



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-22-07 Final Plat, Torchlight Estates

REQUEST

The Applicant is seeking approval of a Final Plat for Torchlight Estates Subdivision consisting of 39 residential lots and 5 common lots on 20.26 acres. The development is located at 9990 W. Beacon Light Road in Star, Idaho. The subject property is generally located on the north side of Beacon Light Road, east of Wing Road in Star, Idaho. Ada County Parcel No's. R5981000100 & R5981000200.

APPLICANT/OWNER/REPRESENTATIVE

<u>REPRESENTATIVE</u>	<u>OWNER</u>	<u>APPLICANT</u>
Derritt Kerner Rock Solid Civil 270 N/ 27 th Street Boise, Idaho 83702	Todd Blackwell Boise River Builders, LLC 516 S. Capital Boise, Idaho 83702	Torchlight, LLC 12650 W. Bridger St., Ste. 100 Boise, Idaho 83713

PROPERTY INFORMATION

Land Use Designation -	Residential (R-2)
Acres -	20.26
Residential Lots -	39
Common Lots -	5
Commercial -	N/A

HISTORY

January 21, 2020 Council approved applications for Annexation and Zoning (AZ-20-01), and a Preliminary Plat (PP-20-01) for Torchlight Estates. The Preliminary Plat was approved for 39 residential lots and 4 common lots on 20.26 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Torchlight Estates Subdivision consisting of 39 residential lots and 5 common lots on 20.26 acres.

The Final Plat generally complies with the approved Preliminary Plat.

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

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

The Preliminary Plat consists of 39 single family residential lots and 4 common lots. One of the two existing dwellings will remain and be platted as an individual lot in the subdivision (Lot 1, Block 4). The other dwelling located near the western boundary of the property, in addition to the existing private road, accessory structures, well and septic system, will be removed as part of the development. The new residential lots proposed range in size from 10,766 square feet to 22,991 square feet (existing dwelling lot), with an average lot size for the new dwellings at 13,626 square feet. The existing home lot will be 2.26 acres in size. The preliminary plat includes a total of 3.04 acres (15.2%) total open space. Within the total open space, at least 10% of the open space will be usable.

The current Unified Development Code requires one site amenity for each 20-acres of development area (total of 1 amenity required). Proposed amenities within this development proposal includes the following:

1. Quality of Life Amenities – Proposed pathways and ponds, and detached sidewalks throughout the subdivision.
2. Picnic Area with gazebo, BBQ and picnic table and benches

Staff analysis of Final Plat Submittal:

The preliminary plat was approved with 39 residential lots. This application has 39 lots platted. Lot sizes and open space is in alignment with the preliminary plat.

Common/Open Space and Amenities – 15.2% of the total area is dedicated to open space, which includes; pathways/walkways, grassy areas, a pond amenity, a gazebo, and open space/park area.

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.

Mailbox Clusters – Applicant has not provided approval from the Star Postmaster for location(s) of the mail cluster for the development. This approval will be required before signing the mylar.

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

Street Names – Applicant has not provided approval documentation from Ada County for the proposed street names. This will be required prior to signing the mylar.

Subdivision Name – Torchlight Estates Subdivision confirmed by Ada County Development Services on June 30, 2019. The supporting documentation is in the application packet.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on April 6, 2022.

December 4, 2022	Keller & Associates	Approval Letter & Checklist
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 Torchlight Estates 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. **Prior to signing the mylar, applicant shall provide the City with approval for the development street names from Ada County.**
6. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
7. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
8. 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.
9. All common areas shall be maintained by the Homeowner's Association.
10. 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. **A cut sheet for the proposed streetlight shall be approved by Staff prior to signing the mylar.**
11. 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.
12. 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.**
13. **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.**
14. 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.

15. A sign application shall be submitted to the City for any subdivision signs.
16. 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.**
17. 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.**
18. 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.**
19. 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.**
20. 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.**
21. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-07 Torchlight Estates Subdivision, Final Plat, on _____, _____. 2022.



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

Applicant Name: Torchlight, LLC.
 Applicant Address: 12650 W. Bridger St. Suite 100, Boise, ID Zip: 83713
 Phone: 208-608-9124 Email: todd@boiseriverbuilders.com

Owner Name: Todd Blackwell - Member (Boise River Builders, LLC - governor)
 Owner Address: 516 S. Capital, Boise, ID Zip: 83702
 Phone: 208-608-9124 Email: todd@boiseriverbuilders.com

Representative (e.g., architect, engineer, developer):
 Contact: Derritt Kerner Firm Name: Rock Solid Civil
 Address: 270 N. 27th St., Boise, ID Zip: 83702
 Phone: 208-342-3277 Email: dkerner@rocksolidcivil.com

Property Information:

Subdivision Name: Torchlight Estates Phase: _____
 Parcel Number(s): R5981000100, R5981000200
 Approved Zoning: R-2 Units per acre: 1.92
 Total acreage of phase: 20.26 Total number of lots: 44
 Residential: 39 Commercial: 0 Industrial: 0
 Common lots: 5 Total acreage of common lots: 2.31 Percentage: 11%
 Percent of common space to be used for drainage: 0 Acres: 0
 Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>39</u>	<u>39</u>
Number of Common Lots:	<u>4</u>	<u>5</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>5</u>	_____

Amenities: Open Space, Gazibo, pond, walk ways/Path ways

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

Subdivision Name: Torchlight Estate Subdivision Phase: _____

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): #160xxxxxxC, 160xxxxxxE, etc.: 16001C0130J
 FIRM effective date(s): mm/dd/year 6/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE ____ .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:


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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed copy of Final Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <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. 	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
✓	Electronic copy of the Final landscape plan**	


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



 Date



March 24, 2022

Re: Torchlight Estates Subdivision

LETTER OF EXPLANATION

Submittal of Final Plat for Torchlight Estates Subdivision (Pre-Plat approval SPP19-0010/AZ-20-01/PP-20-01 Dated November 19, 2019). This project is being completed in one single phase and consists of 39 single-family lots located at 9900 W. Beacon Light Rd, Star, ID. The final plat is consistent with the approved preliminary plat and conforms to the site-specific conditions. No adjustments to the conditions are proposed.

STATEMENT OF COMPLIANCE OF CONDITIONS OF APPROVAL

All site specific and standard condition of approval, as outlined in the Star City Council's January 21, 2020 Conditions of Approval, has been or will be complied with.

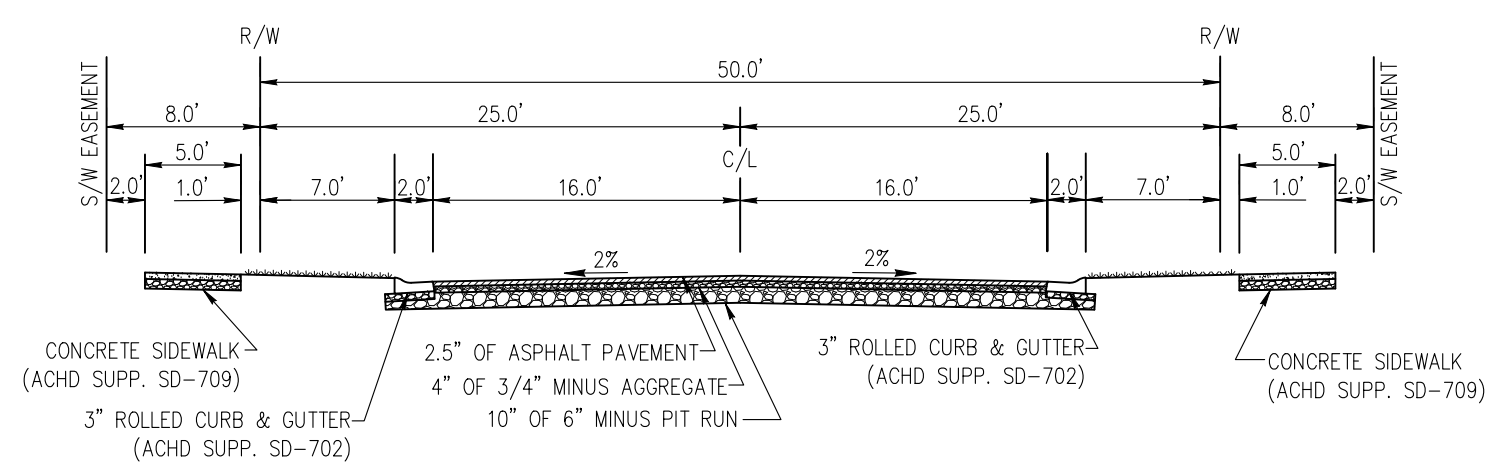
- Gross Density of the development is 1.92 units per acre as approved.
- Lots are sized between 10,727 SF to 22,991 SF, with an existing lot sized for 96,903 SF. Average lot size equates to 15,660 SF.
- 15.2% of the total area is dedicated to open space, which includes; pathways/walkways, grassy areas, a pond amenity, a gazebo, and open space/park area.

Thank you for your time and efforts in reviewing this project. Please feel free to contact me with any questions you may have.

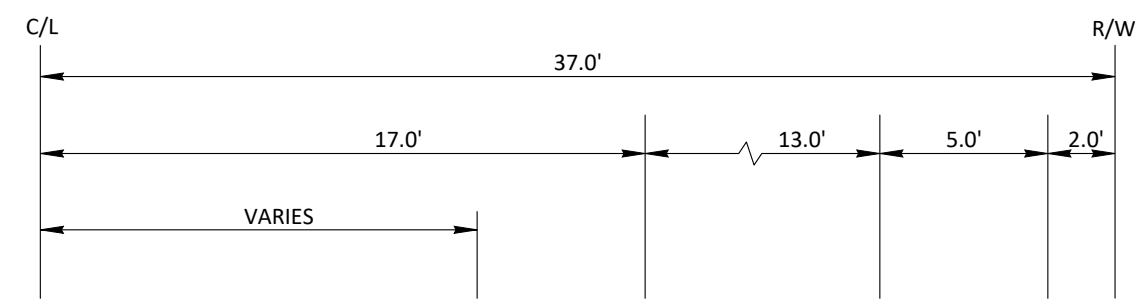
Derritt Kerner, P.E.
Project Engineer

PRELIMINARY PLAT FOR TORCHLIGHT ESTATES SUBDIVISION

LOTS 1 AND 2 BLOCK 1 NASH ESTATES SUBDIVISION LOCATED IN THE SE 1/4 SECTION 32, T.5N, R.1W, B.M. CITY OF STAR, ADA COUNTY, IDAHO 2019



LOCAL STREET SECTION (PUBLIC)
-NTS-



BEACON LIGHT ROAD STREET SECTION
-NTS-

BUILDING SETBACKS:

FRONT.....	20'
REAR.....	15'
SIDE (FOR BOTH STORIES).....	5'
STREET SIDE.....	20'

PROJECT BENCHMARKS:

