

THENCE N 5°36'05"E A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 74.64 FEET ALONG THE ARC OF A 275.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°33'00" AND A LONG CHORD BEARING N 76°34'39" W A DISTANCE OF 74.41 FEET TO A POINT OF TANGENCY;

THENCE N 68°48'09"W A DISTANCE OF 39.00 FEET TO A POINT;

THENCE N 21°11'51"E A DISTANCE OF 90.00 FEET TO A POINT;

THENCE N 23°48'09"W A DISTANCE OF 14.14 FEET TO A POINT;

THENCE N 68°48'09"W A DISTANCE OF 124.43 FEET TO A POINT;

THENCE N 0°30'29"E A DISTANCE OF 258.77 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SUBDIVISION BOUNDARY, AND THE EXTENSION THEREOF, N 89°29'31" W A DISTANCE OF 747.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 26.55 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE-DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC; HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. SAID DISTRICT HAS AGREED, IN WRITING, TO SERVE ALL THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

BRENT JOHNSON
VICE PRESIDENT - LAND DEVELOPMENT

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRENT JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE VICE PRESIDENT OF LAND DEVELOPMENT OF AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

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



AMERICAN STAR SUBDIVISION NO. 4

BOOK _____, PAGE _____

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CENTRAL DISTRICT HEALTH

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

CERTIFICATE OF COUNTY TREASURER

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, 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 ENGINEER

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

CITY ENGINEER

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO)
) SS
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK __M., THIS _____ DAY OF _____, 20____, IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY

EX-OFFICIO RECORDER

APPROVAL OF CITY COUNCIL

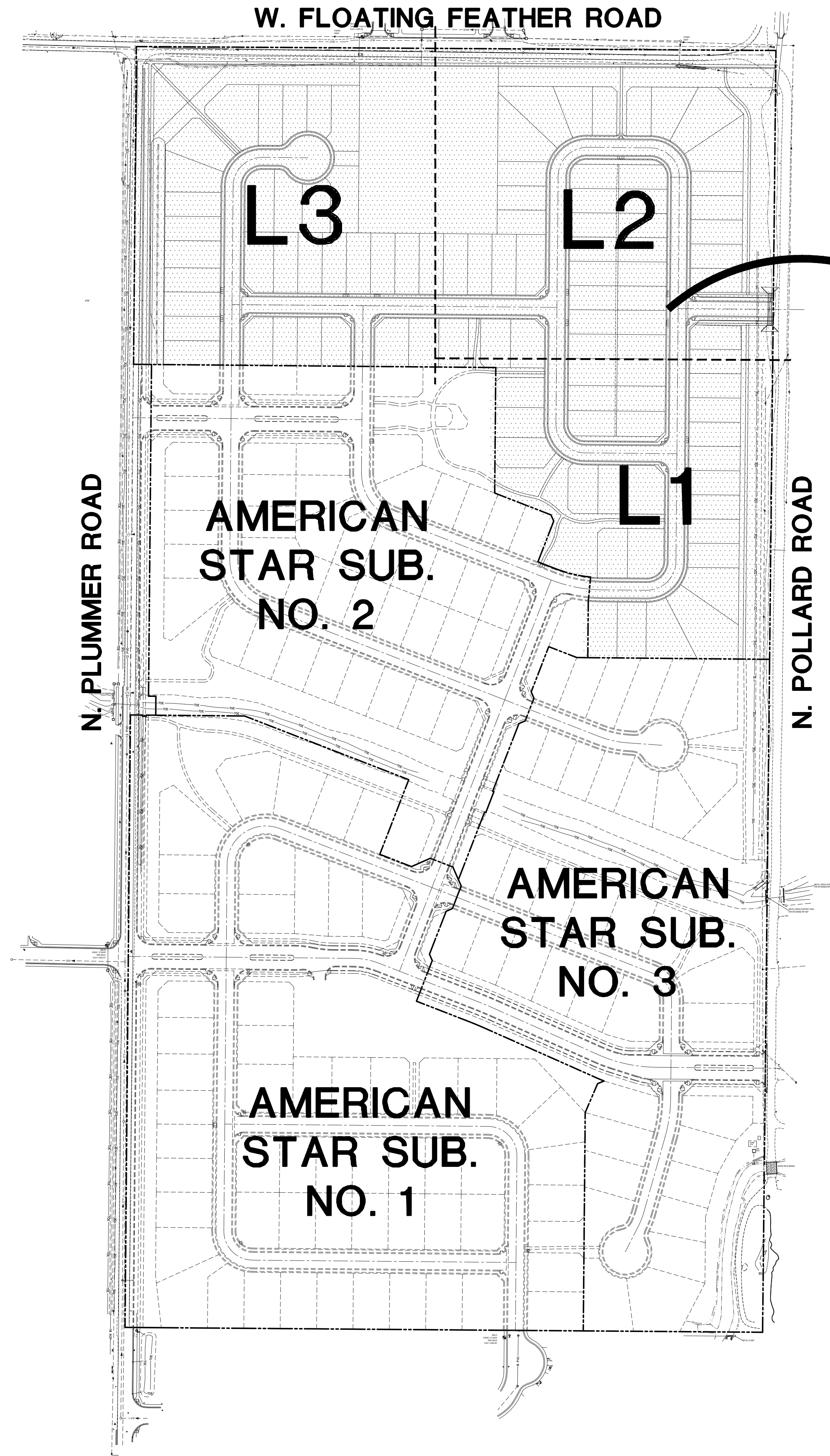
I, _____, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____ THIS PLAT WAS DULY ACCEPTED AND APPROVED.

STAR CITY CLERK



JOB NO. 19-21
SHEET 4 OF 4





AMERICAN
STAR SUB.
NO. 4

AMERICAN
STAR SUB.
NO. 2

AMERICAN
STAR SUB.
NO. 3

AMERICAN
STAR SUB.
NO. 1

W. FLOATING FEATHER ROAD

N. PLUMMER ROAD

N. POLLARD ROAD

L3

L2

L1

NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L3) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHT L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.
4. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON SHT L4.

