



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** FP-22-22 Final Plat, Inspirado Subdivision Phase 2

### REQUEST

The Applicant is seeking approval of a Final Plat for Inspirado Subdivision Phase 2 consisting of 43 residential lots and 7 common lots on 18.19 acres. The subject property is generally located on the northeast corner of W. Chinden Blvd and N. Star Road in Star, Idaho. Ada County Parcel No's. S04320325800, S04320336300, S04320315200 and S04320336500.

### APPLICANT/OWNER/REPRESENTATIVE

**REPRESENTATIVE:**

Teller Bard  
Kimley-Horn  
950 W. Bannock St., Ste. 1100  
Boise, Idaho 83702

**OWNER/APPLICANT:**

Antonov Star Holdings, LLC  
1861 S. Wells Ave., Ste. 200  
Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-PUD-DA) <b><u>Phase 2</u></b>
Acres -	18.19
Residential Lots -	43
Common Lots -	7
Commercial -	1

### HISTORY

August 17, 2021	Application was originally scheduled for public hearing and was postponed allowing ACHD and ITD time to provide comments.
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January 11, 2022	Council approved applications for Annexation and Zoning (AZ-21-09), Development Agreement (DA-21-11), Planned Unit Development (PUD-21-01), and Preliminary Plat (PP-21-12) for Inspirado Subdivision. The preliminary plat was approved for a maximum 195 single-family residential lots, 2 multi-family lots, 1 commercial lot, 4 mixed use lots and 24 common lots on 139 acres.
September 6, 2022	Council approved the final plat for Inspirado Subdivision, (FP-22-20), Phase 1 consisting of 61 residential lots, 7 common lots and 1 commercial lot on 61.32 acres.

<b>GENERAL DISCUSSION</b>
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The Applicant is seeking approval of a Final Plat for Inspirado Subdivision, Phase 2, consisting of 43 single-family residential lots, 7 common lots, and 1 commercial lot on 18.19 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 submitted contains a total of 227 lots, including 195 single family residential lots, 2 future multi-family residential lots, 1 commercial lot, 4 mixed-use lots and 24 common lots. The detached residential lots include a mixture of patio homes, custom homes and luxury homes on lots ranging in size from 5,500 square feet to 16,871 square feet. The lots will have access and frontage from public streets. All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 50 ft wide right of way with paved streets measuring 33 feet from back of curb to back of curb for all local streets with 5 feet wide detached sidewalks throughout the development. The UDC requires all streets to have a minimum street width of 36 feet. The Applicant has not provided documentation that street names have been obtained and approved. Applicant shall obtain and provide to the City Street name approval documentation from the Ada County Street Naming Committee prior to signature of the final plat.

The application states that proposed overall open space provided is 10.65 acres (15.9%), including 3.5 acres (33%) usable open space. The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 9 site amenities. The applicant is proposing two main amenity areas (primary and secondary) including a community pool, 2 pickleball and two bocce ball courts, children’s play area with tot lot structure, shade ramada, picnic tables and benches, multiple pathways and connections and passive, open areas. The applicant is also proposing a primary entrance monument with a water feature. with a pocket

park with a shade ramada and a pathway along the southern portion of the property along the hillside and wetland area. There will also be three ponds in the development. These amenities satisfy the code requirement for development amenities. Any future multi-family development shall meet additional landscaping and amenity requirements in Section 8-5-20 of the UDC at the time of future approval.

The Commercial and Mixed-Use lots are not planned for specific development at this time. Future review by Council and/or Staff will be necessary once uses are determined. If the applicant intends to request pre-approvals of any additional future Conditional Use permitted uses, not listed below, at this time, they should request so of the Council through the PUD process.

Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

- 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
- Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
- The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
- There shall be no residential uses allowed within the Commercially zoned district
- Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit
- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
- Council approves reduction in 10% usable open space to allow detached sidewalk planter strip reduction
- Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
- Setbacks shall be approved as follows:
  - 5' side yard setbacks for all patio homes
  - 7' side yard setbacks for all single-family detached homes

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

**Compliance with Council Conditions of Approval – Staff confirmed that this phase includes 36' wide road widths with detached sidewalks, 6 ½' planter streets and Class I trees.**

The Preliminary Plat was approved with 195 single-family residential lots, 24 common lots, 2 multi-family lots, 1 commercial lot, and 4 mixed-use lots on 139 acres. The Final Plat for Phase 1 contains 61 single-family residential homes, 1 commercial lot and 7 common lots.

**Common/Open Space and Amenities** – Amenities for the development include a large 1.25-acre main central amenity that will provide a convenient location for community engagement and gathering amenities such as a community pool area, two pickleball courts, and two bocce ball courts. Concrete pathways provide connectivity to multiple access points. Additional open spaces, including a +/- 1-acre secondary amenity with a children’s play area, tot-lot, shade ramadas, picnic tables and benches.

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

**Streetlights** – Streetlight design shall be uniform throughout the development and follow the approved style and model from the City. The Applicant has provided a streetlight design that is in compliance with the city requirements and approved for installation. The street light plan has lights at all the required locations.

**Setbacks – Council approved** Setbacks shall be as follows:

- 5’ side yard setbacks for all patio homes
- 7’ side yard setbacks for all single-family detached homes

**Subdivision Name** – Applicant has provided documentation that the proposed subdivision name has been accepted and reserved by Ada County.

**Street Names** – Applicant has provided documentation that the proposed street names have been reviewed and approved by Ada County and are reflected correctly on the final plat.

**Mail Cluster** – Applicant has requested approval from the Meridian Postmaster for the location of the mail clusters. To date, approval has not been provided. **This will be required prior to signing the final plat.**

**Sidewalks** – Sidewalks are proposed to be 5 foot wide throughout the development and will be detached with a 6.5-foot-wide planter strip, as approved by Council.

**Streets** – Development local roads are proposed to be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way.

<b>PUBLIC/DEPARTMENTAL NOTIFICATIONS</b>
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Notifications of this application were sent to agencies and City Departments having jurisdiction on October 17, 2022.