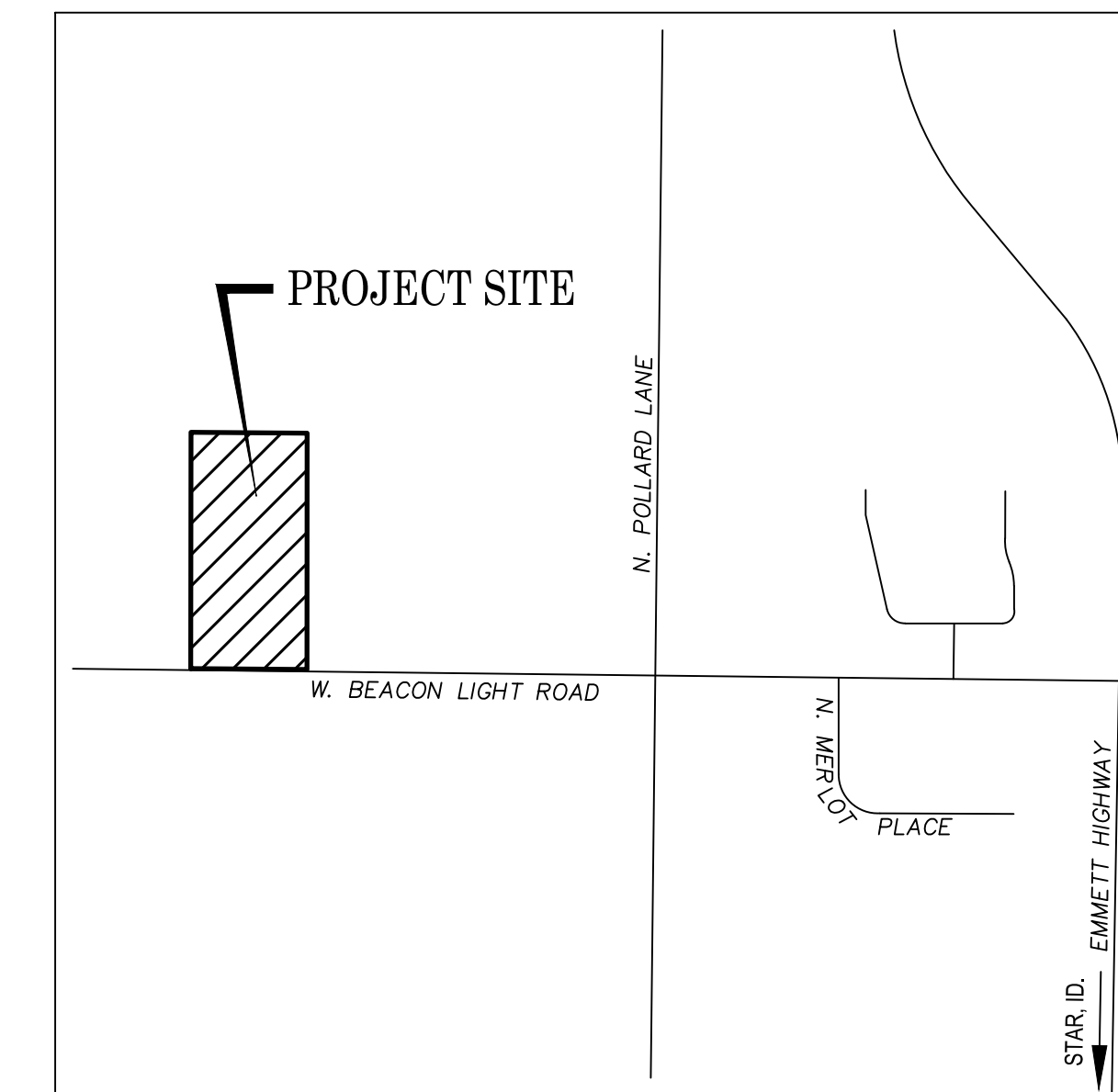
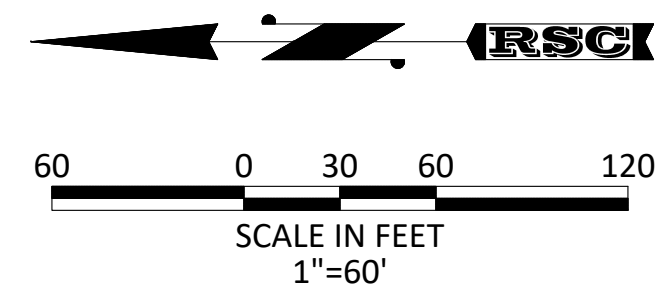
TBM #1 SET MAG NAIL ELEV: 2561.04'	TBM #4 5/8" IRON PIN W/ RED CAP ELEV: 2559.15'
TBM #2 SET MAG NAIL ELEV: 2558.35'	TBM #5 SET MAG NAIL ELEV: 2654.54
TBM #3 SET MAG NAIL ELEV: 2558.67'	

DEVELOPMENT FEATURES:

TOTAL ACRES.....	20.26 ACRES
TOTAL LOTS.....	43
BUILDABLE LOTS.....	39
REQUIRED DENSITY (DU/ACRE).....	2.0
PROPOSED DENSITY (DU/ACRE).....	1.92
EXISTING ZONING (ADA COUNTY).....	RUT
PROPOSED ZONING (CITY OF STAR).....	R-2
MINIMUM RESIDENTIAL LOT SIZE.....	10,766 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	16,319 sq.ft.
PERCENT TO BUILDABLE AREA.....	72.1%
PERCENT TO RIGHT-OF-WAY AREA.....	18.1%
PERCENT TO OPEN SPACE AREA.....	15.2%

SHEET INDEX

SHEET 1 -	PRELIMINARY PLAT
SHEET 2 -	PRELIMINARY GRADING AND DRAINAGE PLAN



VICINITY MAP
1"= 1000'

GENERAL LEGEND

---	SECTION LINE
---	PROPERTY BOUNDARY LINE
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED BUILDING SETBACK
○	FOUND 1/2" IRON PIN
○	FOUND 5/8" IRON PIN
○	FOUND MONUMENT AS NOTED
+	TEMPORARY BENCHMARK
○	PROPOSED FIRE HYDRANT
○	PROPOSED IRRIGATION MANHOLE
○	PROPOSED SEWER MANHOLE
○	PROPOSED GATE VALVE
○	EXISTING GUY WIRE
○	EXISTING SIGN
○	EXISTING POWER POLE
○	EXISTING IRRIGATION VALVE
○	EXISTING ELECTRICAL BOX
○	EXISTING TELEPHONE RISER
○	EXISTING CLEANOUT
○	EXISTING ELECTRICAL METER
○	EXISTING MAIL BOX
○	EXISTING TRANSFORMER
○	EXISTING WATER MANHOLE
○	EXISTING WATER VALVE
○	EXISTING WATER RISER
○	PROPOSED WATER MAIN
○	PROPOSED SEWER MAIN
○	PROPOSED GRAVITY IRRIGATION
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL ROAD
---	EXISTING EDGE OF DIRT ROAD
---	EXISTING IRRIGATION PIPE
---	EXISTING WATER MAIN
---	EXISTING POWER LINE
---	EXISTING EASEMENT
---	EXISTING LOT LINE
---	EXISTING FENCE
---	NATURAL GROUND CONTOUR

NOTES:

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 1 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3 & LOT 2 BLOCK 4. SAID COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.
- ALL LOTS TO BE SERVED BY PRIVATE PRESSURE IRRIGATION

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	FARMER'S UNION DITCH COMPANY	(208) 342-3277
FIRE	STAR FIRE DISTRICT	(208) 286-7772

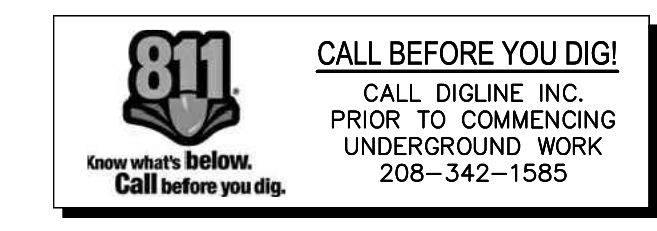
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	87.08	200.00	24°56'44"	S12°24'30"E	86.39
C2	87.01	200.00	24°55'33"	N12°25'05"W	86.32

DEVELOPER
GUY JONES, GENERAL MANAGER
ALLIANCE BUILDING, LLC
11543 PURPLE SAGE ROAD
MIDDLETON, ID. 83644
(208) 830-4382
guyjones@alliancebuildingllc.com

LAND SURVEYOR
SEAN SULLIVAN, PLS
DAVID EVANS & ASSOCIATES, INC.
9925 EMERALD STREET
BOISE, ID. 83704
(208) 585-5858

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET
BOISE, ID. 83702
(208) 342-3277
dkerner@rocksolidcivil.com



Revisions

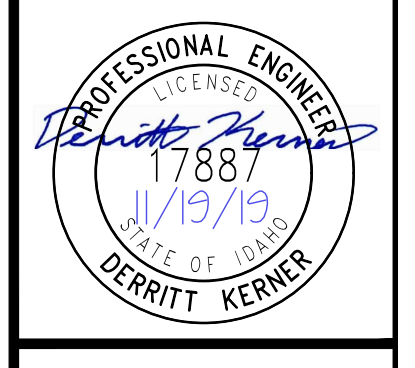
Date	Description

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

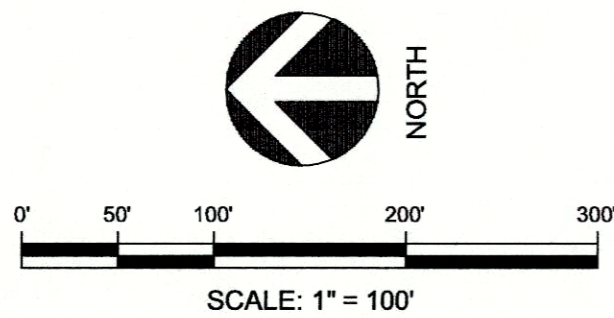
REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