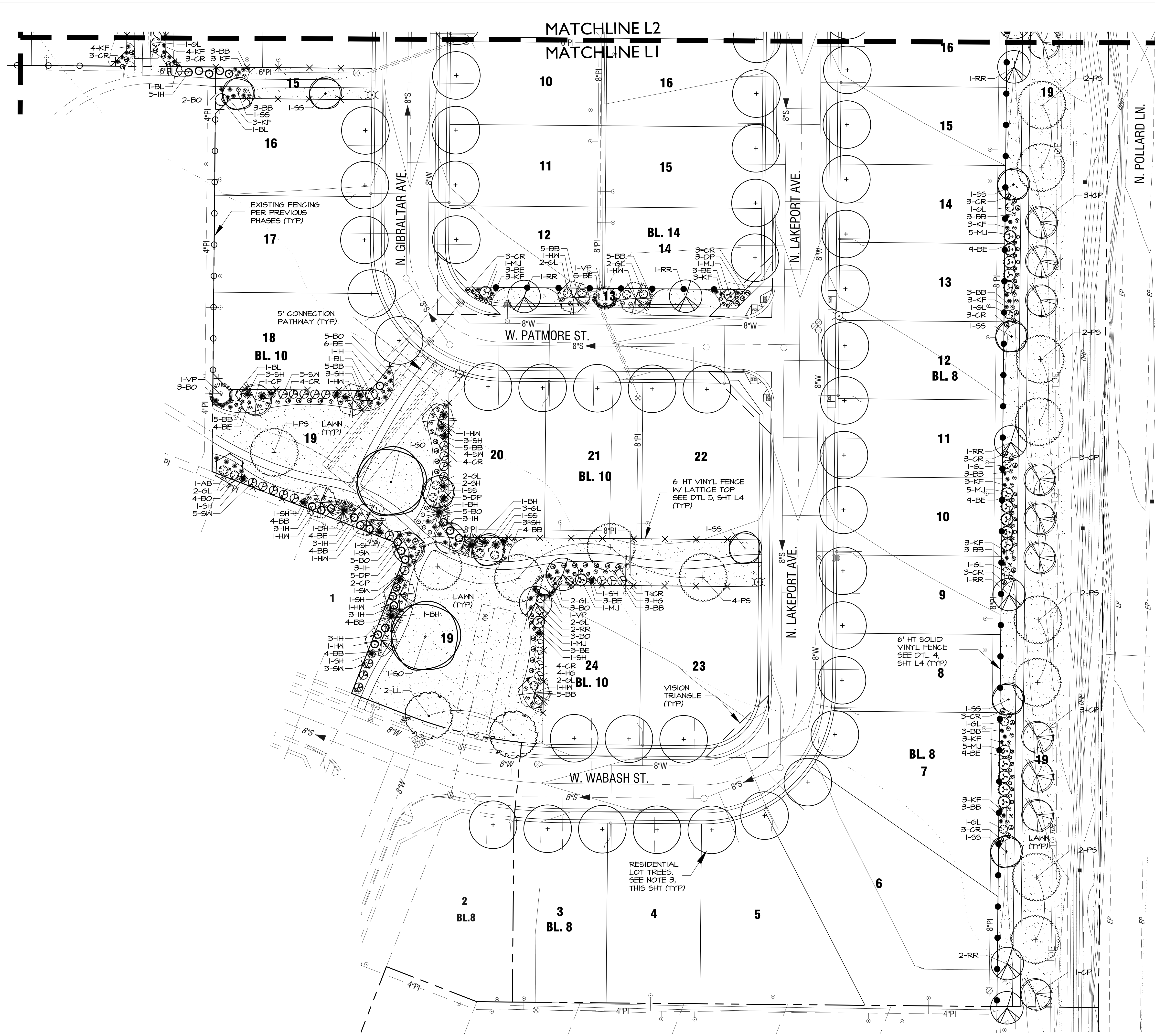


NO.	DESCRIPTION	DATE	BY

ENGINEERING SOLUTIONS LP
 1029 N. ROSARIO STREET SUITE 100
 MERIDIAN, IDAHO 83642
 PHONE: (208) 338-5880 FAX: (208) 338-5841

AMERICAN STAR SUBD. NO. 4
 T-4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO
FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	02/22/2022
PROJECT NO.	JBA-2053
DWG. FILE	-
SCALE	AS SHOWN
DRAWN BY	JJN
CHECKED BY	KCS



PLANT SCHEDULE

(REFERENCE SHT L4)
SYM COMMON NAME

EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	FAT ALBERT BLUE SPRUCE
MJ	MOONGLOW JUNIPER
NS	NORWAY SPRUCE
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
LP	BLOODGOOD LONDON PLANETREE
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
CP	CHANTICLEER PEAR
HB	HERITAGE RIVER BIRCH
LL	LITTLELEAF LINDEN
PS	PACIFIC SUNSET MAPLE
ORNAMENTAL TREES (CLASS I)	
AB	AUTUMN BRILLIANCE SERVICEBERRY
HN	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
AF	ARCTIC FIRE RED TWIG DOGWOOD
BA	DWARF BLUE ARCTIC WILLOW
BB	CRIMSON PYGMY BARBERRY
BE	BLACK EYED SUSAN
BL	BLACK LACE ELDERBERRY
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DP	DOUBLE PLAY GOLD SPIREA
HG	HENRY'S GARNET SWEETSPIRE
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
SH	SHENANDOAH SWITCH GRASS
SN	SUMMERWINE NINEBARK