October 26, 2022  
October 26, 2022

Star City Engineer  
ITD

Checklist  
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

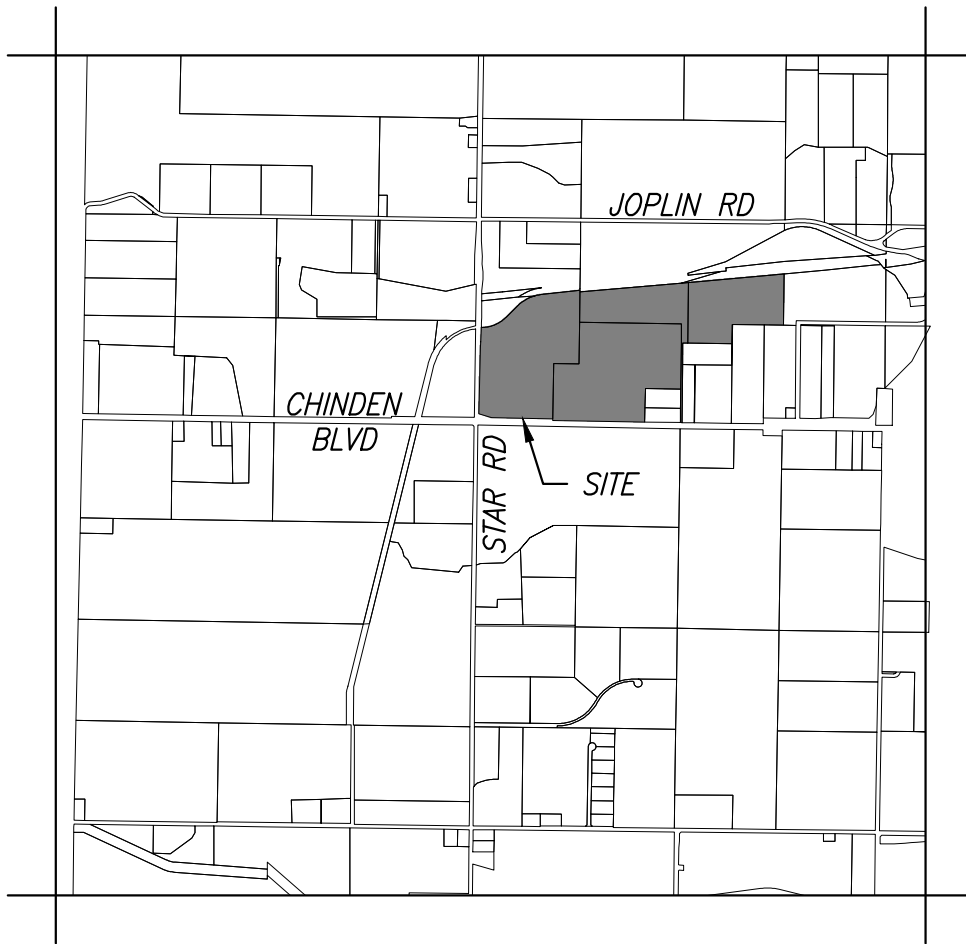
1. The final plat for the Inspirado Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Council added conditions of approval:
  - 7' Sidewalks shall be constructed along Collector Roadways and Star Road, or bonded for through ACHD
  - Provide a public pathway easement along the south side of the Phyliss Canal for potential future pathway
  - The Developer agrees to provide the Bean property two (2) built driveways per their agreement in Phase 1
  - There shall be no residential uses allowed within the Commercially zoned district
  - Any storage units proposed in the Mixed-Use or Commercial areas shall require a Conditional Use Permit

- All streets within the development shall have minimum 36' roadway widths. The detached sidewalk planter strips shall be allowed at 6 ½ feet on each side with Class I trees.
  - Non-single-family detached residential dwellings will be limited to a maximum of 10% of the subject gross R-3 development parcel.
  - Setbacks shall be approved as follows: 5' side yard setbacks for all patio homes, 7' side yard setbacks for all single-family detached homes
3. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
  4. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1,000.00 per residence. These fees will be collected by the City of Star, by phase, prior to final plat signature.** The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected. **Proportionate share for Phase 2 shall be \$43,000 (43 lots x \$1000).**
  5. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
  6. 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.
  7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
  8. **The applicant shall submit a Temporary Use application to the City for approval prior to the start of excavation of any pond. The excavation shall comply with all requirements set forth in Section 8-5-19C of the Star Unified Development Code pertaining to Accessory Pits.**
  9. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
  10. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
  11. 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.
  12. All common areas shall be maintained by the Homeowner's Association.
  13. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.

14. 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. The submitted plan appears to satisfy the tree requirements.
15. 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.**
- 16. 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.**
17. 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.
18. A sign application shall be submitted to the City for any subdivision signs.
19. 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.**
20. 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.**
21. 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.**
22. 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.**
23. 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.**
24. All common areas shall be maintained by the Homeowners Association.
- 25. Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables.**
26. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # FP-22-22 Inspirado Subdivision, Final Plat, Phase 2 on \_\_\_\_\_, \_\_\_\_\_. 2022.



T4N, R1W, SEC. 20







# 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: Antonov Star Holdings, LLC  
Applicant Address: 1861 S. Wells Avenue, Ste. 200, Meridian Zip: 83642  
Phone: 208-229-2021 Email: randy@criterionland.com

Owner Name: Antonov Star Holdings, LLC  
Owner Address: 1861 S. Wells Avenue, Ste. 200, Meridian Zip: 83642  
Phone: 208-229-2021 Email: randy@criterionland.com

Representative (e.g., architect, engineer, developer):  
Contact: Teller Bard Firm Name: Kimley-Horn  
Address: 1100 W. Idaho Street, Suite 210, Boise, ID Zip: 83702  
Phone: 208-906-3871 Email: teller.bard@kimley-horn.com

## Property Information:

Subdivision Name: Inspirado Subdivision No. 2 Phase: 2

Parcel Number(s): S04320325800;336300;315200;336500

Approved Zoning: R-3 PUD Units per acre: 2.39

Total acreage of phase: 18.19 Total number of lots: 51

Residential: 43 Commercial: 1 Industrial: \_\_\_\_\_

Common lots: 7 Total acreage of common lots: 1.11 Percentage: 6.1%

Percent of common space to be used for drainage: 3.6% Acres: 0.04

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>43</u>	<u>43</u>
Number of Common Lots:	<u>7</u>	<u>7</u>
Number of Commercial Lots:	<u>1</u>	<u>1</u>

Roads: W. Old School St., N. Wonder Ave., N. Ellis Park Ave., W. Whisper Ridge Dr., N. Smokefall Ave., W. Inspirado Dr. W. Old School St., N. Wonder Ave., N. Ellis Park Ave., W. Whisper Ridge Dr., N. Smokefall Ave., W. Inspirado Dr.

Amenities: None in Phase None in Phase

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

Subdivision Name: Inspirado Subdivision No. 2 Phase: 2

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.: 16001C0120H  
 FIRM effective date(s): mm/dd/year 02/19/2003  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X  
 Base Flood Elevation(s): AE N/A .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 (√)
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"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
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 <b>original</b> 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 <b>design</b> and <b>location</b> information	
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
X	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) with the files named with project name and plan type.</u>	
X	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• 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.</li> </ul>	
X	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

**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

08/01/2022

Date

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF IDAHO)  
) ss  
COUNTY OF ADA)

I, Randal S. Clarno, 1861 S. Wells Avenue #200  
(name) (address)  
Meridian, ID 83642  
(city) (state) (zip)

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

described on the attached, and I grant my permission to Kimley-Horn Engineering  
950 W. Bannock St #1100, Boise, ID (name) 83702  
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: Ada County Parcel No. 50419417200

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

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

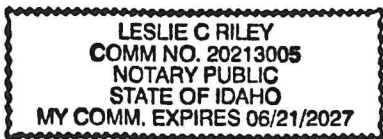
I hereby grant permission to the City of Star staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Type of application: Final Plat Acknowledgment

Dated this 27th day of January, 20 22.