TORCHLIGHT ESTATES SUBDIVISION
PRELIMINARY PLAT

Project Name
Sheet Name



Project No. RSC 19-19
Drawn By: JEC
Date: November 19, 2019
Sheet No. 1 of 2

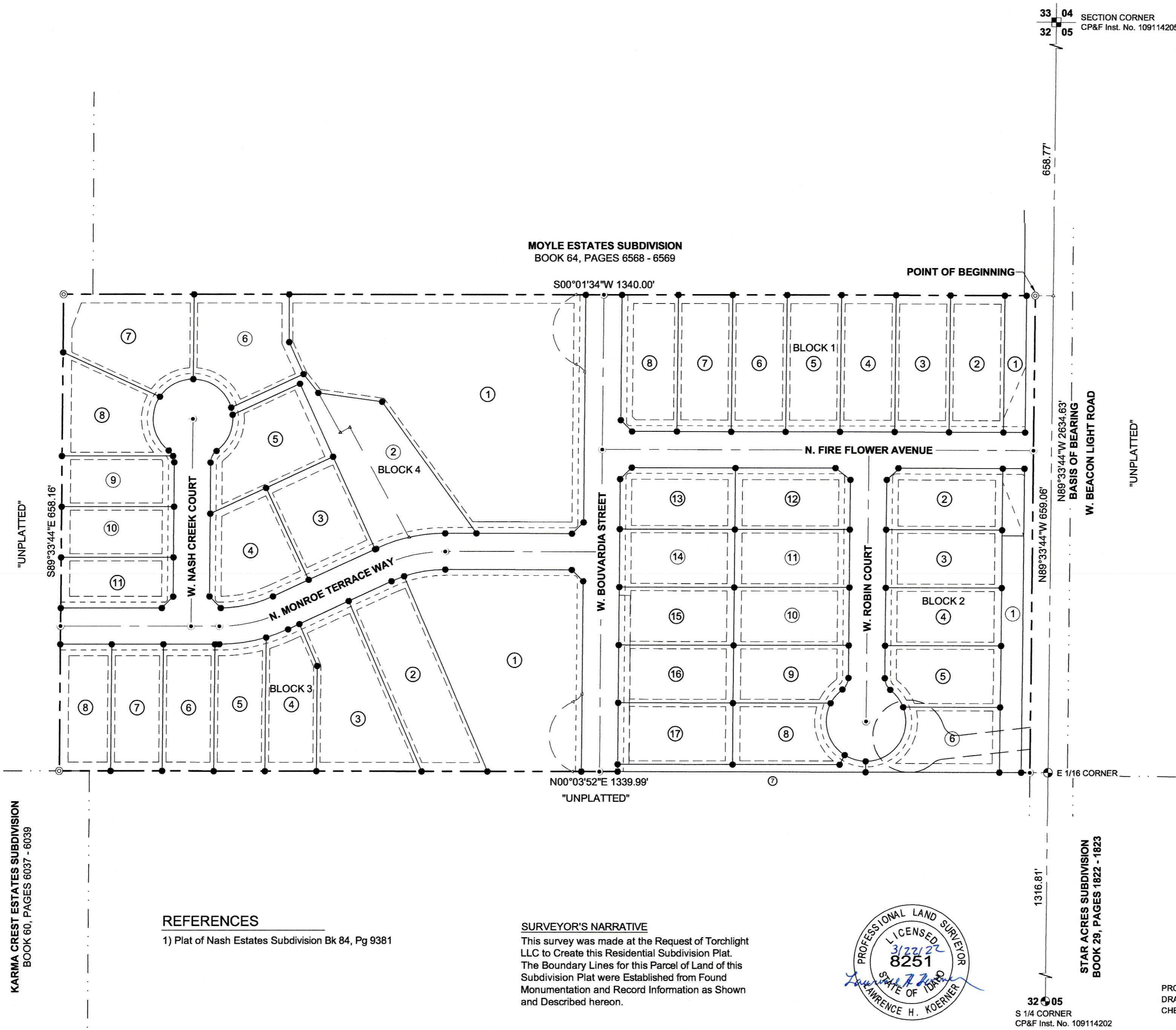


FINAL PLAT OF TORCHLIGHT ESTATES SUBDIVISION

A PARCEL OF LAND BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1 OF NASH ESTATES SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2022

LEGEND

	Subdivision Boundary Line
	Section Line
	Right-of-Way Line
	Centerline
	Lot Line
	Existing Lot/Parcel Lot Line of Record
	Existing Easement Line
	Public Utilities, Pressure Irrigation & Drainage Easement Line
	ACHD Temporary Turn Around Easement
	ACHD Permanent Sidewalk Easement
	ACHD Permanent Storm Drain Easement
	Found 5/8" Iron Pin As Noted
	Set 5/8" Iron Pin "DEA PLS 8251"
	Set 1/2" Iron Pin "DEA PLS 8251"
	Calculated Point-Nothing Set Or Found



NOTES

- NOTE: SEE SHEET 2 OF 5 FOR CURVE AND LINE TABLE
- All Lot Lines Common to Public Streets are here by Designated to have a Sixteen (16') Foot Permanent Easement for Public Utilities, Pressure Irrigation and Lot Drainage, unless otherwise shown. This Easement shall not Preclude the Construction of hard-surfaced Driveways and Walkways to each Lot.
 - All Lots are hereby Designated as having a Five (5') Permanent Easement on each Side of the Interior Side Lot Lines, and Twelve (12') foot Permanent Easement Contiguous to all Rear Lot Lines or Subdivision Boundary for Public Utilities, Pressure Irrigation and Lot Drainage unless otherwise Shown hereon.
 - Any Re-subdivision of this Plat shall Comply with City Code in Effect at the time of the Re-subdivision.
 - Irrigation Water has been Provided to each Lot by the Farmer's Union Ditch Company, LTD. in Compliance with Idaho Code Section 31-3805(1)(b). All lots within the Subdivision shall be entitled to Irrigation Water Rights and Shall be Obligated for Assessments from said Ditch Company.
 - 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.
 - Maintenance of any Irrigation, 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.
 - Direct Lot Access to West Beacon Light Road Way is Prohibited.
 - The Existing Ingress/Egress Easement Across Portions of Lots 1, 5 and 6, Block 2 as shown hereon was Dedicated on the Plat for Nash Estates Subdivision as Recorded in Book 84, Page 9381 of Plats, Records of Ada County will be Relinquished.
 - Lot 1, Block 1, Lot 1, Block 2, Lot 1, Block 3, and Lot 2, Block 4 are Common Lots to be Owned and Maintained by the Torchlight Estates Subdivision Homeowner's Association or its Assigns. Said Lots are Covered by a Blanket Easement for Public Utilities, Pressure Irrigation and Drainage. All other Lots in this Subdivision are for Single-Family Dwellings.
 - 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.
 - This Subdivision is Subject to the terms of a Development Agreement Recorded as Instrument No. _____, Records of Ada County, Idaho, and any Subsequent Modifications of the Development Agreement.
 - Lots 1, 7, 15, 16 & 17, Block 2 and Lot 2, Block 4 or Portions of said Lots as Shown hereon are Servient to and Contains 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.
 - This Development is Subject to the Terms of an Ada County Highway District License Agreement Recorded as Instrument No. _____, Records of Ada County, Idaho.
 - This Subdivision is Subject to the Declaration of Covenants, Conditions and Restrictions for Torchlight Estates Subdivision, Recorded as Instrument No. _____, Records of Ada County, Idaho. These Covenants may not be Dissolved without the Express written Consent of the City of Star.
 - According to FEMA Flood Insurance Rate Map 16001C0130H, Effective June 7, 2019, this Site is Located within Zone X (Area Determined to be outside the 0.2% Annual Chance Flood Hazard).
 - The Temporary Turn Around Easement Crossing Lots 15 & 16, Block 2 as shown on page 2 of 4 is to Terminate once the Property to the West is Developed and West Torch Pond Drive is Extended, and the Temporary Turn Around Easement Crossing Lot 1, Block 4 as shown on page 2 & 3 of 4 is to terminate once the Property to the East is Developed and West Torch Pond Drive is Extended.
 - No additional Building Permits shall be issued on Lot 1, Block 4 until ACHD Temporary Easement Encumbering said Lot is released or if Specifically Approved by ACHD.

REFERENCES

- Plat of Nash Estates Subdivision Bk 84, Pg 9381

SURVEYOR'S NARRATIVE

This survey was made at the Request of Torchlight LLC to Create this Residential Subdivision Plat. The Boundary Lines for this Parcel of Land of this Subdivision Plat were Established from Found Monumentation and Record Information as Shown and Described hereon.



KARMA CREST ESTATES SUBDIVISION
BOOK 60, PAGES 6037 - 6039

33 04 SECTION CORNER
32 05 CP&F Inst. No. 109114205

658.77'

N89°33'44"W 2634.63'
BASIS OF BEARING

N89°33'44"W 659.06'

1316.81'

32 05
S 1/4 CORNER
CP&F Inst. No. 109114202

W. BEACON LIGHT ROAD

STAR ACRES SUBDIVISION
BOOK 29, PAGES 1822 - 1823

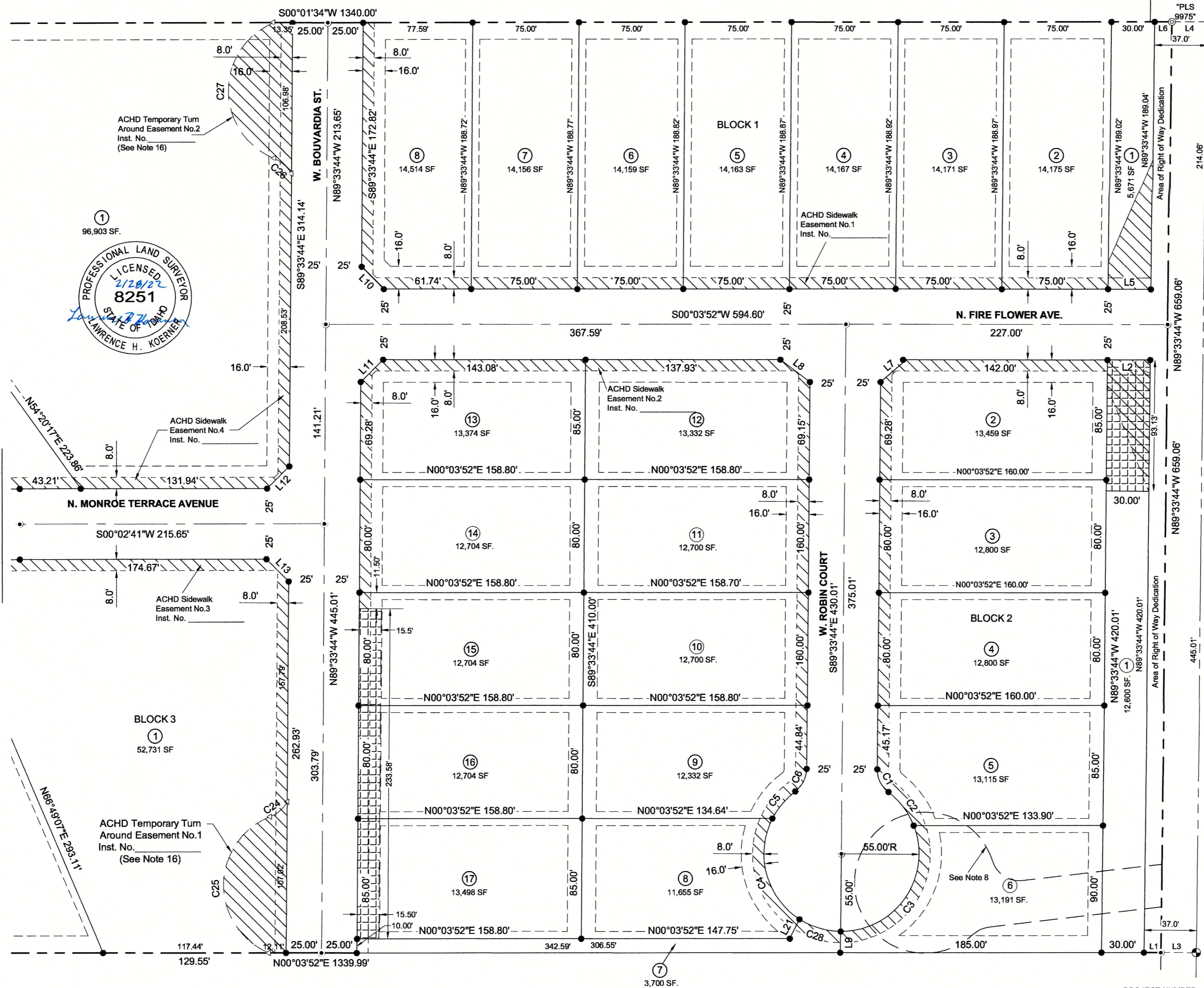
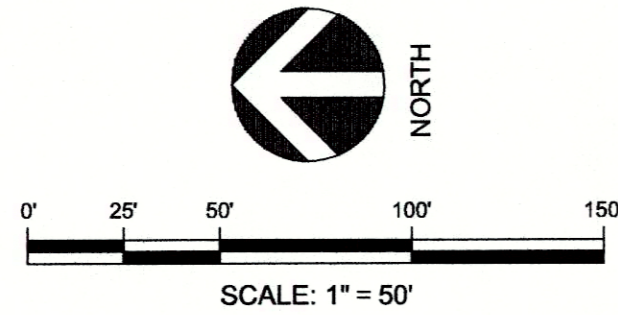
PROJECT NUMBER: RSCV0000033
DRAFTED BY: KDH
CHECKED BY: LHK