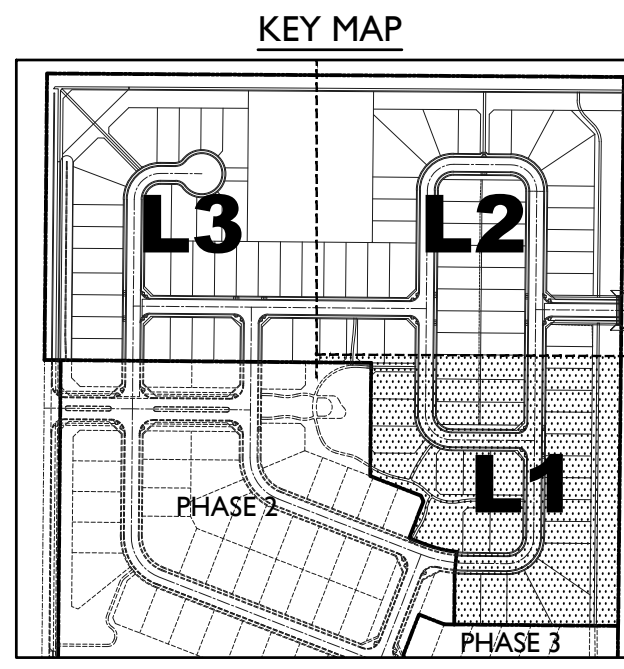
- LAWN
- RED FESCUE UNMOWN
- GRASS SEED
- WETLAND SEED MIX
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L4
- 6' VINYL FENCE W LATTICE TOP ALONG COMMON AREAS (TYP). SEE DTL 5, SHT L4

NOTES

- REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, AND CALCULATIONS.
- REFER TO SHEET L5 FOR LANDSCAPE SPECIFICATIONS.
- BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. REFER TO NOTE 7, SHT L4.

JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
1600 Tynell Lane, Ste 100 Boise, ID 83708
PH: (208) 349-7776 www.jensenbelts.com

NORTH



NO.	DESCRIPTION	DATE	BY

ENGINEERING SOLUTIONS^{LLP}
1025 N. ROSARIO STREET SUITE 100
MERIDIAN, IDAHO 83642
PHONE: (208) 358-0589 FAX: (208) 358-0541

AMERICAN STAR SUBD. NO. 4
T. 4N., R. 1W., B.M. STAR, ADA COUNTY, IDAHO

FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	02/22/2022
PROJECT NO.	JBA-2053
DWG. FILE	
SCALE	AS SHOWN
DRAWN BY	JJN
CHECKED BY	KCS

W. FLOATING FEATHER RD.

W. FLOATING FEATHER RD.

MATCHLINE L3
MATCHLINE L2

W. SHUMARD ST.

W. SHUMARD ST.

MATCHLINE L2
MATCHLINE L1

PLANT SCHEDULE

(REFERENCE SHT L4)

SYM COMMON NAME

EVERGREEN TREES

BH	BLACK HILLS SPRUCE
BS	FAT ALBERT BLUE SPRUCE
MJ	MOONGLOW JUNIFER
NS	NORWAY SPRUCE
VP	VANDERWOLFS PINE

SHADE TREES (CLASS III)

LP	BLOODGOOD LONDON PLANETREE
SO	SWAMP OAK

SHADE/STREET TREES (CLASS II)

CP	CHANTICLEER PEAR
HB	HERITAGE RIVER BIRCH
LL	LITTLELEAF LINDEN
PS	PACIFIC SUNSET MAPLE

ORNAMENTAL TREES (CLASS I)

AB	AUTUMN BRILLIANCE SERVICEBERRY
HN	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

AF	ARCTIC FIRE RED TWIG DOGWOOD
BA	DWARF BLUE ARCTIC WILLOW
BB	CRIMSON PYGMY BARBERRY
BE	BLACK EYED SUSAN
BL	BLACK LACE ELDERBERRY
BO	BLUE OAT GRASS
DP	RED FLOWER CARPET ROSE
DR	DOUBLE PLAY GOLD SPIREA
HG	HENRY'S GARNET SWEETSPIRE
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
SH	SHENANDOAH SWITCH GRASS
SN	SUMMERWINE NINEBARK

	LAWN
	RED FESCUE UNMOWN GRASS SEED
	WETLAND SEED MIX

6" VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L4

6" VINYL FENCE W LATTICE TOP ALONG COMMON AREAS (TYP). SEE DTL 5, SHT L4

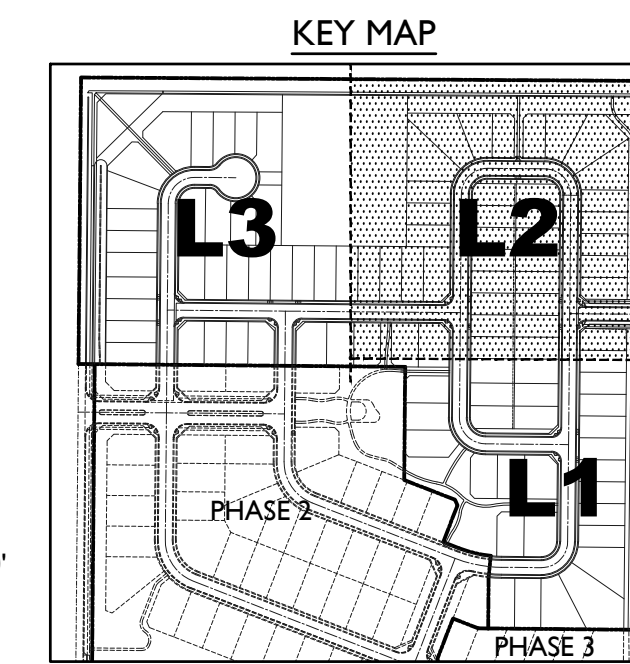
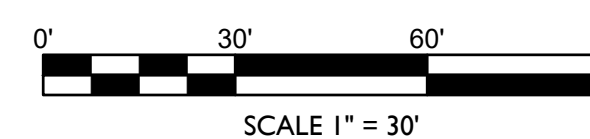
NOTES

- REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, AND CALCULATIONS.
- REFER TO SHEET L5 FOR LANDSCAPE SPECIFICATIONS.
- BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. REFER TO NOTE 7, SHT L4.