[Signature]  
(Signature)

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



Leslie C. Riley  
Notary Public for Idaho  
Residing at: 1861 S. Wells Ave #200 Meridian ID  
My Commission Expires: 6/21/2027

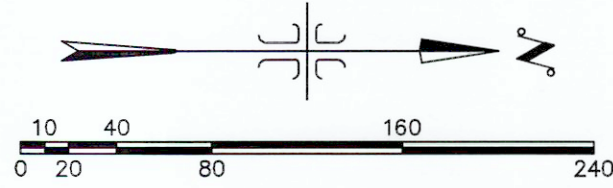




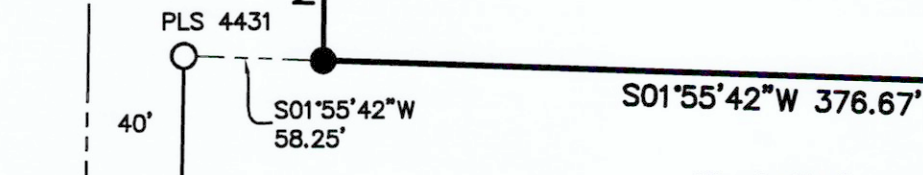
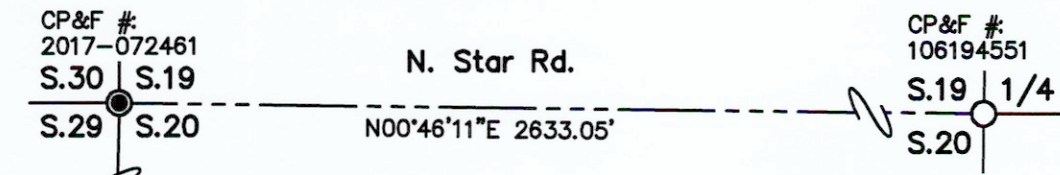
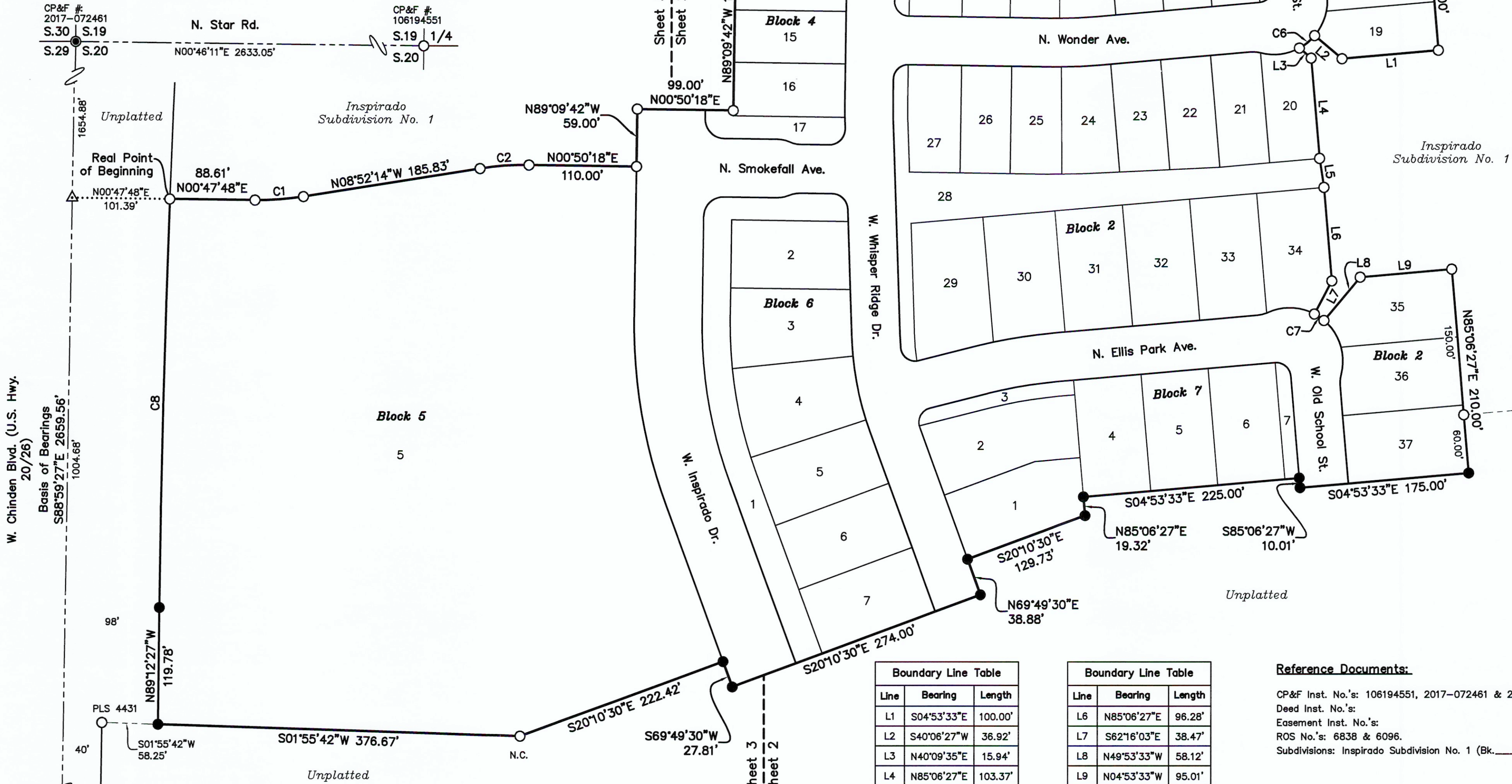
# Plat Showing Inspirado Subdivision No. 2

Situated in a portion of  
the Southwest Quarter of Section 20,  
Township 4 North, Range 1 West, Boise Meridian,  
City of Star, Ada County, Idaho.  
2022

Inspirado  
Subdivision No. 1



Scale: 1" = 80'



- Legend**
- Found 5/8" Iron Pin, "ISG PLS 11779" Unless Otherwise Noted
  - Found Aluminum Cap Monument
  - △ Calculated Point, Nothing Found or Set
  - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
  - 1 Lot Number
  - N.C. No Cap
  - Subdivision Boundary Line
  - - - - - Adjacent Subdivision/Parcel Line
  - - - - - Right-of-Way Line
  - Lot Line
  - - - - - Section Line
  - ⋯ Tie Line
  - - - - - Match Line



**Boundary Line Table**

Line	Bearing	Length
L1	S04°53'33"E	100.00'
L2	S40°06'27"W	36.92'
L3	N40°09'35"E	15.94'
L4	N85°06'27"E	103.37'
L5	N81°16'04"E	30.07'