**DAVID EVANS
AND ASSOCIATES INC.**
9179 W. BLACK EAGLE DR.
Boise, Idaho
Phone: 208-585-5858

FINAL PLAT OF TORCHLIGHT ESTATES SUBDIVISION

A PARCEL OF LAND BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1 OF NASH ESTATES SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2022



LEGEND

- Subdivision Boundary Line
- Section Line
- Right-of-Way Line
- Centerline
- Lot Line
- Existing Easement Line
- Public Utilities, Pressure Irrigation & Drainage Easement Line
- ACHD Temporary Turn Around Easement
- ACHD Permanent Sidewalk Easement
- ACHD Permanent Storm Drain Easement
- Found Brass Cap Monument
- Found 5/8" Iron Pin As Noted
- Set 5/8" Iron Pin "DEA PLS 8251"
- Set 1/2" Iron Pin "DEA PLS 8251"
- Calculated Point-Nothing Set Or Found

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	18.55'	53°07'48"	S63°52'22"W	17.89'
C2	55.00'	30.17'	31°25'58"	S53°01'27"W	29.80'
C3	55.00'	107.22'	111°41'50"	N55°24'39"W	91.03'
C4	55.00'	81.25'	84°38'15"	N74°46'54"E	74.06'
C5	55.00'	25.41'	26°28'03"	S49°39'57"E	25.18'
C6	20.00'	18.55'	53°07'48"	S62°59'50"E	17.89'
C7	200.00'	87.01'	24°55'33"	N12°25'05"W	86.32'
C8	200.00'	87.08'	24°56'44"	N12°24'30"W	86.39'
C9	175.00'	57.56'	18°50'47"	S9°22'42"E	57.30'
C10	175.00'	18.57'	6°04'46"	S21°50'29"E	18.56'
C11	225.00'	97.88'	24°55'33"	N12°25'05"W	97.11'
C12	170.43'	74.20'	24°56'44"	N12°44'20"W	73.62'
C13	225.00'	32.33'	8°13'57"	S20°45'53"E	32.30'
C14	225.00'	65.63'	16°42'47"	S8°17'31"E	65.40'
C15	20.00'	18.55'	53°07'48"	S62°59'50"E	17.89'
C16	55.00'	57.04'	59°25'28"	S66°08'39"E	54.52'
C17	55.00'	70.05'	72°58'11"	N36°55'21"E	65.41'
C18	55.00'	54.39'	56°39'22"	N27°53'25"W	52.20'
C19	55.00'	83.01'	86°28'26"	S80°32'41"W	75.35'
C20	20.00'	9.75'	27°55'29"	S51°16'12"W	9.65'
C21	20.00'	8.80'	25°12'19"	S77°50'06"W	8.73'
C22	55.00'	10.31'	10°44'10"	N78°46'32"E	10.29'
C23	225.00'	47.67'	12°08'20"	N18°48'42"W	47.58'
C24	24.00'	16.39'	39°07'44"	S41°02'34"E	16.07'
C25	52.00'	123.51'	136°05'11"	N89°31'17"W	96.46'
C26	24.00'	16.52'	39°25'36"	N41°46'10"E	16.19'
C27	52.00'	122.84'	135°20'48"	S89°43'46"W	96.20'
C28	55.00'	30.74'	32°01'30"	N16°27'01"E	30.34'
C29	225.00'	50.21'	12°47'13"	N6°20'56"W	50.11'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°03'52"W	12.00'
L2	N00°03'52"E	30.00'
L3	S00°03'52"W	25.00'
L4	S00°01'34"W	25.00'
L5	S00°03'52"W	30.00'
L6	S00°01'34"W	12.00'
L7	N40°54'06"W	23.97'
L8	N37°25'29"E	26.12'
L9	N89°33'44"W	15.00'
L10	S45°15'04"W	22.34'
L11	N44°44'56"W	22.30'

LINE TABLE

LINE	BEARING	DISTANCE
L12	N44°45'31"W	22.30'
L13	S45°14'29"W	22.34'
L14	N24°52'52"W	2.06'
L15	S24°52'52"E	17.26'
L16	S00°03'52"W	6.16'
L17	N45°25'45"E	22.41'
L18	N44°44'56"W	22.30'
L19	N60°55'24"E	62.83'
L20	N28°15'14"W	15.00'
L21	N62°45'11"W	15.24'

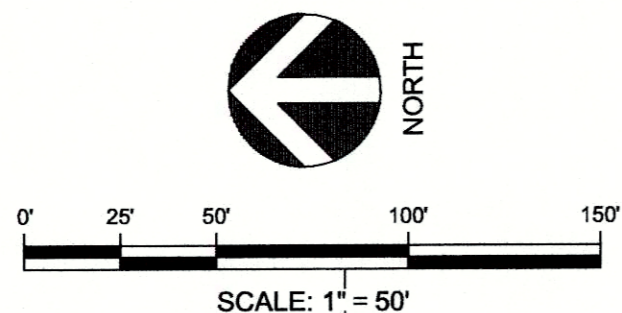
PROJECT NUMBER: RSCV00000033
 DRAFTED BY: KDH
 CHECKED BY: LHK
SHEET NO. 02 OF 05
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**DAVID EVANS
AND ASSOCIATES INC.**
 9179 W. BLACK EAGLE DR.
 Boise, Idaho
 Phone: 208-585-5858

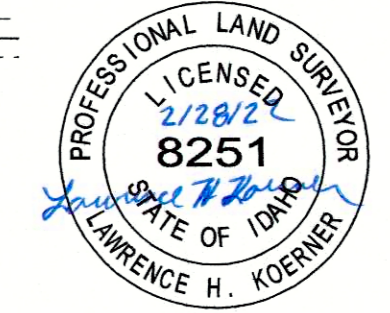
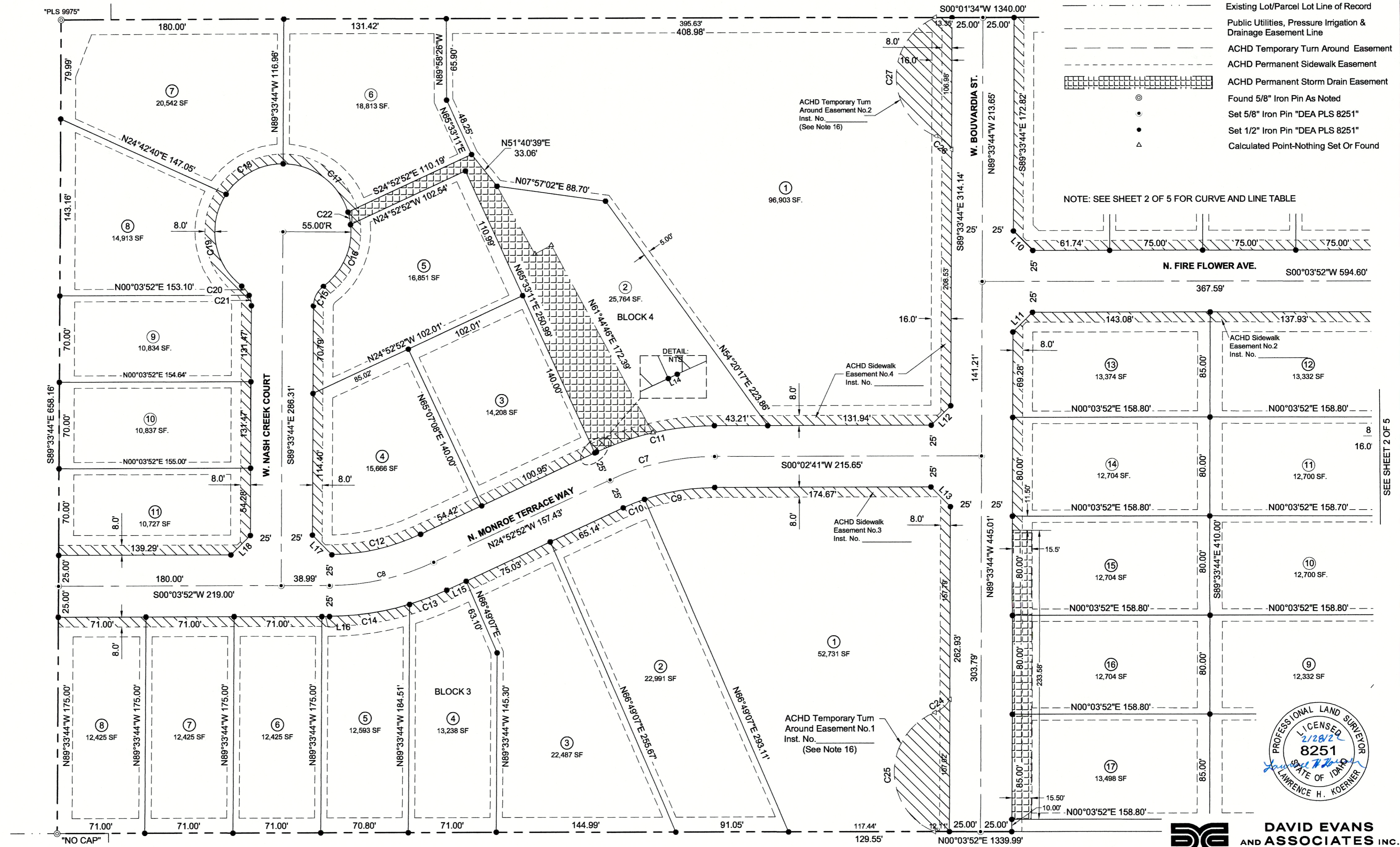
FINAL PLAT OF TORCHLIGHT ESTATES SUBDIVISION

A PARCEL OF LAND BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1 OF NASH ESTATES SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO
2022



LEGEND	
	Subdivision Boundary Line
	Section Line
	Right-of-Way Line
	Centerline
	Lot Line
	Existing Lot/Parcel Lot Line of Record
	Public Utilities, Pressure Irrigation & Drainage Easement Line
	ACHD Temporary Turn Around Easement
	ACHD Permanent Sidewalk Easement
	ACHD Permanent Storm Drain Easement
	Found 5/8" Iron Pin As Noted
	Set 5/8" Iron Pin "DEA PLS 8251"
	Set 1/2" Iron Pin "DEA PLS 8251"
	Calculated Point-Nothing Set Or Found

NOTE: SEE SHEET 2 OF 5 FOR CURVE AND LINE TABLE



DAVID EVANS AND ASSOCIATES INC.
9179 W. BLACK EAGLE DR.
Boise, Idaho
Phone: 208-585-5858