JENSENBELTS ASSOCIATES

Site Planning / Landscape Architecture
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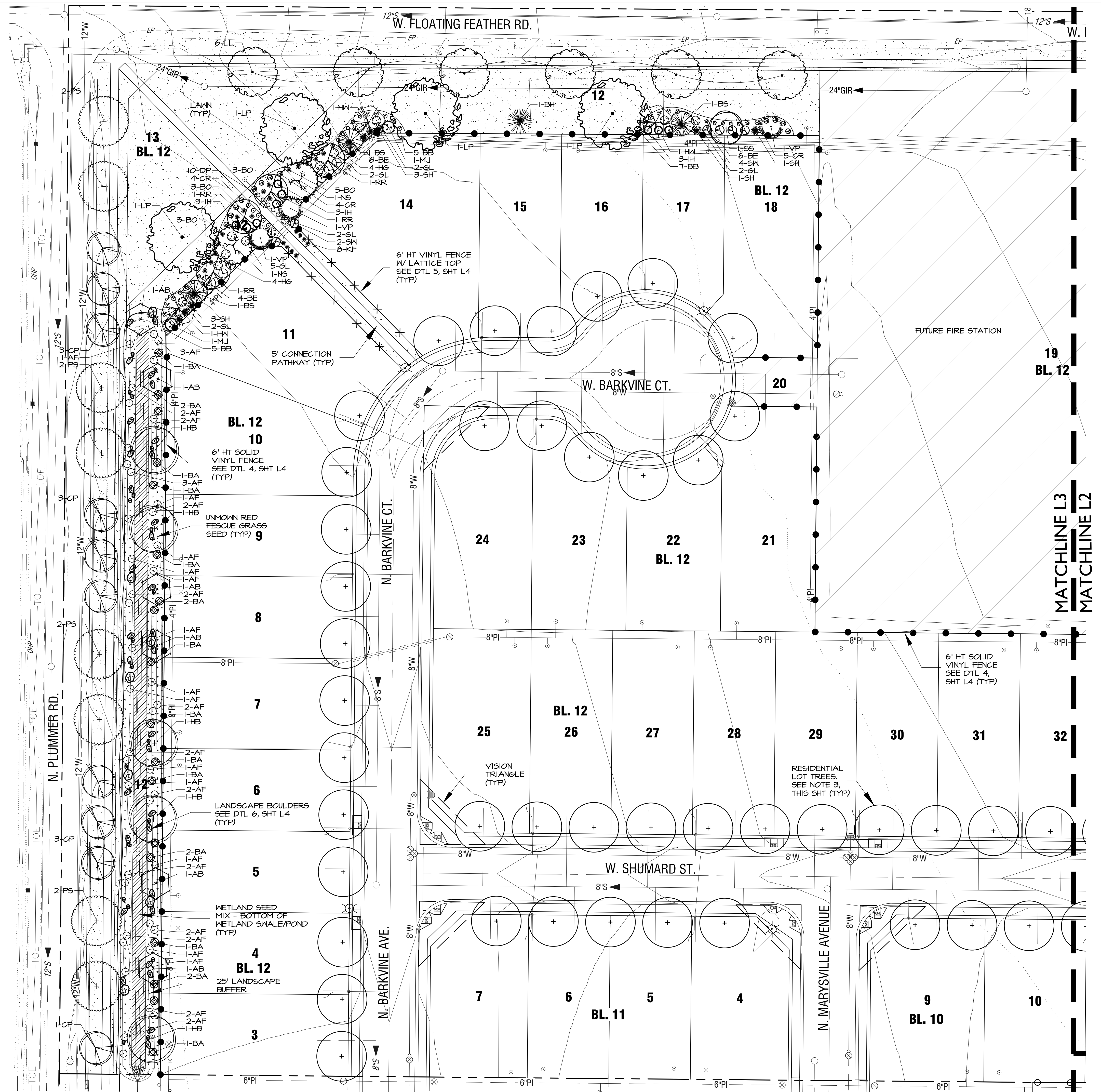
NO.	DESCRIPTION	DATE	BY

1029 N. ROSARIO STREET SUITE 100
MERIDIAN, IDAHO 83642
PHONE: (208) 358-0589 FAX: (208) 358-0541

ENGINEERING SOLUTIONS
AMERICAN STAR SUBD. NO. 4
T-4N, R-1W, B-M, STAR, ADA COUNTY, IDAHO
FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	02/22/2022
PROJECT NO.	JBA-2053
DWG. FILE	
SCALE	AS SHOWN
DRAWN BY	JJN
CHECKED BY	KCS

L2
SHEET 3 OF 6



PLANT SCHEDULE (REFERENCE SHT L4)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	FAT ALBERT BLUE SPRUCE
MJ	MOONGLOW JUNIFER
NS	NORWAY SPRUCE
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
LP	BLOODGOOD LONDON PLANETREE
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
CP	CHANTICLEER PEAR
HB	HERITAGE RIVER BIRCH
LL	LITTLELEAF LINDEN
PS	PACIFIC SUNSET MAPLE
ORNAMENTAL TREES (CLASS I)	
AB	AUTUMN BRILLIANCE SERVICEBERRY
HN	HOTWINGS MAPLE
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
AF	ARCTIC FIRE RED TWIG DOGWOOD
BA	DWARF BLUE ARCTIC WILLOW
BB	CRIMSON PYGMY BARBERRY
BE	BLACK EYED SUSAN
BL	BLACK LACE ELDERBERRY
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
DP	DOUBLE PLAY GOLD SPIREA
HG	HENRY'S GARNET SWEETSPIRE
GL	GRO-LOW SUMAC
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
SH	SHENANDOAH SWITCH GRASS
SN	SUMMERWINE NINEBARK