**Boundary Line Table**

Line	Bearing	Length
L6	N85°06'27"E	96.28'
L7	S62°16'03"E	38.47'
L8	N49°53'33"W	58.12'
L9	N04°53'33"W	95.01'

**Boundary Curve Table**

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	50.62'	300.00'	9°40'02"	N04°02'13"W	50.56'
C2	50.84'	300.00'	9°42'32"	N04°00'58"W	50.77'
C3	29.88'	691.00'	2°28'40"	N87°55'22"W	29.88'
C4	9.06'	526.00'	0°59'11"	N86°11'26"W	9.06'
C5	34.01'	340.00'	5°43'51"	N02°01'38"W	33.99'
C6	20.43'	55.00'	21°16'56"	S39°15'05"E	20.31'
C7	11.88'	55.00'	12°22'30"	N33°55'12"E	11.86'
C8	419.50'	16953.78'	1°25'04"	N88°29'55"W	419.49'

**Reference Documents:**  
 CP&F Inst. No.'s: 106194551, 2017-072461 & 2017-072461.  
 Deed Inst. No.'s:  
 Easement Inst. No.'s:  
 ROS No.'s: 6838 & 6096.  
 Subdivisions: Inspirado Subdivision No. 1 (Bk. \_\_\_\_\_, Pg. \_\_\_\_\_).

**Surveyors narrative:**  
 The purpose of this survey is to subdivide the property shown hereon. The property is a portion of unplatted lands. The existing section corner monumentation found and shown on this plat are in substantial agreement with existing corner records and were used to establish the boundaries of this subdivision.

See Sheet 4 for Notes, Line & Curve Data Tables.

Book \_\_\_\_\_ Page \_\_\_\_\_

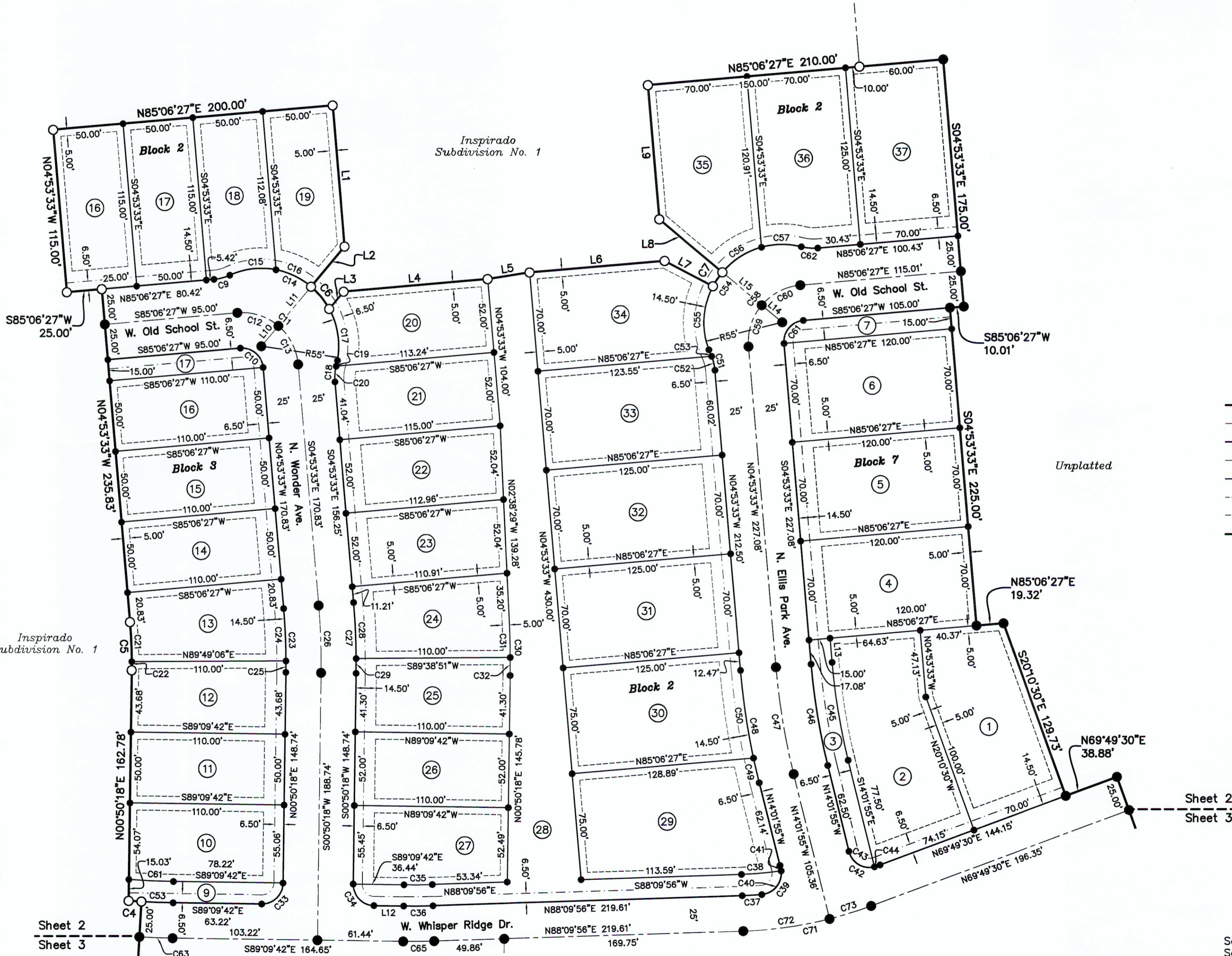
**ISG IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570  
 WWW.IDAHOSURVEY.COM

# Inspirado Subdivision No. 2



Scale: 1" = 50'

Inspirado Subdivision No. 1



### Legend

- Found 5/8" Iron Pin, "ISG PLS 11779"
- Found Aluminum Cap Monument
- Calculated Point, Nothing Found or Set
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Lot Number
- Subdivision Boundary Line
- Adjacent Subdivision/Parcel Line
- Right-of-Way Line
- Centerline
- Lot Line
- Easement Line (Note 1)
- Easement Line (Note 2)
- Match Line

Inspirado Subdivision No. 1

Unplatted

Sheet 2  
Sheet 3

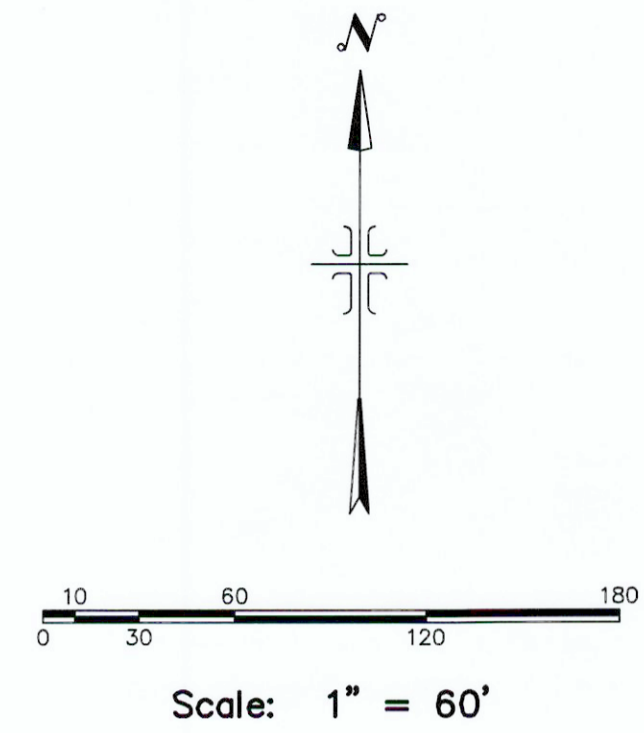
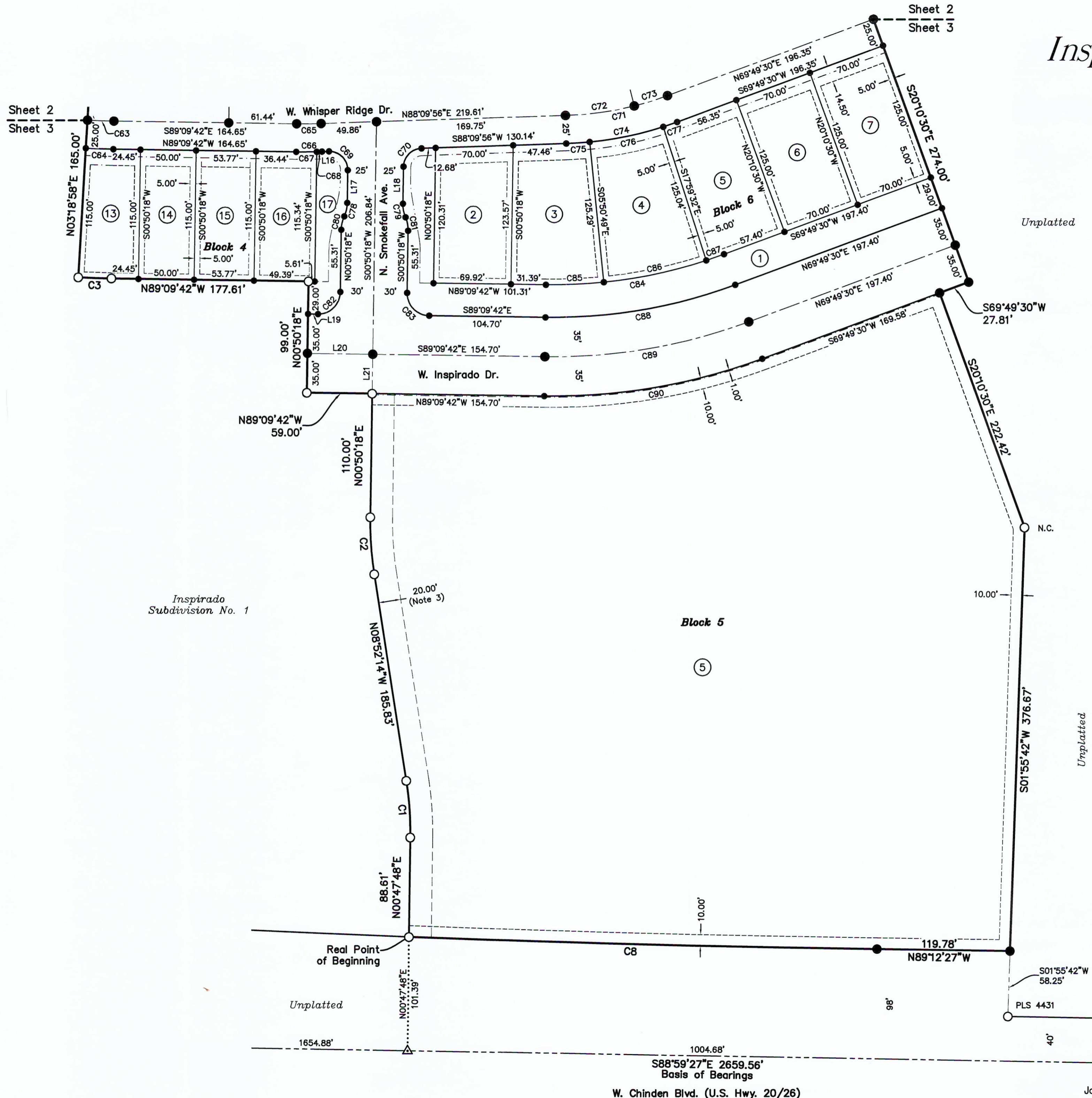


See Sheet 3 for Notes, Line & Curve Data Tables.  
See Sheet 1 for Boundary Line & Curve Data Tables.  
Book \_\_\_\_\_ Page \_\_\_\_\_

**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570  
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# Inspirado Subdivision No. 2



- Legend**
- Found 5/8" Iron Pin, "ISG PLS 11779"
  - Found Aluminum Cap Monument
  - △ Calculated Point, Nothing Found or Set
  - Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
  - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
  - ① Lot Number
  - Subdivision Boundary Line
  - - - - - Adjacent Subdivision/Parcel Line
  - Right-of-Way Line
  - Centerline
  - Lot Line
  - - - - - Easement Line (Note 1)
  - - - - - Easement Line (Note 2)
  - - - - - Easement Line, as noted
  - - - - - Match Line



See Sheet 3 for Notes, Line & Curve Data Tables.  
See Sheet 1 for Boundary Line & Curve Data Tables.

Book \_\_\_\_\_ Page \_\_\_\_\_

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1004.68'  
S88°59'27"E 2659.56'  
Basis of Bearings  
W. Chinden Blvd. (U.S. Hwy. 20/26)

Job No. 22-229  
Sheet 3 of 6

# Inspirado Subdivision No. 2

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C9	11.72'	35.00'	19°11'17"	N75°30'48"E	11.67'
C10	23.56'	15.00'	90°00'00"	N49°53'33"W	21.21'
C11	62.83'	40.00'	90°00'00"	N49°53'33"W	56.57'
C12	31.42'	40.00'	45°00'00"	N72°23'33"W	30.61'
C13	31.42'	40.00'	45°00'00"	N27°23'33"W	30.61'
C14	123.23'	55.00'	128°22'35"	N49°53'33"W	99.03'
C15	33.61'	55.00'	35°00'53"	S83°25'36"W	33.09'
C16	28.00'	55.00'	29°10'24"	N64°28'45"W	27.70'
C17	41.19'	55.00'	42°54'21"	N07°09'27"W	40.23'
C18	11.72'	35.00'	19°11'17"	S04°42'05"W	11.67'
C19	0.57'	35.00'	0°56'12"	S13°49'38"W	0.57'
C20	11.15'	35.00'	18°15'05"	S04°13'59"W	11.10'
C21	27.96'	340.00'	4°42'40"	N02°32'13"W	27.95'
C22	6.05'	340.00'	1°01'11"	N00°19'42"E	6.05'
C23	45.01'	450.00'	5°43'51"	N02°01'38"W	44.99'
C24	37.00'	450.00'	4°42'40"	N02°32'13"W	36.99'
C25	8.01'	450.00'	1°01'11"	N00°19'42"E	8.01'
C26	47.51'	475.00'	5°43'51"	S02°01'38"E	47.49'
C27	50.01'	500.00'	5°43'51"	N02°01'38"W	49.99'
C28	39.62'	500.00'	4°32'24"	N02°37'21"W	39.61'
C29	10.39'	500.00'	1°11'27"	N00°14'34"E	10.39'
C30	37.05'	610.00'	3°28'47"	N00°54'06"W	37.04'
C31	24.37'	610.00'	2°17'20"	N01°29'49"W	24.37'
C32	12.68'	610.00'	1°11'27"	N00°14'34"E	12.68'
C33	23.56'	15.00'	90°00'00"	N45°50'18"E	21.21'
C34	23.56'	15.00'	90°00'00"	S44°09'42"E	21.21'
C35	20.29'	435.00'	2°40'22"	N89°30'07"E	20.29'
C36	20.99'	450.00'	2°40'22"	N89°30'07"E	20.99'
C37	13.83'	265.00'	2°59'26"	N86°40'13"E	13.83'
C38	28.05'	250.00'	6°25'44"	N84°57'04"E	28.04'
C39	25.97'	15.00'	99°12'25"	N35°34'17"E	22.85'
C40	24.01'	15.00'	91°43'09"	N39°18'55"E	21.53'
C41	1.96'	15.00'	7°29'16"	N10°17'17"W	1.96'
C42	25.17'	15.00'	96°08'35"	S62°06'13"E	22.32'
C43	23.56'	15.00'	90°00'00"	S59°01'55"E	21.21'
C44	1.61'	15.00'	6°08'35"	N72°53'47"E	1.61'
C45	70.19'	440.00'	9°08'22"	S09°27'44"E	70.11'
C46	72.58'	455.00'	9°08'22"	S09°27'44"E	72.50'
C47	76.57'	480.00'	9°08'22"	S09°27'44"E	76.48'
C48	80.55'	505.00'	9°08'22"	S09°27'44"E	80.47'
C49	17.86'	505.00'	2°01'37"	S13°01'07"E	17.86'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C50	62.69'	505.00'	7°06'45"	S08°26'56"E	62.65'
C51	11.72'	35.00'	19°11'17"	N14°29'12"W	11.67'
C52	10.12'	35.00'	16°33'32"	N13°10'19"W	10.08'
C53	1.61'	35.00'	2°37'45"	N22°45'58"W	1.61'
C54	123.23'	55.00'	128°22'35"	S40°06'27"W	99.03'
C55	49.74'	55.00'	51°48'47"	S01°49'33"W	48.06'
C56	33.15'	55.00'	34°32'15"	S57°22'34"W	32.65'
C57	28.46'	55.00'	29°39'03"	S89°28'13"W	28.15'
C58	62.83'	40.00'	90°00'00"	S40°06'27"W	56.57'
C59	31.42'	40.00'	45°00'00"	S17°36'27"W	30.61'
C60	31.42'	40.00'	45°00'00"	S62°36'27"W	30.61'
C61	23.56'	15.00'	90°00'00"	S40°06'27"W	21.21'
C62	11.72'	35.00'	19°11'17"	S85°17'55"E	11.67'
C63	23.83'	551.00'	2°28'40"	S87°55'22"E	23.83'
C64	24.91'	576.00'	2°28'40"	S87°55'22"E	24.91'
C65	22.16'	475.00'	2°40'22"	N89°30'07"E	22.16'
C66	23.32'	500.00'	2°40'22"	N89°30'07"E	23.32'
C67	18.57'	500.00'	2°07'39"	N89°46'28"E	18.57'
C68	4.76'	500.00'	0°32'42"	N88°26'17"E	4.76'
C69	26.69'	16.50'	92°40'22"	N45°29'53"W	23.87'
C70	25.15'	16.50'	87°19'38"	S44°30'07"W	22.78'
C71	92.83'	290.00'	18°20'26"	N78°59'43"E	92.43'
C72	61.74'	290.00'	12°11'51"	N82°04'00"E	61.62'
C73	31.09'	290.00'	6°08'35"	N72°53'47"E	31.08'
C74	100.83'	315.00'	18°20'26"	N78°59'43"E	100.40'
C75	20.80'	315.00'	3°46'59"	N86°16'27"E	20.79'
C76	66.95'	315.00'	12°10'41"	N78°17'36"E	66.83'
C77	13.08'	315.00'	2°22'46"	N71°00'53"E	13.08'
C78	12.33'	30.00'	23°33'23"	N12°36'59"E	12.25'
C79	12.33'	30.00'	23°33'23"	S10°56'24"E	12.25'
C80	12.33'	30.00'	23°33'23"	S12°36'59"W	12.25'
C81	12.33'	30.00'	23°33'23"	N10°56'24"W	12.25'
C82	31.42'	20.00'	90°00'00"	N45°50'18"E	28.28'
C83	31.42'	20.00'	90°00'00"	S44°09'42"E	28.28'
C84	161.74'	441.01'	21°00'46"	N80°19'54"E	160.83'
C85	51.46'	441.01'	6°41'06"	N87°29'44"E	51.43'
C86	93.48'	441.01'	12°08'43"	N78°04'49"E	93.31'
C87	16.80'	441.01'	2°10'57"	N70°54'59"E	16.80'
C88	172.37'	470.00'	21°00'47"	N80°19'54"E	171.41'
C89	185.21'	505.00'	21°00'47"	N80°19'54"E	184.17'
C90	198.04'	540.00'	21°00'47"	N80°19'54"E	196.94'

Line Table		
Line	Bearing	Length
L10	N40°06'27"E	18.79'
L11	N40°06'27"E	36.21'
L12	N89°09'42"W	21.44'
L13	S04°53'33"E	17.08'
L14	N49°53'33"W	18.79'
L15	N49°53'33"W	36.21'
L16	N88°09'56"E	6.38'
L17	N00°50'18"E	29.07'
L18	S00°50'18"W	32.94'
L19	S89°09'42"E	9.00'
L20	S89°09'42"E	59.00'
L21	S00°50'18"W	35.00'


## Notes

- A permanent public utilities easement is hereby reserved adjacent to the public right-of-ways as delineated and referenced. A ten (10) foot wide permanent public utilities and lot drainage easement is hereby reserved along all rear lot lines. A five (5) foot wide permanent lot drainage easement is hereby reserved adjacent to the sides of interior lot lines unless otherwise shown. The easements are as shown on this plat.
- ACHD permanent easement. See Instrument No. \_\_\_\_\_
- Access easement for the benefit of and to be maintained by the Homeowner's Association.
- This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "no agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."
- Irrigation water has been provided by the owner through a pressurized irrigation system, to be owned and maintained by the homeowner's association in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to water rights, and will be obligated for assessments from the Nampa-Meridian irrigation company.
- Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
- 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.
- Lot 28, Block 2; Lots 9 and 17, Block 3; Lot 17, Block 4; Lot 1, Block 6; Lots 3 and 7, Block 7 are common lots which shall be owned and maintained by the Homeowner's Association. Said Lots are subject to a blanket permanent public utilities easement.



See Sheet 1 for Line & Curve Boundary Data Tables.

Book \_\_\_\_\_ Page \_\_\_\_\_


**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570  
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# Inspirado Subdivision No. 2

## Certificate Of Owners

Know all men by these presents: That Antonov Star Holding LLC, a California Limited Liability Company, is the owner of the property described as follows:

A portion of the Southwest 1/4 of Section 20, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 19, 20, 29 and 30, T.4.N, R.1.W., B.M., from which the 1/4 corner common to said Sections 20 and 29, bears South 88°59'27" East, 2,659.56 feet; thence on the south boundary line of said Section 20, South 88°59'27" East, 1654.88 feet; thence leaving said south boundary line, North 00°47'48" East, 101.39 feet to the exterior boundary line of Inspirado Subdivision No. 1, as filed in Book \_\_\_\_\_ of Plats at Pages \_\_\_\_\_ through \_\_\_\_\_, records of Ada County, Idaho and the REAL POINT OF BEGINNING;

thence on the exterior boundary line for the following twenty nine (29) courses and distances:

North 00°47'48" East, 88.61 feet;  
50.62 feet on the arc of curve to the left having a radius of 300.00 feet, a central angle of 09°40'02" and a long chord which bears North 04°02'13" West, 50.56 feet;  
North 08°52'14" West, 185.83 feet;  
50.84 feet on the arc of curve to the right having a radius of 300.00 feet, a central angle of 09°42'32" and a long chord which bears North 04°00'58" West, 50.77 feet;  
North 00°50'18" East, 110.00 feet;  
North 89°09'42" West, 59.00 feet;  
North 00°50'18" East, 99.00 feet;  
North 89°09'42" West, 177.61 feet;  
29.88 feet on the arc of curve to the right having a radius of 691.00 feet, a central angle of 02°28'40" and a long chord which bears North 87°55'22" West, 29.88 feet;  
North 03°18'58" East, 165.00 feet;  
9.06 feet on the arc of a curve to the right having a radius of 526.00 feet, a central angle of 00°59'11" and a long chord which bears North 86°11'26" West, 9.06 feet;  
North 00°50'18" East, 162.78 feet;  
34.01 feet on the arc of curve to the left having a radius of 340.00 feet, a central angle of 05°43'51" and a long chord which bears North 02°01'38" West, 33.99 feet;  
North 04°53'33" West, 235.83 feet;  
South 85°06'27" West, 25.00 feet;  
North 04°53'33" West, 115.00 feet;  
North 85°06'27" East, 200.00 feet;  
South 04°53'33" East, 100.00 feet;  
South 40°06'27" West, 36.92 feet;  
20.43 feet on the arc of a curve to the right having a radius of 55.00 feet, a central angle of 21°16'56" and a long chord which bears South 39°15'05" East, 20.31 feet;  
North 40°09'35" East, 15.94 feet;  
North 85°06'27" East, 103.37 feet;  
North 81°16'04" East, 30.07 feet;  
North 85°06'27" East, 96.28 feet;  
South 62°16'03" East, 38.47 feet;  
11.88 feet on the arc of a curve to the right having a radius of 55.00 feet, a central angle of 12°22'30" and a long chord which bears North 33°55'12" East, 11.86 feet;  
North 49°53'33" West, 58.12 feet;  
North 04°53'33" West, 95.01 feet;  
North 85°06'27" East, 150.00 feet;

thence leaving said exterior boundary line and continuing, North 85°06'27" East, 60.00 feet;  
thence leaving said exterior boundary line, South 04°53'33" East, 175.00 feet;  
thence South 85°06'27" West, 10.01 feet;  
thence South 04°53'33" East, 225.00 feet;  
thence North 85°06'27" East, 19.32 feet;  
thence South 20°10'30" East, 129.73 feet;  
thence North 69°49'30" East, 38.88 feet;  
thence South 20°10'30" East, 274.00 feet;

thence South 69°49'30" West, 27.81 feet;  
thence South 20°10'30" East, 222.42 feet;  
thence South 01°55'42" West, 376.67 feet to the northerly right-of-way line of State Highway 20/26;  
thence on said northerly right-of-way line the following two (2) courses and distances:  
North 89°12'27" West, 119.78 feet;  
419.50 feet on the arc of curve to the right having a radius of 16953.78 feet, a central angle of 01°25'04" and a long chord which bears North 88°29'55" West, 419.49 feet to the REAL POINT OF BEGINNING.

Containing 18.192 acres, more or less.

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 indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes are to be erected within the limits of said easements. All lots in this plat will be eligible to receive domestic water and sanitary sewer service from an existing Star Sewer and Water District main line located adjacent to the subject Subdivision and Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision. (I.C. 50-1334) and (I.C. 50-1326).

In witness whereof I have hereunto set my hand:

Antonov Star Holding LLC, a California Limited Liability Company

By: Randal S. Clarno, \_\_\_\_\_ Date \_\_\_\_\_  
Its: Member

## Acknowledgment

State of Idaho }  
County of Ada } s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Randal S. Clarno, known or identified to me to be a member of Antonov Star Holding LLC, a California Limited Liability Company, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that Antonov Star Holding LLC 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.

Notary Public for Idaho: \_\_\_\_\_

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## Certificate of Surveyor

I, Cody M. McCammon, 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" is drawn from an actual 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.

Cody M. McCammon



P.L.S. No. 11779

Book \_\_\_\_\_ Page \_\_\_\_\_

Job No. 22-229  
Sheet 5 of 6



IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
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WWW.IDAHOSURVEY.COM







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**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

October 26, 2022

City of Star

Attn: Shawn L. Nickel, P&Z Administrator

PO Box 130

Star, ID 83669

[snickel@staridaho.org](mailto:snickel@staridaho.org)

Re: Inspirado Subdivision Final Plat Phase 2, Case #FP-22-22

Dear Mr. Nickel,

Idaho Transportation Department (ITD) appreciates the opportunity to review Inspirado Subdivision Final Plat, Phase 2. The proposed development is located on the northeast corner of SH-44 and North Star Boulevard, Star, Idaho.

A Traffic Impact Study (TIS) was previously reviewed by ITD and the Development Conditions Memo (Memo) was signed on December 28, 2021 (See attached). Any necessary mitigations for traffic impacts that were identified by the TIS and the Memo is the responsibility of the applicant to construct.

ITD reserves the right to make further comments on an as needed basis.

Sincerely,

A handwritten signature in blue ink that reads 'W. Howell'.

Wendy I. Howell

ITD – District 3

Development Services Coordinator

Enc.



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December 28, 2021

Teller Bard  
Kimley-Horn and Associates, Inc.  
950 Bannock Street  
Suite 1100  
Boise, ID 83702  
[Teller.Bard@kimley-horn.com](mailto:Teller.Bard@kimley-horn.com)

VIA EMAIL

RE: Inspirado Mixed Use Development – ITD Traffic Impact Study Development Condition Memo

Dear Mr. Bard,

The Idaho Transportation Department (ITD) appreciated the opportunity to review the transportation impact study (TIS) for the Inspirado Mixed Use Development. The proposed development is located in the northeast quadrant of the intersection of US-20/26 and Star Road. The development is proposing two new accesses to US-20/26.

ITD finds the proposed development and accesses to US-20/26 acceptable with the following mitigation:

**Proportionate Share Contribution**

The proposed development will add trips and contribute to congestion on the State Highway System at multiple intersections. ITD is currently working with our local agency partners to update our procedures for calculating proportionate share contributions. Prior to final plat approval, ITD will calculate a contribution that will be used to accelerate future projects on the State Highway System within the City of Star’s area of impact. Based on past proportionate share calculations within the City of Star, the proportionate share contribution will not exceed \$1630 per PM peak hour trip generated by the development.

**Proposed Accesses**

***Access D***

Within one year of issuance of ITD right-of-way encroachment permit:

- Developer shall design and construct the approach and connected roadway at Access D three lanes wide, with a dedicated right-out lane, a dedicated left-out lane, and an inbound lane.



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- Developer shall design and construct a 12ft wide westbound right-turn lane to meet current ITD Traffic Manual standards for a 55 MPH speed zone.
  - Turn lane shall have 8 ft shoulders
  - Right-of-way dedication will be required as necessary to accommodate drainage needs that do not fit into ITD's existing right-of-way.

When one of the following conditions is met:

- Developer shall design and construct a raised median/traffic separator on US-20/26 to limit Access D to right-in/right-out:
  - When excessive left-turn related crashes are observed at the access location and ITD determines that the access needs to be restricted to address safety concerns; developer shall construct raised median within 6 months of notification from by ITD, or else ITD will perform necessary construction and invoice developer for costs
  - Or, when Access E is constructed

The raised median shall extend a minimum of 150 feet in each direction from the center of Access D.

If one of the preceding conditions is not met before ITD widens US-20/26 to three lanes in each direction per the approved corridor plan, then ITD will construct a raised median that will limit Access D to right-in/right-out when the widening is constructed.

**Access E**

Prior to ITD issuing right-of-way encroachment permit:

- Developer shall provide \$5000 to ITD for developer share of estimated cost of environmental re-evaluation for adding traffic signal at mid-mile between Star Rd and SH-16, per ITD letter to developer dated September 22, 2021.

Within one year of issuance of ITD right-of-way encroachment permit:

- Developer shall design and construct a three-lane approach at Access E with a right-out lane, left-out lane, and an inbound lane.
- Developer shall design and construct a 12 ft wide westbound right-turn lane to meet current ITD Traffic Manual standards for a 55 MPH speed zone—length shall include storage length for signalized condition.
  - Turn lane shall have 8 ft shoulders
  - Right-of-way dedication will be required as necessary to accommodate drainage needs that do not fit into ITD's existing right-of-way.





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Developer may construct a traffic signal at Access E. The following conditions apply:

- Developer shall submit a traffic analysis including traffic signal warrant analysis with updated traffic volumes within one year prior to ITD issuing the right-of-way encroachment permit for the construction of a traffic signal. One or more traffic signal warrants must be met or projected to be met within one year of construction of the traffic signal. This step may be concurrent with initial construction of Access E provided that one or more signal warrants are projected to be met within one year of construction.
- Developer shall modify Access E approach to have one dedicated right-turn and two dedicated left-turn lanes.
- Developer shall design and construct traffic signal to ACHD standards.

Developer shall have construction plans reviewed and accepted by ITD prior to construction of any or all of the improvements listed above.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. If you have any questions please do not hesitate to contact me at [jason.brinkman@itd.idaho.gov](mailto:jason.brinkman@itd.idaho.gov) or 208-334-8303.

Sincerely,

Jason D. Brinkman, P.E.  
Engineering Manager  
ITD District 3

cc:

Eric Sweat – Kimley-Horn and Associates, Inc.

Shawn Nickel – City of Star

Paige Bankhead – ACHD



Ada County Transmittal  
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # \_\_\_\_\_

Conditional/Accessory Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP-22-22

Development Name/Section Inspired 2

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - community sewage system
  - interim sewage
  - central water
  - individual sewage
  - individual water
  - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - sewage dry lines
  - central water
  - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - swimming pools or spas
  - beverage establishment
  - grocery store
  - child care center
- 14. \_\_\_\_\_

Reviewed By: Rowley Date: 10/21/22



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

Subdivision: Inspirado Phase: 1 Date: 7/26/2022

Developable Lots: 57 Review No: 1

Developer: Antonov Star Holdings, LLC – Randy Clarno

Tel: 208-229-2021 Email: randy@criterionland.com

Engineer: Kimley-Horn and Associates, Inc.

Tel: 208-906-3871 Email: Teller.bard@kimley-horn.com

Property Address: Teratai Street

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

### FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <b>only</b> when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. <b>Please include instrument numbers prior to final signature</b> <b>Note 13 references lots 2, 24 and 34 of Block 2, I believe these should be Block 1</b>
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within



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

				property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38		X		Existing and proposed elevations match at property boundaries. <b>Much of the retaining wall along the Phyllis Canal exceeds 4 feet in height, Building permit is required for this retain wall and construction activities should be limited in these areas prior to approval of the building permit.</b>
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
39		X		Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41		X		Narrative is provided that describes the proposed method of stormwater retention.
42		X		Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43		X		The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44		X		Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45		X		Section view of drainage facility provided.
46		X		Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49		X		Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”.
50	X			5-foot setback from property line maintained for drainage facilities.

51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53		X		Drain rock, ASTM C33 sand, or pond liner specified.
54		X		3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit.
55		X		Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRAVITY IRRIGATION</b>
57		X		Plan approval letter is provided from the appropriate irrigation district. <b>Please provide Correspondence between Development and Irrigation District.</b>
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point. <b>Provide Irrigation Report</b>
61		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot. <b>Item 60</b>
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64		X		Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67		X		Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.

ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
68		X		Return (1) one revised plan set in pdf format <b>to the City of Star Engineer</b> . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.
69		X		Provide a response letter, <b>referencing the City of Star checklist</b> with the revised plan set that highlights what actions were taken to correct any outstanding items.

**\*All re-submittals should be returned to the City of Star for re-review.**

**Notes:**

*Additional Final Plat Comments:*

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*Additional Construction Drawing Comments:*

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