PROJECT NUMBER: RSCV00000033
DRAFTED BY: KDH
CHECKED BY: LHK

FINAL PLAT OF
TORCHLIGHT ESTATES SUBDIVISION

2022

CERTIFICATE OF OWNERS

Know all Men by these Presents that Torchlight LLC., an Idaho Limited Liability Company are the Owners of a Real Parcel of Land herein after Described and that it is their Intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land being A Re-Plat of Lots 1 and 2, Block 1 of Nash Estates Subdivision as filed for Record in Book 84 of Plats at Page 9381 Records of Ada County, Idaho being a Portion of the SE 1/4 SE 1/4 of Section 32, Township 5 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 32 which is being Monumented with a found Aluminum Cap; From which, the Southwest Corner SE 1/4 (South 1/4 Corner) of said Section 32 which is being Monumented with a found Brass Cap bears, North 89°33'44" West, 2634.63 feet;
Thence along the Southerly Boundary Line of the SE 1/4 of said Section 32, North 89°33'44" West, 658.77 feet to a point;
Thence leaving said Southerly Boundary Line, North 00°01'34" East, 25.00 feet to a found 5/8" Iron Pin w/Plastic Cap "PLS 4108" Marking the Southeast Corner of said Nash Estates Subdivision, the **POINT OF BEGINNING**;
Thence along the Southerly Boundary Line of said Nash Estates Subdivision, North 89°33'44" West, 659.05 feet to a set 5/8" Iron Pin w/Plastic Cap "DEA PLS 8251" Marking the Southwest Corner of said Nash Estates Subdivision;
Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of said Nash Estates Subdivision, North 00°03'52" East, 1339.99 feet to a found 5/8" Iron Pin with "No Cap" Marking the Northwest Corner of said Nash Estates Subdivision;
Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of said Nash Estates Subdivision, South 89°33'44" East, 658.16 feet to a found 5/8" Iron Pin with "PLS 9975" Marking the Northeast Corner of said Nash Estates Subdivision;
Thence leaving said Northerly Boundary Line, and along the Easterly Boundary Line of said Nash Estates Subdivision, South 00°01'34" West, 1340.00 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 20.26 Acres, more or less.

The Public Streets as shown on this Plat are hereby Dedicated to the Public. The Easements as shown on this plat are not Dedicated to the Public, but are Reserved for the Right and Purpose as Designated within this Plat and no Permanent Structures other than those for Public Utilities, Pressure Irrigation and Drainage Purposes, and for any other uses as Designated hereon are to be Erected within the Limits of said Easements.

All Lots within this Plat will be Eligible to Receive Water and Sewer Service from the Star Sewer and Water District, and the Star Sewer and Water District has agreed in writing to serve all the Lots within this Subdivision.

In witness whereof, I have here unto set my hand this ____ day of _____, 2022

Torchlight, LLC, an Idaho Limited Liability Company

By: _____
Todd Blackwell
Manager, Torchlight, LLC

ACKNOWLEDGMENT

State of Idaho } s.s.
County of _____

On this _____ day of _____, 20____, before me, the undersigned a Notary Public in and for the State of _____, personally appeared Todd Blackwell, Manager of Torchlight LLC, an Idaho Limited Liability Company, and acknowledged to me that he Executed the within 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 affixed my Official Seal the day and year in this Certificate first above written.

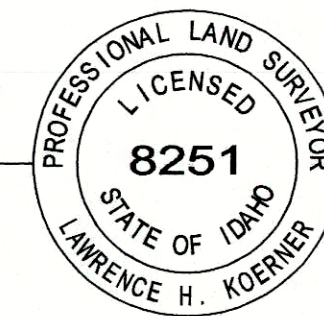
My Commission Expires _____

Notary public for the State of Idaho

CERTIFICATE OF SURVEYOR

I, Lawrence H. Koerner, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Plat as described in the Certificate of Owners and the attached Plat was drawn from an actual survey made on the ground, made by me or under my direct supervision and accurately represents the points platted hereon, and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

Lawrence H. Koerner
Lawrence H. Koerner



12/23/21
License No. 8251

PROJECT NUMBER: RSCV0000033
DRAFTED BY: KDH
CHECKED BY: LHK



**DAVID EVANS
AND ASSOCIATES INC.**
9179 W. BLACK EAGLE DR.
Boise, Idaho
Phone: 208-585-5858

SHEET NO. 04 OF 05

FINAL PLAT OF TORCHLIGHT ESTATES SUBDIVISION

2022

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 condition of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.

R.E.H.S. District Health Department

Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, a Licensed, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the state of Idaho code relating to plats and surveys.

Ada County Surveyor

Date

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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 TREASURER

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

County Treasurer

Date

APPROVAL OF THE 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

Date

CERTIFICATE OF COUNTY RECORDER

State of Idaho }
County of Ada } S.S.

I hereby certify that this Instrument was filed for record at the request of _____, at ____ minutes past ____ o'clock ____ M. On this ____ day of _____, 20__. In Book ____ of Plats, at Pages ____ through ____ as Instrument No. _____.

Deputy

Ex Officio Recorder

APPROVAL OF THE CITY COUNCIL

I, the undersigned City Clerk in and for the City of Star, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the ____ day of _____, 20__, the foregoing plat was duly accepted and approved.

City Clerk - Star, Idaho



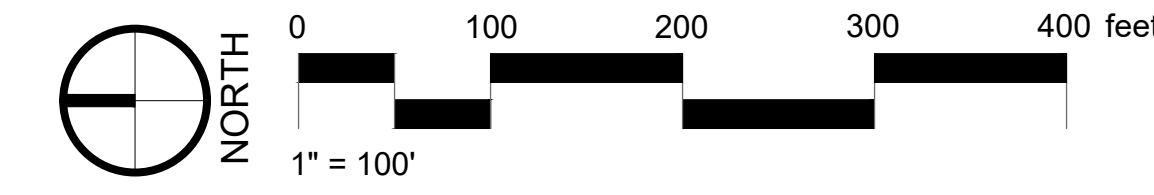
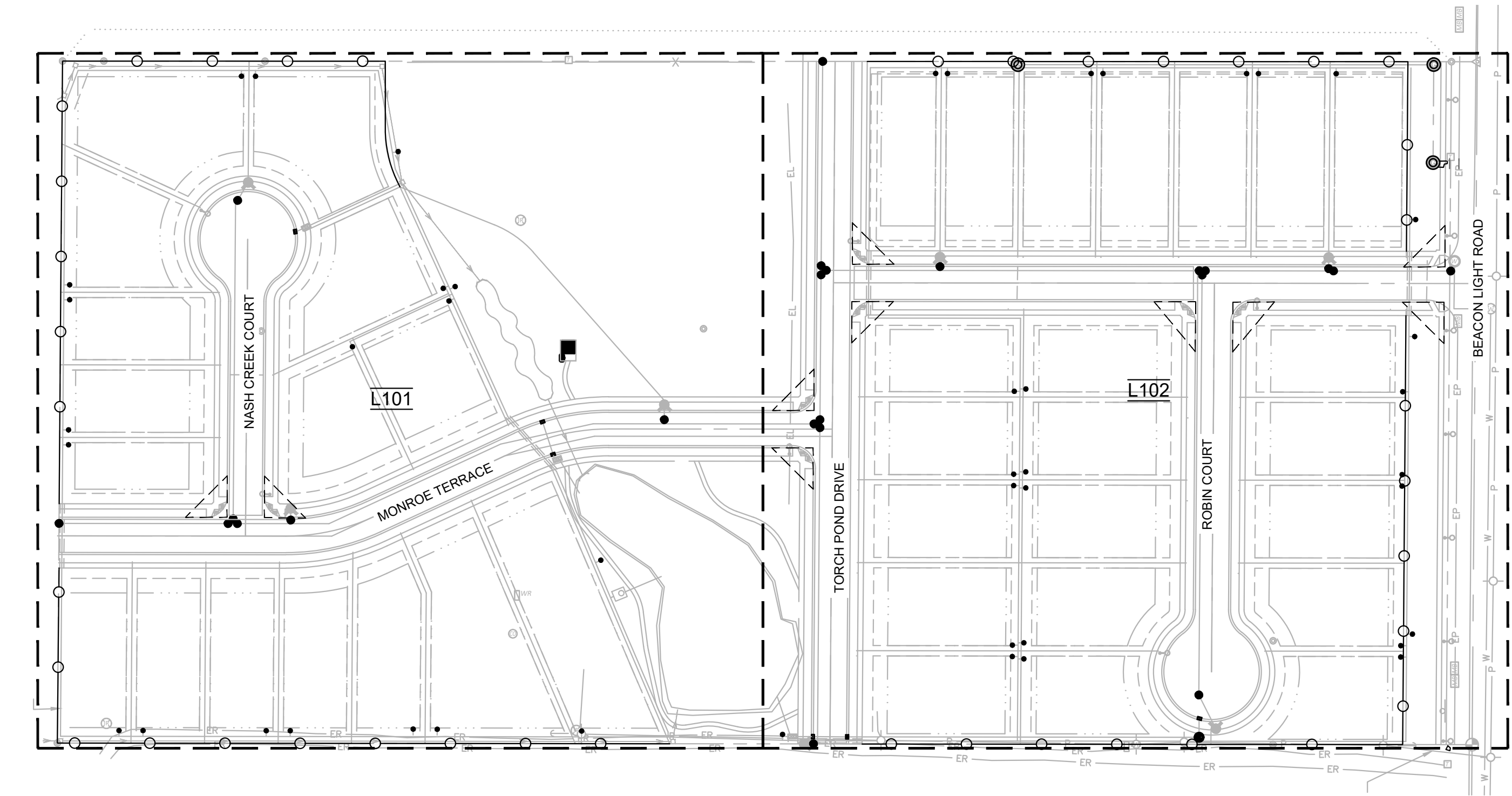
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SHEET NO. 05 OF 05

LANDSCAPE OVERVIEW:



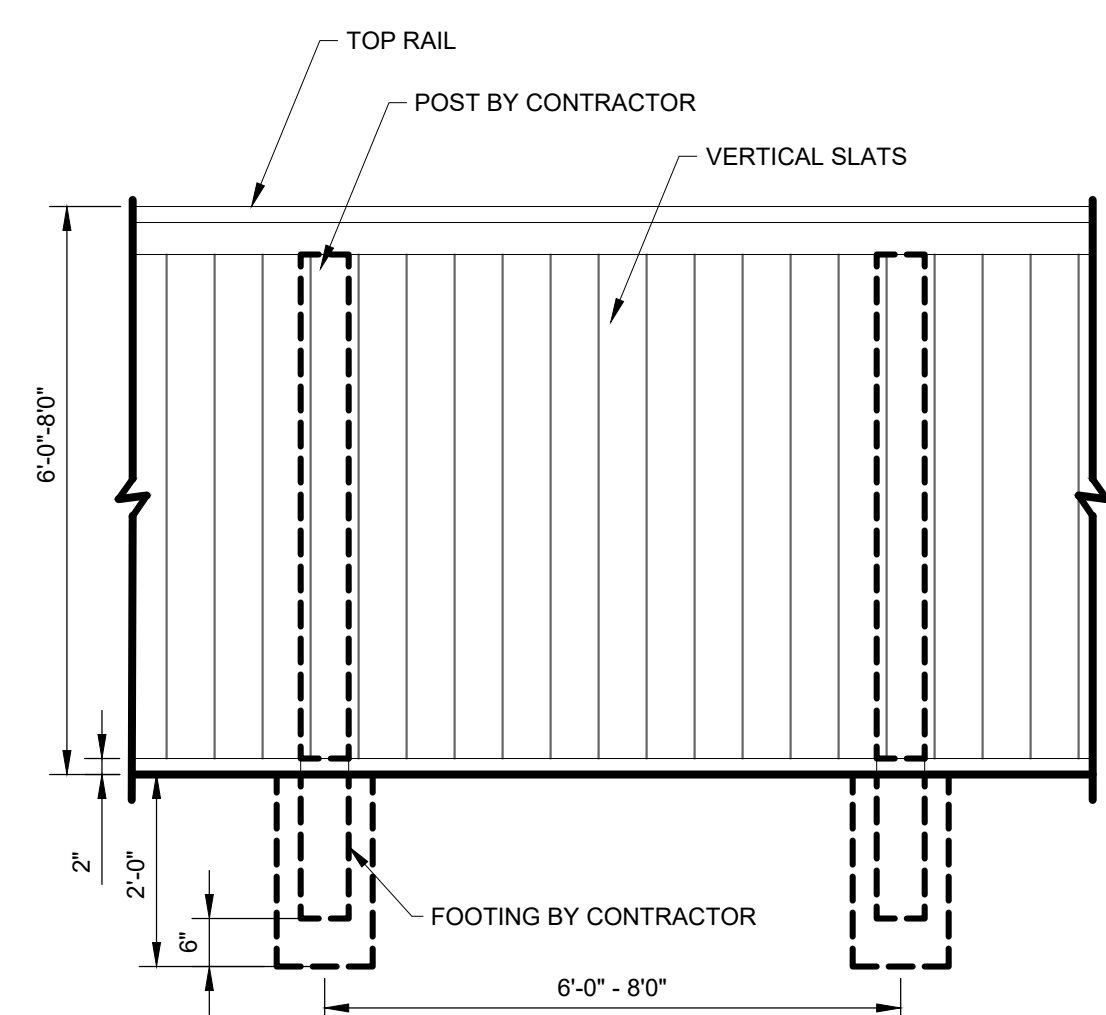
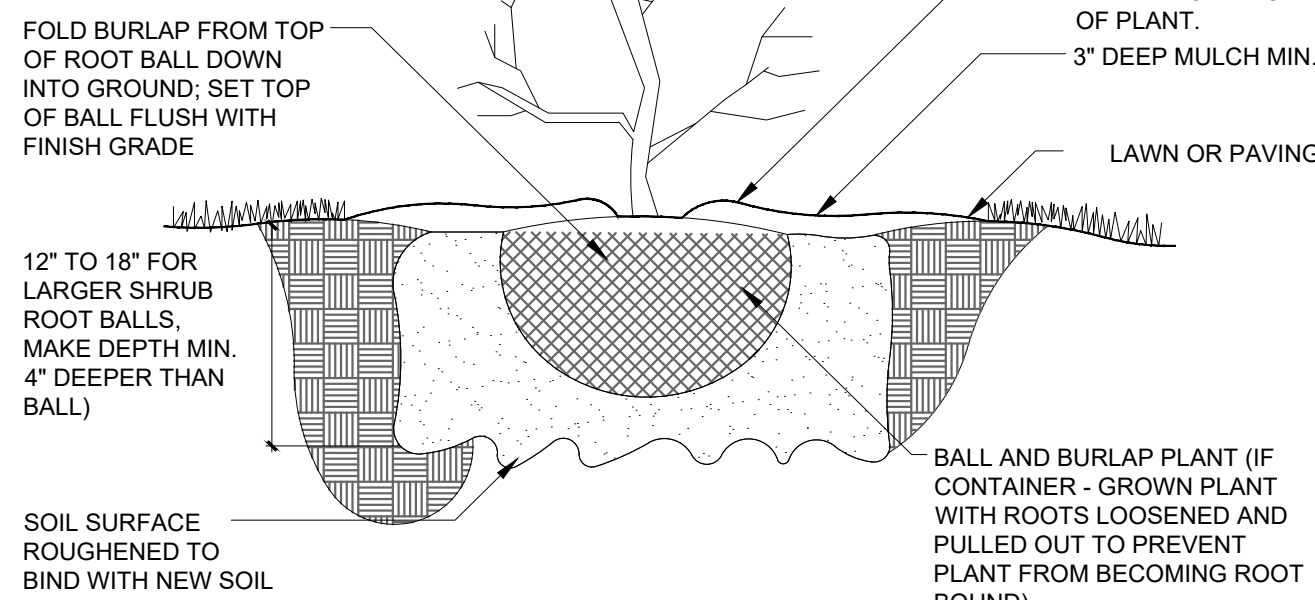
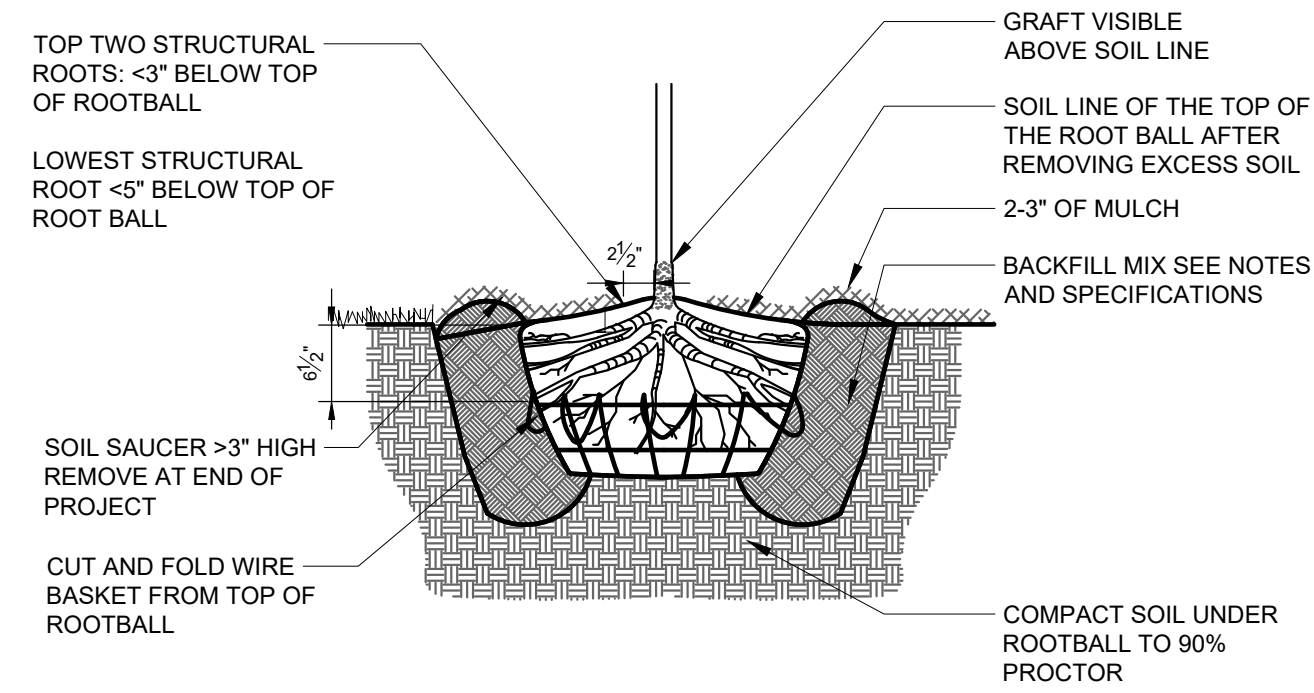
1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with ISPMC (Idaho Standard Public Works Construction), 2019; and Star, ID codes, standards and state and local regulations.
 2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information about existing features.
 - 2.4. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
 3. GRADING & SITE PREPARATION
 - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - 3.2. All gravel overtop to be removed and disposed of off site.
 - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - 3.6. No pooling or standing water will be accepted per industry standards.
 4. SOILS
 - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
 - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - 4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
 - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
 - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
 5. LAWN AREAS
 - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
 - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
 - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - 5.6. All lawn areas adjacent to gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - 5.7.1. Install 3/8" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 6. PLANTS
 - 6.1. All plant material shall be installed per industry standards.
 - 6.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - 6.3. All trees and shrubs to be installed per details.
 - 6.4. Trees and shrubs over 30" high shall not be planted within clear vision triangles per city code.
 - 6.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
 - 6.6. All plants shall adhere to plant schedule, species & sizes. Any necessary substitutions due to availability or alternatives shall be coordinated with the landscape architect via submittal.
 7. IRRIGATION
 - 7.1. Irrigation system shall be built to the following specifications:
 - 7.1.1. Adhere to city codes when connecting to city water.
 - 7.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
 - 7.2. All remote control valves (including master control valve) to have flow control device.
 - 7.3. Install outdoor-rated controller. Coordinate with general contractor on exact location.
 - 7.4. Controller to include On/Off rain switch or other rain shut off device that does not alter program.
 - 7.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - 7.6. Use common trenching where possible.
 - 7.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - 7.8. All mainline pipe and wires to be buried a minimum of 18" and all lateral piping to be buried a minimum of 12" below grade.
 - 7.9. All wires to be 14 gauge direct bury wire at a minimum. Size wire for correct voltage loss.
 - 7.10. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
 - 7.11. Sprinkler heads shall have a matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - 7.12. Contractor is responsible complying with all codes and paying all permits necessary.
 - 7.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - 7.14. Install all irrigation per irrigation drawings. Utilize material specified or approved equal.
 8. CONTRACTOR RESPONSIBILITIES
 - 10.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 10.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - 10.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20" scale are turned in and approved by owner's representative.
 - 10.4. In the event of a discrepancy, notify the General Contractor.

- NOTES:
1. DO NOT DAMAGE OR CUT LEADER
 2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMBS DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
 6. 6" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.
 7. ALL LARGE AND ORNAMENTAL TREES TO RECEIVING STAKING PER DETAIL 1/L1.10

NOTE: REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

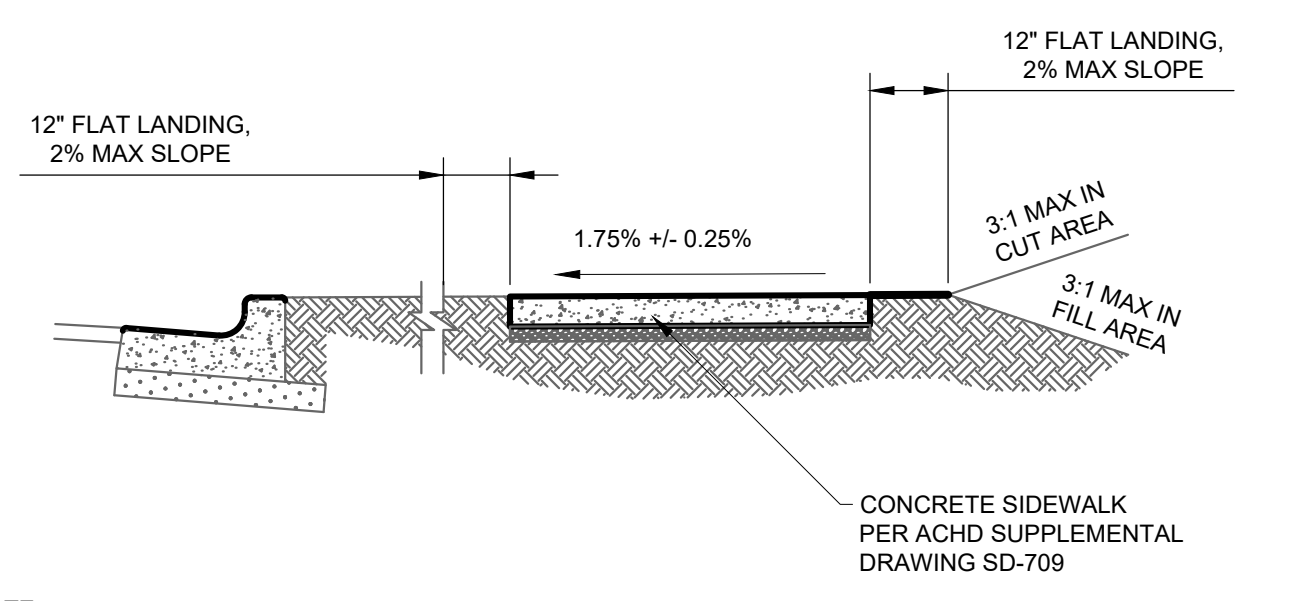
NOTE: *POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.13-01