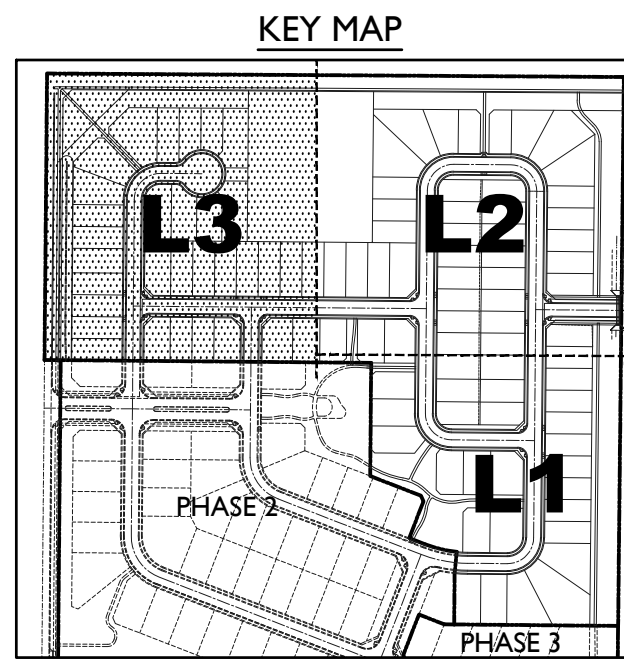
- LAWN
- RED FESCUE UNMOWN GRASS SEED
- WETLAND SEED MIX
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L4
- 6' VINYL FENCE W LATTICE TOP ALONG COMMON AREAS (TYP). SEE DTL 5, SHT L4

NOTES

- REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, AND CALCULATIONS.
- REFER TO SHEET L5 FOR LANDSCAPE SPECIFICATIONS.
- BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. REFER TO NOTE 7, SHT L4.

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NORTH



NO.	DESCRIPTION	DATE	BY

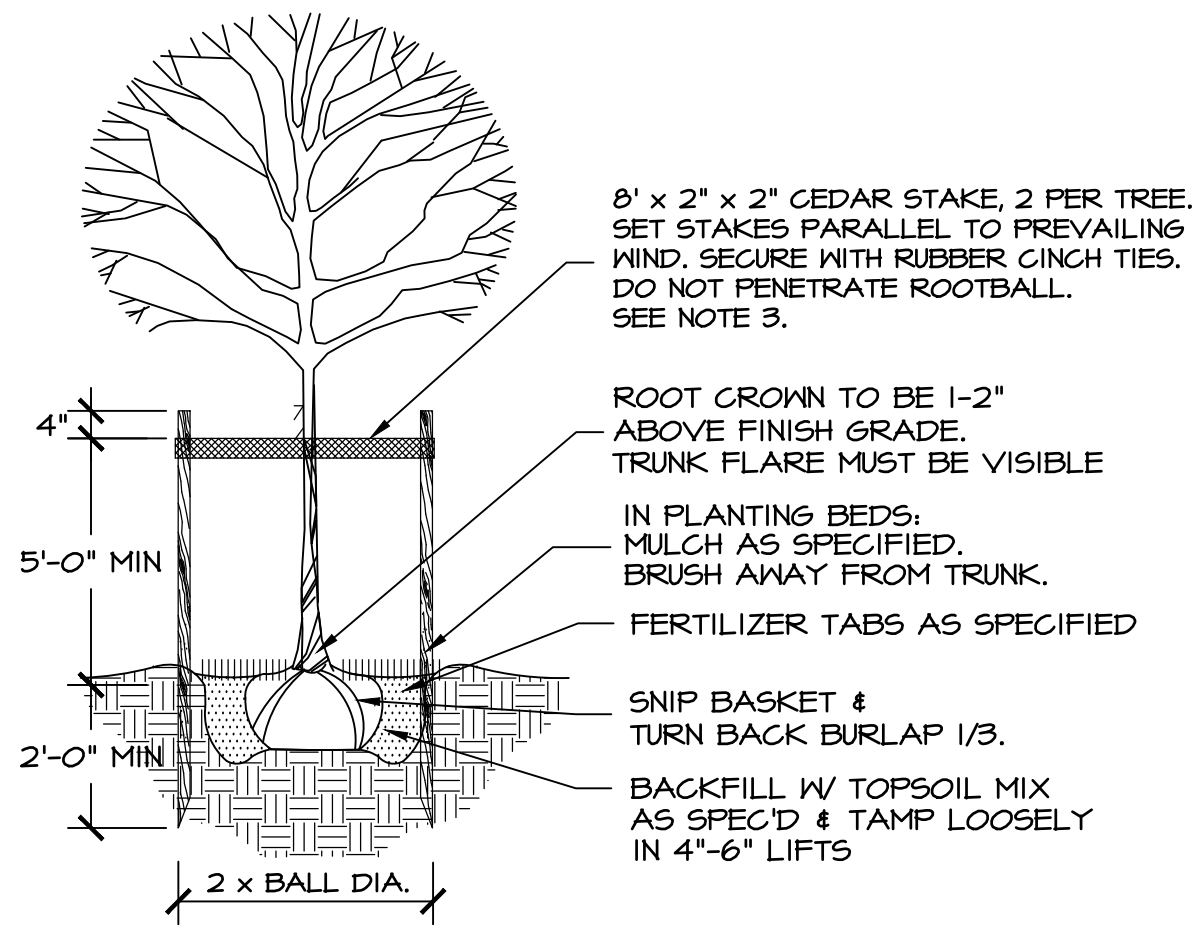
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AMERICAN STAR SUBD. NO. 4
T. 4N., R. 1W., B.M. STAR, ADA COUNTY, IDAHO

FINAL PLAT LANDSCAPE PLAN

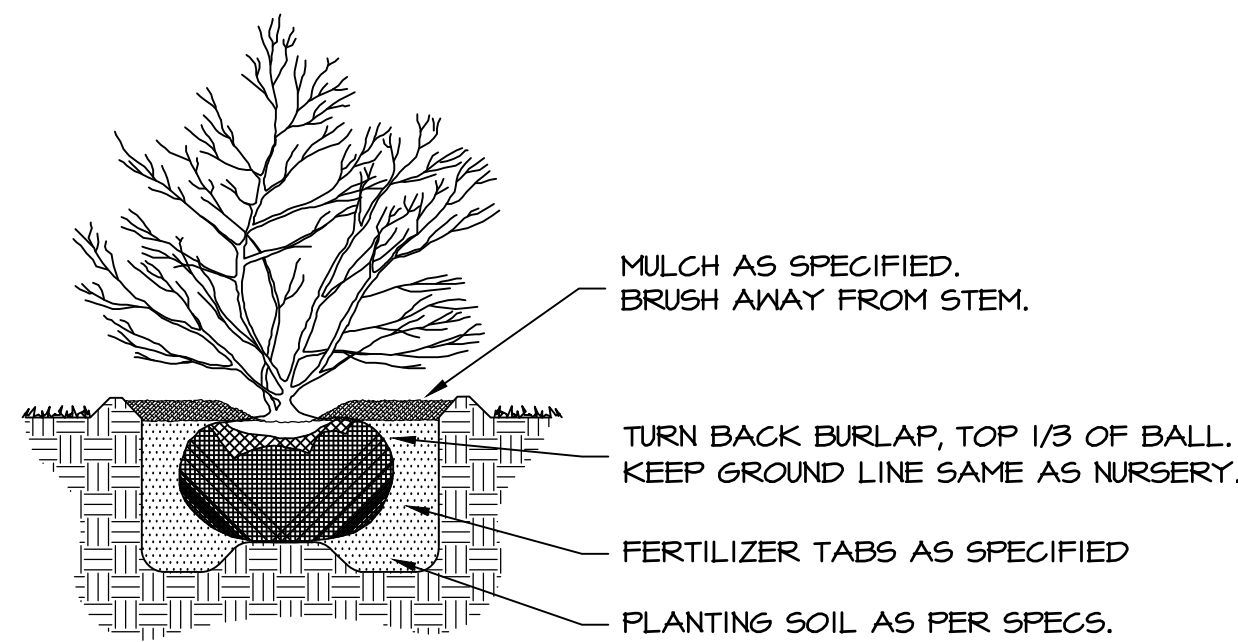
DATE ISSUED 02/22/2022
PROJECT NO. JBA-2053
DWG. FILE
SCALE AS SHOWN
DRAWN BY JJJ
CHECKED BY KCS

L3
SHEET 4 OF 6



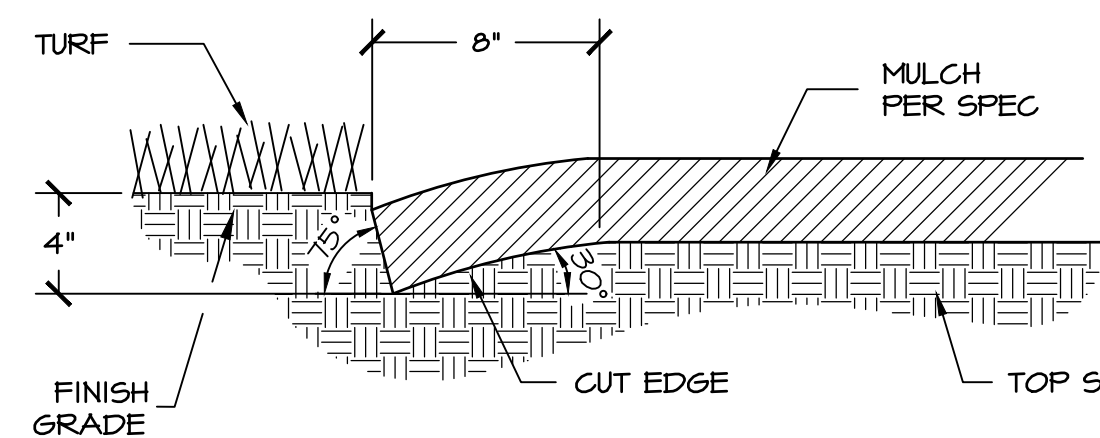
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING NOT TO SCALE