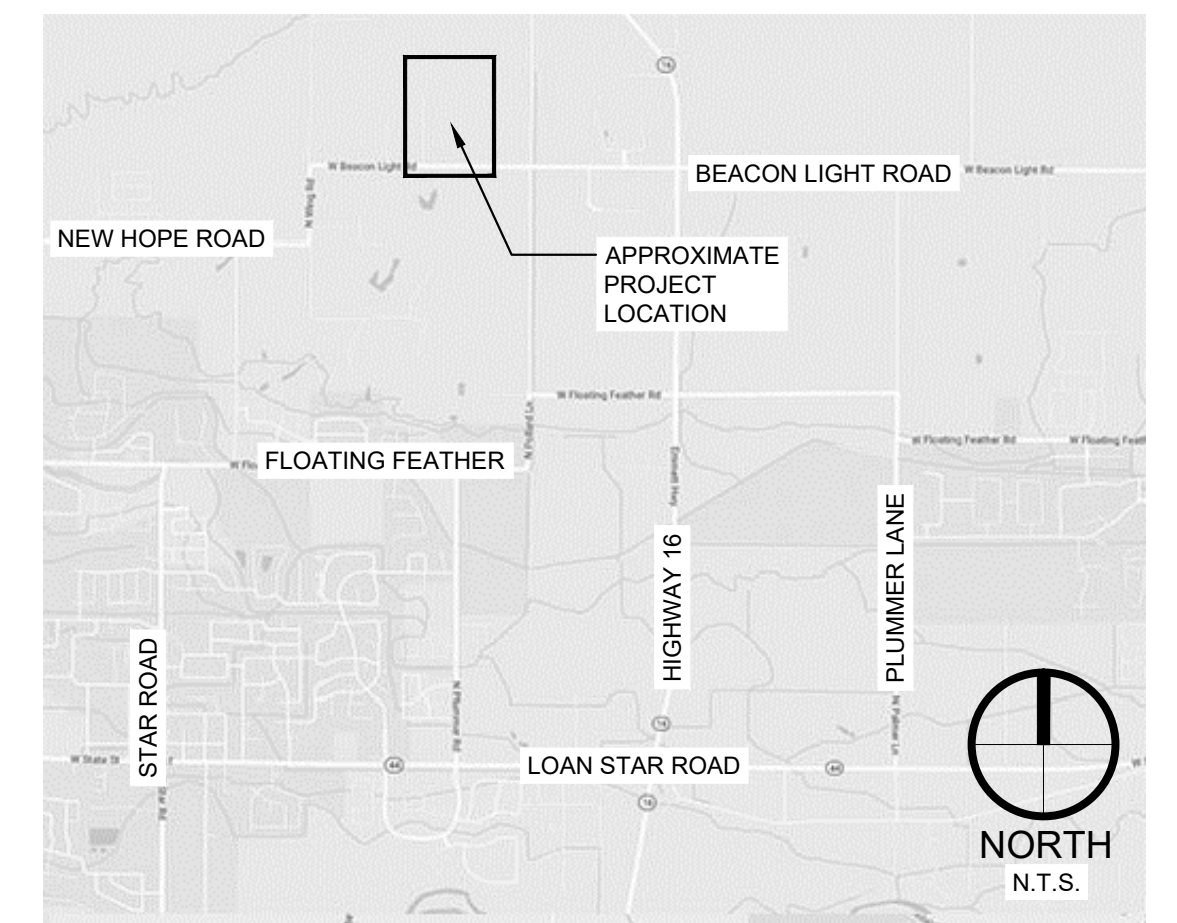
2 SHRUB PLANTING
1" = 1'-0" 329333-01

3 CLOSED VISION FENCE
1/2" = 1'-0" 32 3129.23-02



4 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 329320-05

VICINITY MAP:



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Ginkgo biloba / Maidenhair Tree 50'-80" TALL & 30'-40" WIDE CLASS II	B&B	2"	9
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust 35'Hx35' W, CLASS II	B & B	2"	44
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum 40' H X 25' W, CLASS II	B&B	2"	4
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 40' H x 35' W, CLASS II	B&B	2"	119
	Tilia tomentosa 'Sterling' / Sterling Silver Linden 45' H X 35' W, CLASS II	B&B	2"	13
	CLOSED VISION FENCE, 6' HIGH, CEDAR OR APPROVED OTHER PER OWNER			

LANDSCAPE CODE:

PER CITY OF STAR
ZONED COUNTY PER CITY OF STAR ZONING MAP. REZONE TO RESIDENTIAL PER APPLICATION.

SITE BREAKDOWN:

- REZONE FOR RUT TO R-2
- 20.26 ACRES
- 38 BUILDABLE LOTS
- 2 DWELLING UNITS PER ACRE
- 15% COMMON AREA

DEVELOPMENT AMENITIES REQUIREMENTS:

- MINIMUM 15% GROSS LAND SHALL BE DEDICATED OPEN SPACE
- 1 ADDITIONAL AMENITY PER 10 ACRES
- OPEN SPACE AMENITY OPTIONS:
 - DETACHED SIDEWALK WITH 4' WIDE GREENBELT AT SIDEWALK & CURB
 - 3 ACRES OPEN AREA

NUMBER OF REQUIRED AMENITIES	AMENITIES PROVIDED	TYPE PROVIDED
1 PER 10 ACRES	2	POND & MIN 50'X100' GRASSY SPACE WITH PATHWAY, GAZEBO AREA WITH BBQ & BENCH/TABLES

LANDSCAPE BUFFERS ALONG STREETS:

- 1 TREES PER 30 LINEAR FEET
- SHRUBS SHALL BE CLUSTERED

STREET	LINEAR FEET	REQ'D TREES	PROVD TREES
BEACON LIGHT	659	22	22
ROBIN COURT (NORTH)	427	16	14
ROBIN COURT (SOUTH)	427	16	14
TORCH POND DRIVE(NORTH)	592	20	20*
TORCH POND DRIVE(SOUTH)	583	20	19**
BRISTOL TERRACE (EAST)	541	18	18
BRISTOL TERRACE (WEST)	473	16	16
MONROE TERRACE (EAST)	652	22	21***
MONROE TERRACE(WEST)	733	24	23****
NASH CREEK COURT (NORTH)	331	11	11
NASH CREEK COURT (SOUTH)	331	11	11

* 2 TREES FOR TORCH POND DRIVE(NORTH) PLACED IN COMMON AREA DUE TO HYDRANT & DRAINAGE FACILITY LOCATION
 ** MISSING ONE TREE ON TORCH POND DRIVE SOUTH DUE TO EASEMENT LOCATION AT THE EAST
 *** 2 TREES FOR MONROE TERRACE (EAST) PLACED IN COMMON AREA DUE TO HYDRANT & DRAINAGE FACILITY LOCATION
 **** MISSING ONE TREE ON EACH SIDE OF MONROE TERRACE. DUE TO EASEMENT LOCATION AT THE NORTH

LANDSCAPE BUFFER ALONG ADJOINING USES:

- MIX OF EVERGREEN TREES, DECIDUOUS TREES, SHRUBS, LAWN, AND VEGETATIVE GROUNDCOVER
- TREE SPACING SHALL ALLOW FOR TREE CANOPIES TO TOUCH AT MATURITY
- WHEN PLANT MATERIAL CANNOT ADEQUATELY PROVIDE A BUFFER, A FENCE OR WALL AT 6' TALL CAN BE SUBSTITUTED FOR 1 TREE AT 35' O.C.

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6'-0" HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
WOODY SHRUBS:	2 GAL. POT MIN.

ADDITIONAL INFORMATION:

- CLASS I TREES ONLY ALLOWED WITHIN 10' LATERAL FEET UNDER OVERHEAD UTILITY LINES
- ALL TREES TO BE SELECTED FROM APPROVED TREE LIST OF IDAHO
- NO TREES WITHIN 10' OF ANY ACHD STORM STRUCTURE (SEEPAGE BED, DRAIN, PIPING, ETC)
- NO TREES OR SHRUBS OVER 30" TO BE LOCATED WITHIN CLEAR VISION TRIANGLE (20'X10' DRIVEWAY)
- TREES SHALL BE LOCATED OUTSIDE OF ANY UNDERGROUND UTILITY EASEMENT (SEWER-WATER-ETC)

BIODIVERSITY:
5 MINIMUM SPECIES FOR OVER 50 REQUIRED TREES



(208) 345-0500
404 S 8th St, #154
Boise, ID 83702
StackRockGroup.com

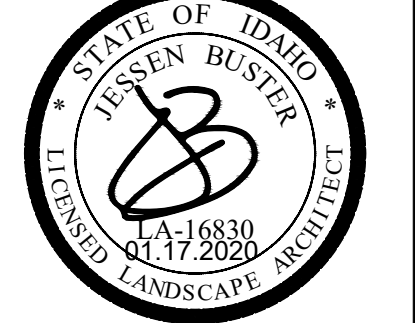
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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NOT FOR CONSTRUCTION

TORCHLIGHT ESTATES SUBDIVISION

BEACON LIGHT ROAD
STAR, IDAHO 83669

REVISIONS

MRK	DATE	Description
△	**	**

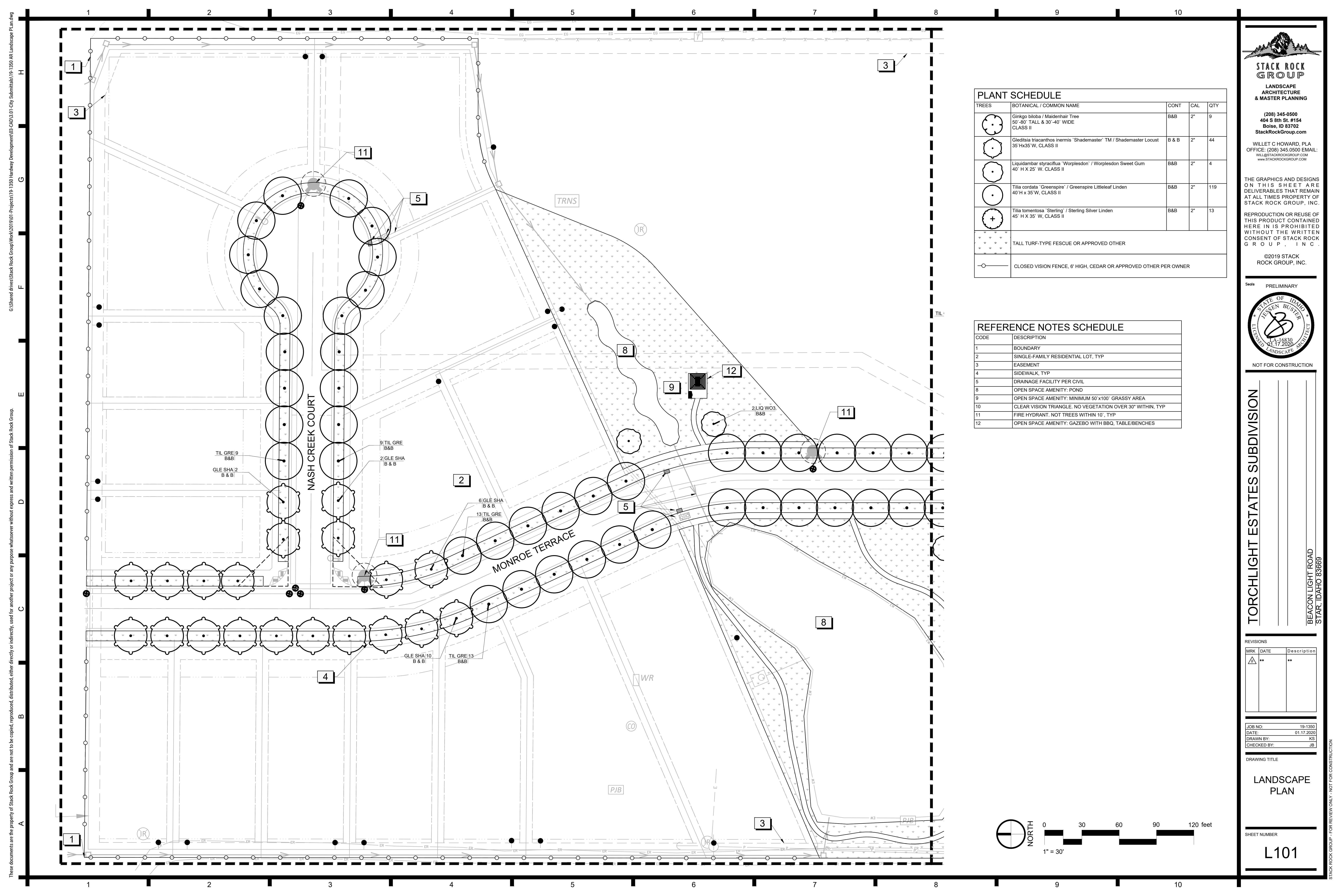
JOB NO: 19-1350
DATE: 01.17.2020
DRAWN BY: KS
CHECKED BY: JB

DRAWING TITLE

LANDSCAPE PLAN OVERVIEW

SHEET NUMBER
L100

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Ginkgo biloba / Maidenhair Tree 50'-80' TALL & 30'-40' WIDE CLASS II	B&B	2"	9
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	Tilia tomentosa 'Sterling' / Sterling Silver Linden 45' H X 35' W, CLASS II	B&B	2"	13
	TALL TURF-TYPE FESCUE OR APPROVED OTHER			
	CLOSED VISION FENCE, 6' HIGH, CEDAR OR APPROVED OTHER PER OWNER			

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	BOUNDARY
2	SINGLE-FAMILY RESIDENTIAL LOT, TYP
3	EASEMENT
4	SIDEWALK, TYP
5	DRAINAGE FACILITY PER CIVIL
8	OPEN SPACE AMENITY: POND
9	OPEN SPACE AMENITY: MINIMUM 50'x100' GRASSY AREA
10	CLEAR VISION TRIANGLE. NO VEGETATION OVER 30" WITHIN, TYP
11	FIRE HYDRANT. NOT TREES WITHIN 10', TYP
12	OPEN SPACE AMENITY: GAZEBO WITH BBQ, TABLE/BENCHES



(208) 345-0500
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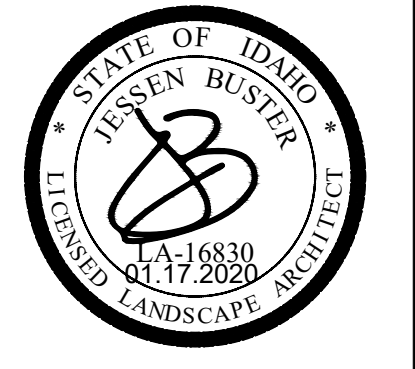
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TORCHLIGHT ESTATES SUBDIVISION

BEACON LIGHT ROAD
STAR, IDAHO 83669

REVISIONS

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△	**	**

JOB NO: 19-1350
DATE: 01.17.2020
DRAWN BY: KS
CHECKED BY: JB

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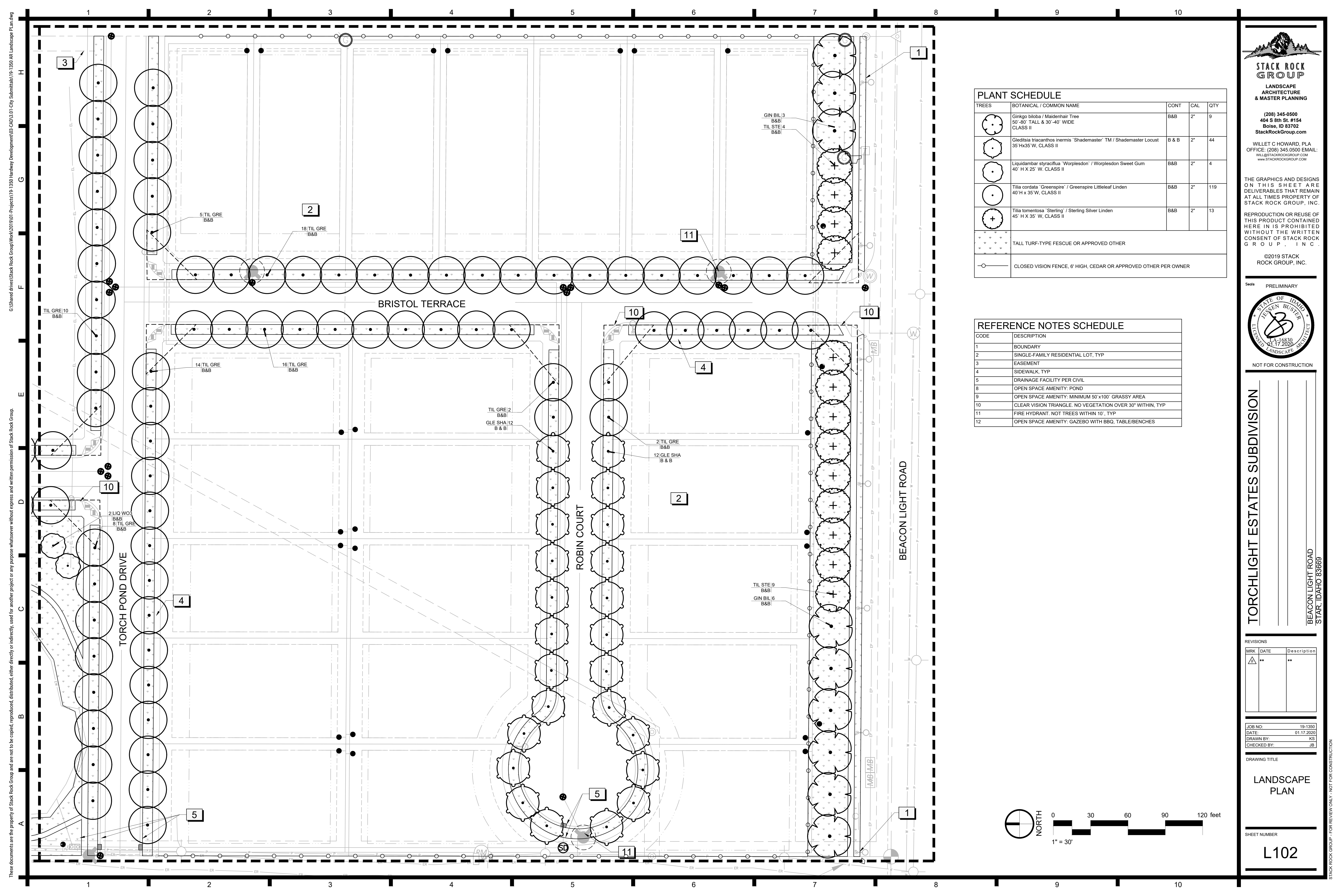
LANDSCAPE PLAN

SHEET NUMBER

L101

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PLANT SCHEDULE

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REFERENCE NOTES SCHEDULE

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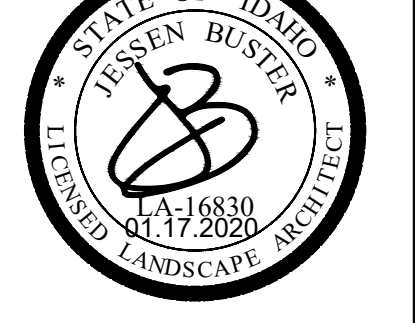
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TORCHLIGHT ESTATES SUBDIVISION

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REVISIONS

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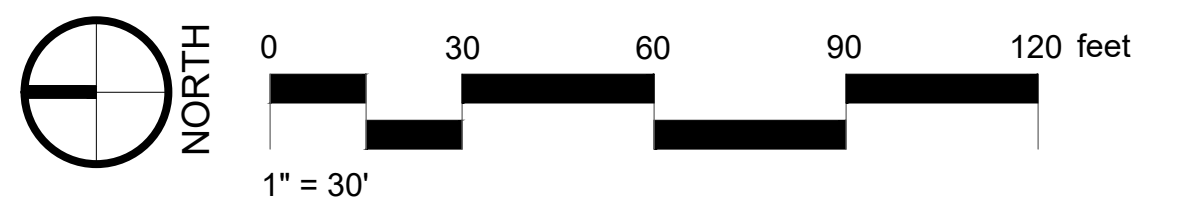
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 CHECKED BY: JB

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LANDSCAPE PLAN

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100 E Bower Street, Suite 110
Meridian, ID 83642

(208) 288-1992

December 4, 2021

Mayor Trevor Chadwick
City of Star
P.O. Box 130
Star, Idaho 83669

Re: Torchlight Subdivision – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Torchlight Subdivision. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

We recommend that the construction drawings and final plat be **APPROVED**. The City Engineer's signature on the final plat will be withheld until the requirements identified on the attached checklist are satisfactorily addressed. The attached checklist was reviewed with the applicant's engineer and it was agreed that the additional items needed for approval would be addressed.

By stamping and signing the Final Plat and Construction Drawings, the Registered Professional Land Surveyor and Professional Engineer, respectively, are responsible to ensure that said plat and construction drawings conform to all City standards, ordinances, and policies (and State laws and statutes). Any variances or waivers to these standards, ordinances, or policies must be specifically and previously approved in writing by the City. Acceptance of the above referenced Final Plat and Construction Drawings does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
City Engineer

Enclosure(s)

cc: File



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: Torchlight Heights Subdivision, FP-22-07

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.

Response to Request for Comment

April 15, 2022

Page 5

- 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#: 2022AEK80