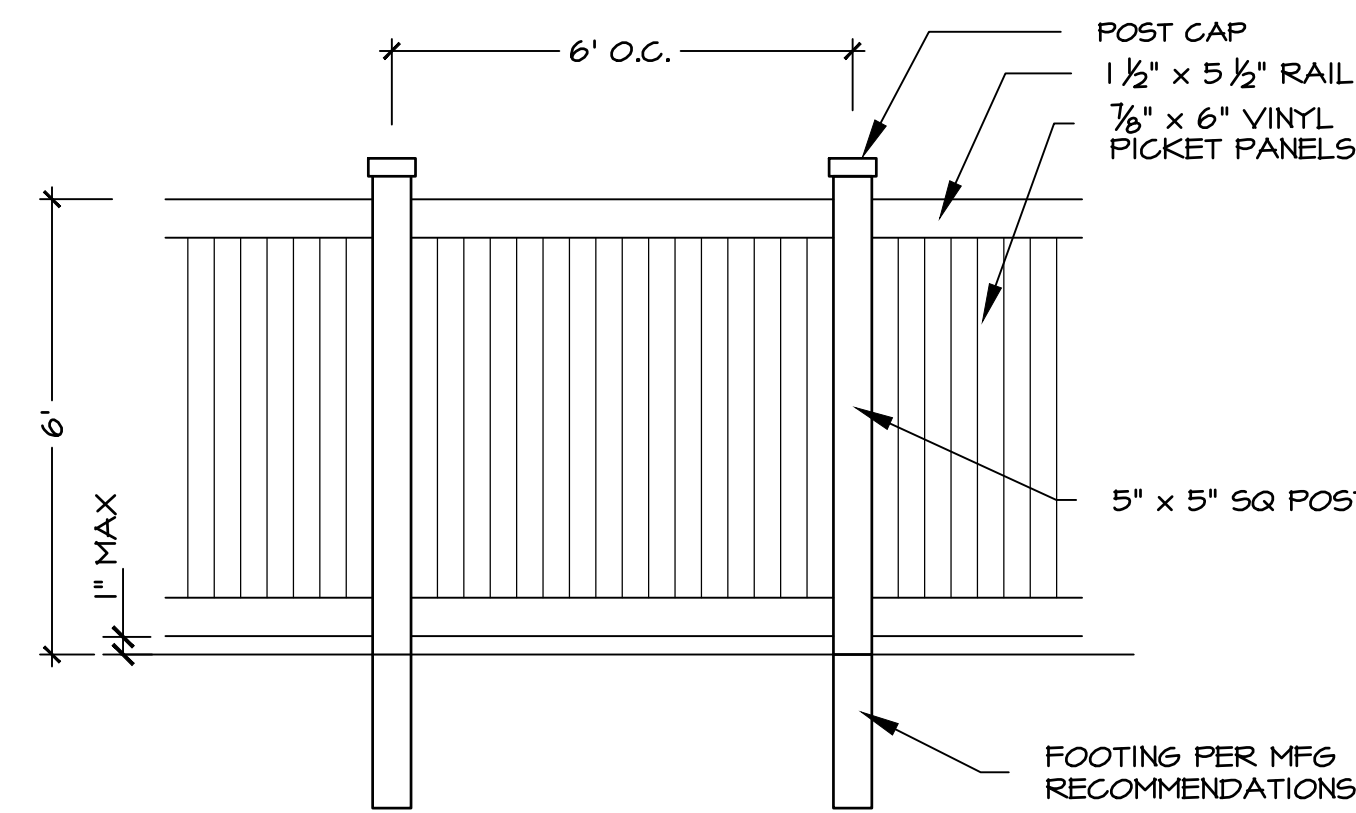


NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING NOT TO SCALE

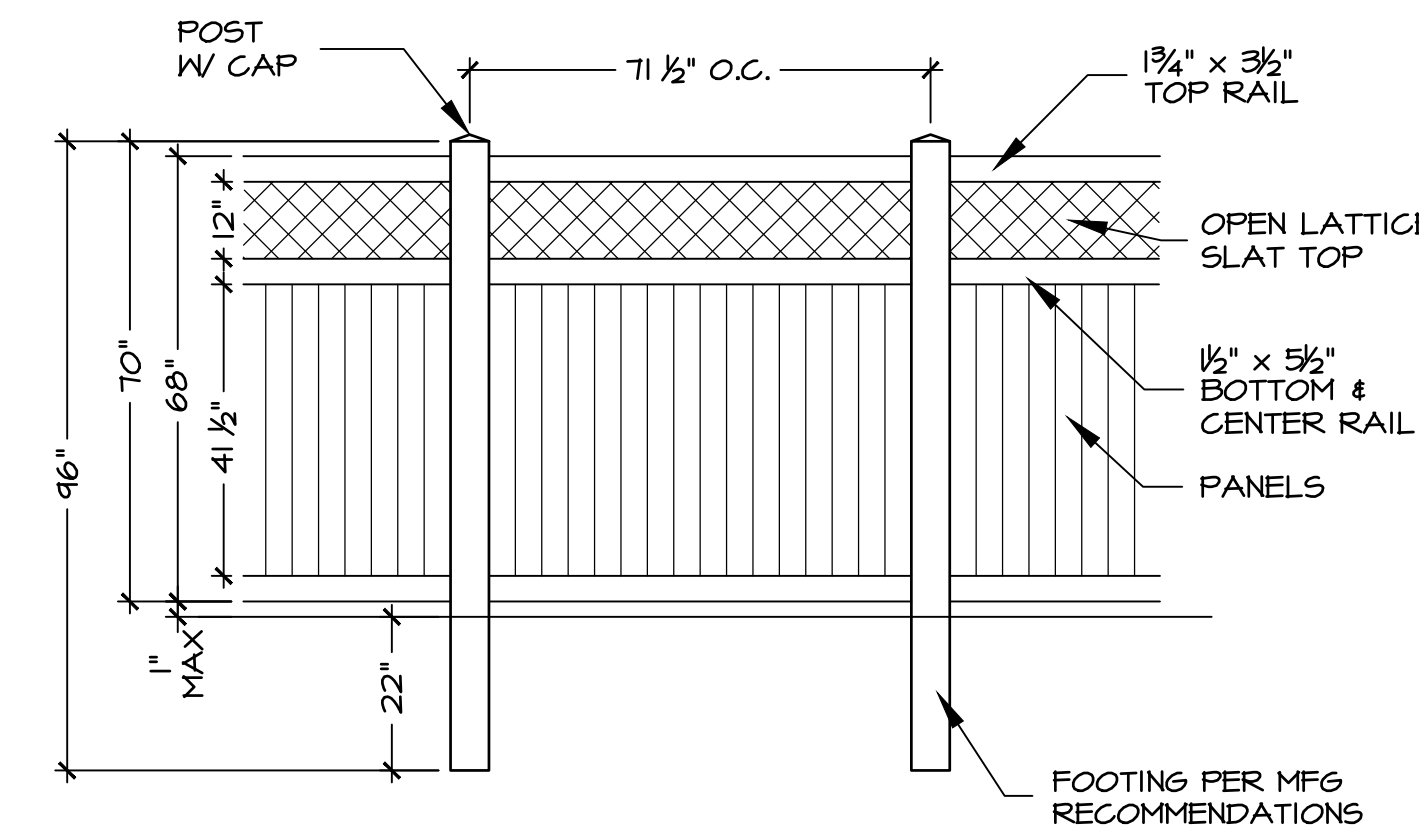


③ PLANTER CUT BED EDGE NOT TO SCALE



- NOTES:**
1. FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

④ VINYL PRIVACY FENCE NOT TO SCALE

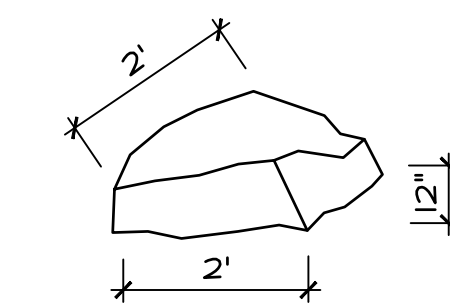


- NOTES:**
1. FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

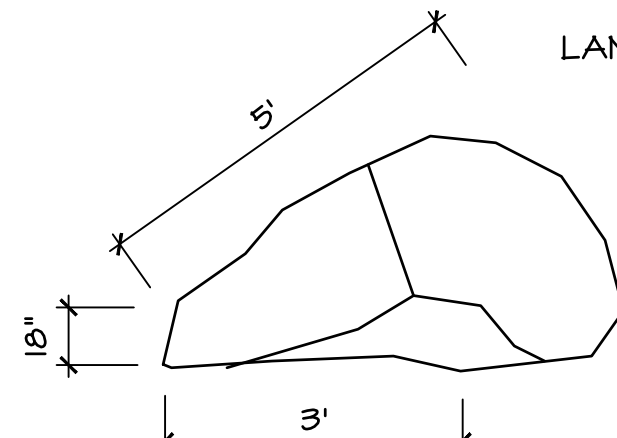
⑤ VINYL LATTICE PRIVACY FENCE NOT TO SCALE

LANDSCAPE BOULDERS

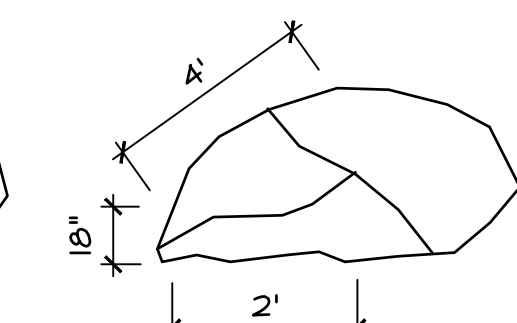
- APPROX. SIZE
- A 5' x 3'
 - B 4' x 2'
 - C 2' x 2'



LANDSCAPE BOULDER 'C'



LANDSCAPE BOULDER 'A'



LANDSCAPE BOULDER 'B'

BOULDER NOTES:

1. PROVIDE/INSTALL LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATE. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
2. BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

⑥ LANDSCAPE BOULDERS NOT TO SCALE

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED TREES:	PROVIDED TREES:
N. PLUMMER RD.	25'	615' / 35' =	18	36
N. POLLARD LN.	WIDTH VARIES	1,130' / 35' =	32	84
N. FLOATING FEATHER RD.	40'	1,000' / 35' =	29	41
COMMON LOT TREES				48
RESIDENTIAL LOT TREES				140
TOTAL LANDSCAPE BUFFER TREES =			79	161
TOTAL TREES =				349

ALL EXISTING VOLUNTEER TREES ON SITE TO BE REMOVED. NO MITIGATION IS REQUIRED.

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6-8' HT B#B
B5	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B#B
MJ	MOONGLOW JUNIFER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B#B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B#B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B#B
SHADE TREES (CLASS III)			
LP	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B#B
SO	SWAMP OAK	QUERCUS BICOLOR	2" CAL B#B
SHADE/STREET TREES (CLASS II)			
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B#B
HB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULLY'	10'-12' HT MULTI-STEM
LL	LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B#B
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B#B
ORNAMENTAL TREES (CLASS I)			
AB	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER x GRANDIFLORA 'A.B.'	6-8' HT. MULTI-STEM
HK	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KNS'	2" CAL B#B
SS	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B#B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
AF	ARCTIC FIRE RED TWIG DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL
BA	DWARF BLUE ARCTIC WILLOW	SALIX PURPUREA 'NANA'	5 GAL
BB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL
BE	BLACK EYED SUSAN	RUDEBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BL	BLACK LACE ELDERBERRY	SAMBUCUS NIGRA 'EVA'	5 GAL
BO	BLUE CAT GRASS	HELIOTRICHON SEMPERVIRENS	1 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
DP	DOUBLE PLAY GOLD SPIREA	SPIRAEA JAPONICA 'YAN'	3 GAL
H6	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
SH	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL
SN	SUMMERWINE NINEBARK	PHYTOCARPUS OPULENTIFOLIA 'SEWARD'	5 GAL



WETLAND SEED MIX (REFER TO NOTE 8, THIS SHT.)

COMMON NAME	BOTANICAL NAME	LBS/AGRE	% LIVE SEED
ALKALI BULRUSH	BOLBOSCHOENUS MARITIMUS	2.4	10 %
BALTIC RUSH	JUNCUS BALTICUS	0.1	25 %
HARDSTEM BULRUSH	SCHOENOPLECTUS ACUTUS VAIR. ACUTUS	2.6	25 %
OLNEY THREESQUARE	SCHOENOPLECTUS AMERICANUS	4.4	20 %
SOFTSTEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI	1.4	20 %
TOTAL:		10.9 LB/AC	100 %



NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L5 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L5 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW, AS TREES MATURE. THE OWNER SHALL BE RESPONSIBLE FOR FRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT.
8. PROVIDE A MINIMUM OF 6" DEPTH OF TOPSOIL IN TURF SOD, PLANTING BED, AND SEEDED AREAS PER ACHD STORMWATER MANAGEMENT POND REVEGETATION GUIDANCE MANUAL SECTION 4.0. WETLAND SEED MIX FOR PERENNIALLY FLOODED WETLAND AREAS IS TO BE PER ACHD STORMWATER MANAGEMENT POND REVEGETATION GUIDANCE MANUAL SECTION 6.0. SEED IS TO BE APPLIED USING A FLUSH-TYPE OR HAND BROADCASTER PER THE RECOMMENDED SEEDING METHODS INDICATED IN THE GUIDANCE MANUAL. HYDROMULCH MAY BE USED TO HOLD SEED IN PLACE IN WETLAND AREAS AFTER BROADCAST SEEDING.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
10. ALL EXISTING VOLUNTEER TREES ON SITE TO BE REMOVED. NO MITIGATION IS REQUIRED.



NO.	DESCRIPTION	DATE	BY

ENGINEERING SOLUTIONS LP
 1029 N. ROSARIO STREET SUITE 100
 MERIDIAN, IDAHO 83642
 PHONE: (208) 538-0589 FAX: (208) 538-0541

AMERICAN STAR SUBD. NO. 4
 T. 4N., R. 1W., B.M. STAR, ADA COUNTY, IDAHO
FINAL PLAT LANDSCAPE PLAN

DATE ISSUED	02/22/2022
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STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

April 15, 2022

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: American Star Subdivision Phase 4, FP-22-04

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

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- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK79