




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-22-21, Final Plat, Canopi Estates Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Canopi Estates Subdivision, consisting of 15 residential lots and 3 common lots on 5.0 acres. The property is located at 10609 W. New Hope Road and generally located at the south side of New Hope Road, east of Brandon Road in Star, Idaho. Ada County Parcel Number S0405244460.

REPRESENTATIVE:

Kent Brown
Kent Brown Planning
3161 E. Springwood Drive
Meridian, Idaho 83642

OWNER/APPLICANT:

Greendale Grove Properties, LLC
Mitchell S. Armuth
701 S. Allen Street, Ste. 401
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation -	Residential R-3-DA
Acres -	5.0 acres
Residential Lots -	15
Common Lots -	3
Commercial Lots -	0

HISTORY

June 16, 2020	Council approved applications for Annexation and Zoning (AZ-20-07) and Preliminary Plat (PP-20-06) for Canopi Estates Subdivision. The preliminary plat was approved for 15 single family residential lots and 3 common lots with a density of 3 dwelling units per acre.
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GENERAL DISCUSSION

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

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

The Preliminary Plat submitted contains 15 single family residential lots and 3 common area lots. The residential lots range in size from 9,500 square feet to 10,600 square feet. All streets are proposed to be public, ACHD maintained roadways.

The applicant has indicated that the development will contain a total of 33,323 square feet (15.3%) total open space within the common lots, including a 21,939 square foot (10.1%) park, 1,316 square feet (.6%) street landscaping buffer along New Hope Road, and 11,449 square feet (5.5%) of planting strips along the roadway. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes a large open space park with amenities including a pathway, benches and a proposed Osprey nesting pole on the west side of the park (subject to approval by Idaho Power). The open space and amenities provided exceeds the minimum requirements of the UDC. It doesn't appear from the plans submitted that drainage will be contained within the useable common area lots.

- Additional Items:
 - A subdivision sign location has not been designated for this development. A sign permit application shall be submitted prior to any sign installation.
 - The ingress/egress will be taken from W. New Hope Road. The frontage is part of the realignment of Beacon Light Road as part of the Greendale Subdivision located north of the subject site. ACHD has reclassified New Hope Road as a local street in front of the development.
 - Fencing is not shown on the submitted plat or landscape plan. A fencing plan shall be submitted with the final plat application. The applicant should be prepared to discuss fencing with the Council during the public hearing.
 - Irrigation to the property will be provided by the Middleton Mill Irrigation District.
 - If a pump house is proposed, a location needs to be called out on the site plans and identified in the "Notes".
 - All block lengths are less than the maximum requirement of 750 feet.
 - The applicant has not indicated if the subdivision will be built in multiple phases. If phasing is requested, the applicant must submit a phasing plan prior to the public hearing to be approved by Council.
 - The application does not indicate location of mailbox clusters in the subdivision. The applicant should contact the postmaster in Star to coordinate location.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density is 3.0 du/acre, with lots ranging in size from 9,500 square feet to 10,600 square feet.

Common/Open Space and Amenities -

- Neighborhood Park with walking path
- ½ acre of qualified open space (10%)

Mailbox Clusters – The applicant has not provided approval from Star Postmaster, Mel Norton for location of the mailbox cluster for this development. **This will need to be provided prior to signing the final plat.**

Streetlights –A Streetlight design has not been provided with the final plat application. **A design/cut sheet will need to be submitted to the city and approved by staff prior to signing the final plat.** Street light locations indicated on the landscape plan satisfy city code.

Street Names – Letter or approval of street names from Ada County was included in the application packet. Street name needs to be reflected accordingly on the submitted final plat prior to signature.

Subdivision Name – Applicant has provided a letter of approval from Ada County that the subdivision name has been approved and reserved for this development. Letter is part of the application materials.

Sidewalks – Sidewalks are proposed to be 5 foot wide and detached throughout the development with an 8-foot-wide planter strip.

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

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 13, 2022.

June 2, 2022	City Engineer	Review Approval Letter
October 21, 2022	Central District Health	Standard Response
November 3, 2022	ITD	Email Restating Original Conditions

FINDINGS

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

A. The Plat is in conformance with the Comprehensive Plan.

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

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

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

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$221.60 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$3324.00. The City will allocate funds to roadway improvements in the vicinity of the project. Canopi Estates Subdivision has 15 residential lots for a fee of \$3324.00 (15 x \$221.60).**
2. The approved Preliminary Plat for Canopi Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
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.

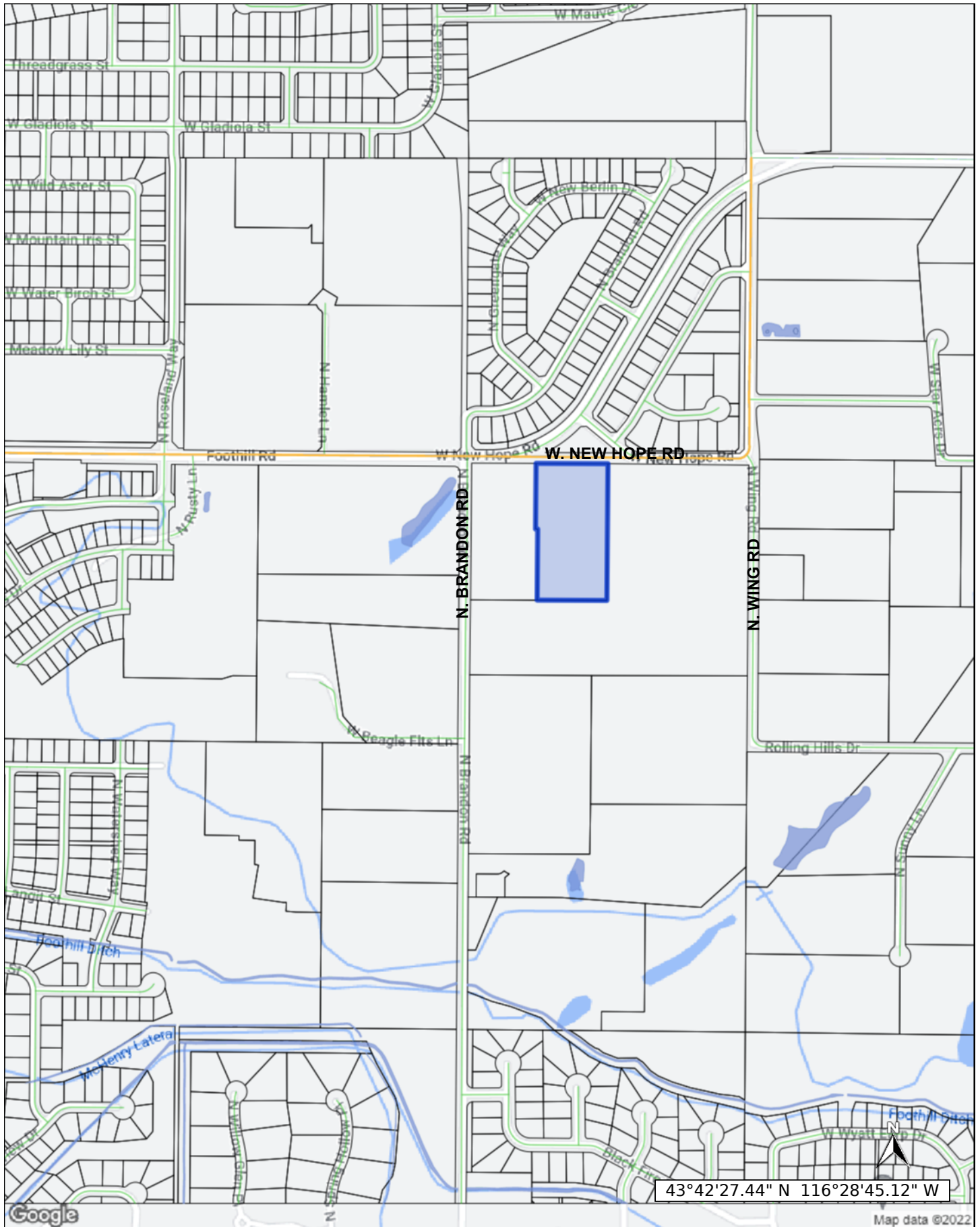
5. **Applicant shall provide a streetlight design/cut sheet for staff approval prior to signing the final plat.**
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
8. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
11. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
12. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
13. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service prior to signing the final plat.**
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
21. All common areas shall be maintained by the Homeowners Association.
22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

24. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
25. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-21 Canopi Estates Subdivision, Final Plat, on _____, 2022.

CANOPI ESTATES SUBDIVISION VICINITY MAP





FINAL PLAT APPLICATION

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

FILE NO.:	<u>FP-22-21</u>
Date Application Received:	<u>7-28-22</u> Fee Paid: <u>2480.⁰⁰</u>
Processed by:	City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative x

Applicant Name: Greendale Grove/Mitchell S Armuth Zip: 83642
 Applicant Address: 701 S Allen St Ste 401 Zip: _____
 Phone: 208-695-2000 Email: marmuth@hubblehomes.com

Owner Name: Greendale Grove Properties LLC
 Owner Address: 701 S allen St STE 401 Meridian Idaho Zip: 83642
 Phone: 208-695-2000 Email: psmith@hubblehomes.com

Representative (e.g., architect, engineer, developer):
 Contact: Kent Brown Firm Name: Kent Brown Planning
 Address: 3161 E Springwood Dr Meridian ID Zip: 83642
 Phone: 208-871-6842 Email: kentlkb@gmail.com

Property Information:

Subdivision Name: Canopi Estates Subdivision Phase: _____

Parcel Number(s): S0405244460

Approved Zoning: R-3 DA Units per acre: 3.2

Total acreage of phase: 5. Total number of lots: 18

Residential: 15 Commercial: _____ Industrial: _____

Common lots: 3 Total acreage of common lots: .76 Percentage: 15.3

Percent of common space to be used for drainage: .0 Acres: .0

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>15</u>	<u>15</u>
Number of Common Lots:	<u>3</u>	<u>3</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>1</u>	<u>1</u>

Amenities: Neighborhood park

Neighborhood park

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

Subdivision Name: Canopi Estates 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): #160xxxxxC, 160xxxxxE, etc.: 0
 FIRM effective date(s): mm/dd/year 0
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: 0
 Base Flood Elevation(s): AE 0.0 ft., etc.: 0
- 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	
<i>KB</i>	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. <i>\$2,480</i>	✓
<i>KB</i>	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. 	✓
<i>KB</i>	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	✓
<i>KB</i>	Electronic copy of current recorded warranty deed for the subject property	✓
<i>KB</i>	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	✓
<i>KB</i>	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" of the Final landscape plan	
KB	Electronic copy of site grading & drainage plans**	✓
KB	Electronic copy of originally approved Preliminary Plat**	✓
KB	Electronic copy of a Plat with all phases marked with changes, if applicable**	✓
KB	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	✓
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
KB	Electronic copy of streetlight design and location information	✓
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
KB	Electronic copy of all easement agreements submitted to the irrigation companies	
KB	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	✓
KB	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>	✓
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	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

7-19-2022
 Date

City of Star
GIS Statement

A.) The Star Sewer and Water District hereby verifies we have received development basemap files with as-built conditions including parcel lines, easements, sewer, water, storm, pressure irrigation, service lines, streetlights and other utilities in GIS format (shapefile) consistent with the Star Sewer & Water District's GIS system from

Kent Brown

(Applicant / Engineer)

pertaining to Canopi Estates Subdivision.

B.) The Star Sewer and Water District hereby verifies the property has been annexed into the Star Sewer and Water District.

Star Sewer & Water District Representative

Date

****NOTE:** No building permits will be issued until property is annexed into the Star Sewer & Water District.

KENT BROWN PLANNING SERVICES

October 13, 2022

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Canopi Estates Subdivision

Dear Mayor and Council:

On behalf of Greendale Grove Properties LLC, please accept this request for Final Plat approval. The lot count for Canopi Estates is; 15 single-family residential and 3 common lots. This subdivision is located at 10606 New Hope Road.

- Canopi Estates Subdivision is in compliance with the preliminary plat (AZ20-07;DA 20-06 &PP20-06) and meets all requirements of conditions.
- Canopi Estates Subdivision Final Plat is in conformance with:
 1. The approved preliminary plat layout and uses
 2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Canvasback Subdivision:

APPROVED PRELIMINARY SUBDIVISION	PHASE ONE
Total Residential lots -18	Total Residential lots -18
Range of residential lots – 9500- 10,600	Range of residential lots – 9500- 10,600
OPEN SPACE	
Qualified open space – .5 acres (10%)	Qualified open space – .5 acres (10%)
Gross Density- 3 units per acre	Gross Density -3-units per acre
AMENITIES: Neighborhood park	AMENITIES: Neighborhood Park

Thank you for your consideration, if you have any question please call me.

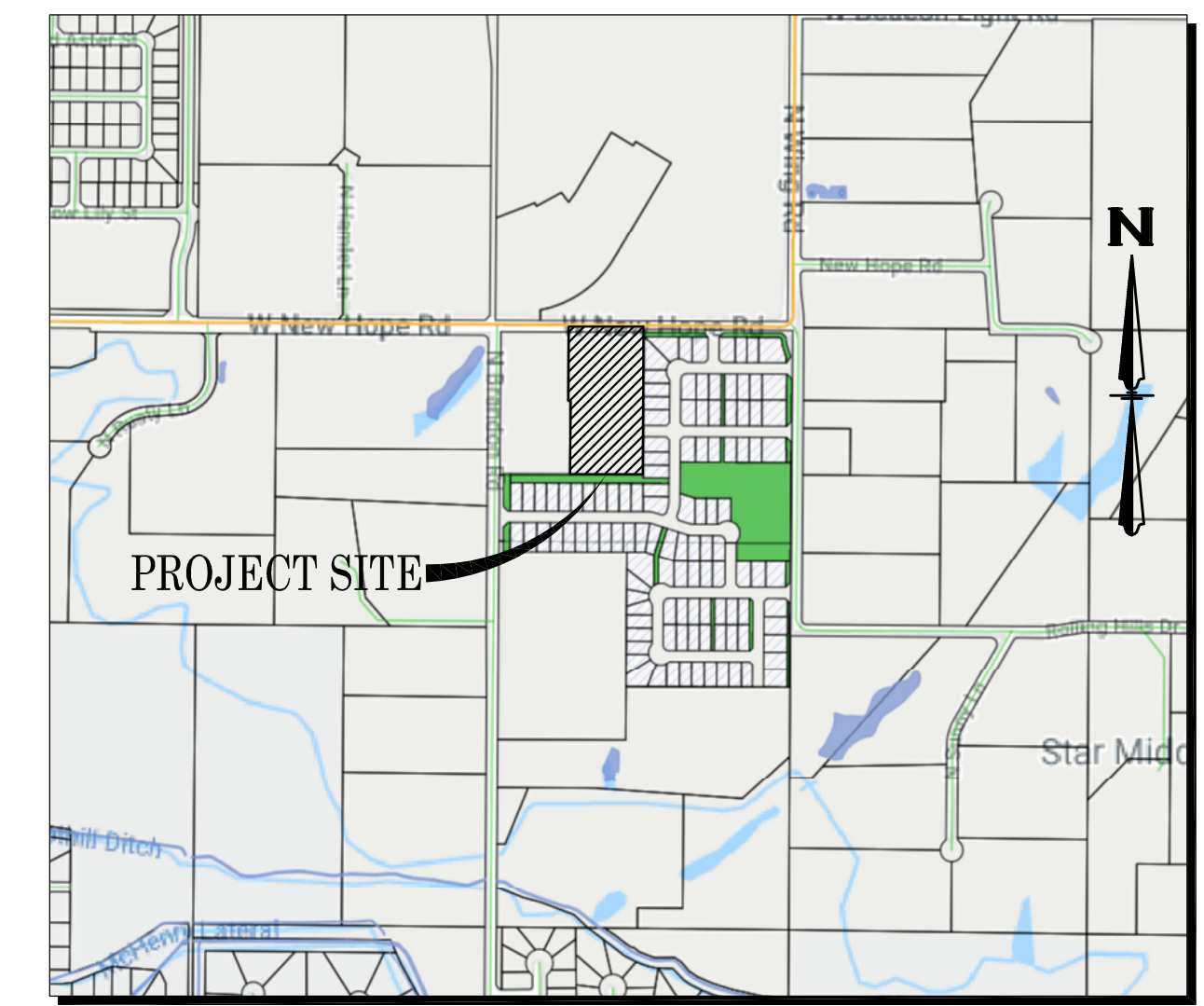
Sincerely,



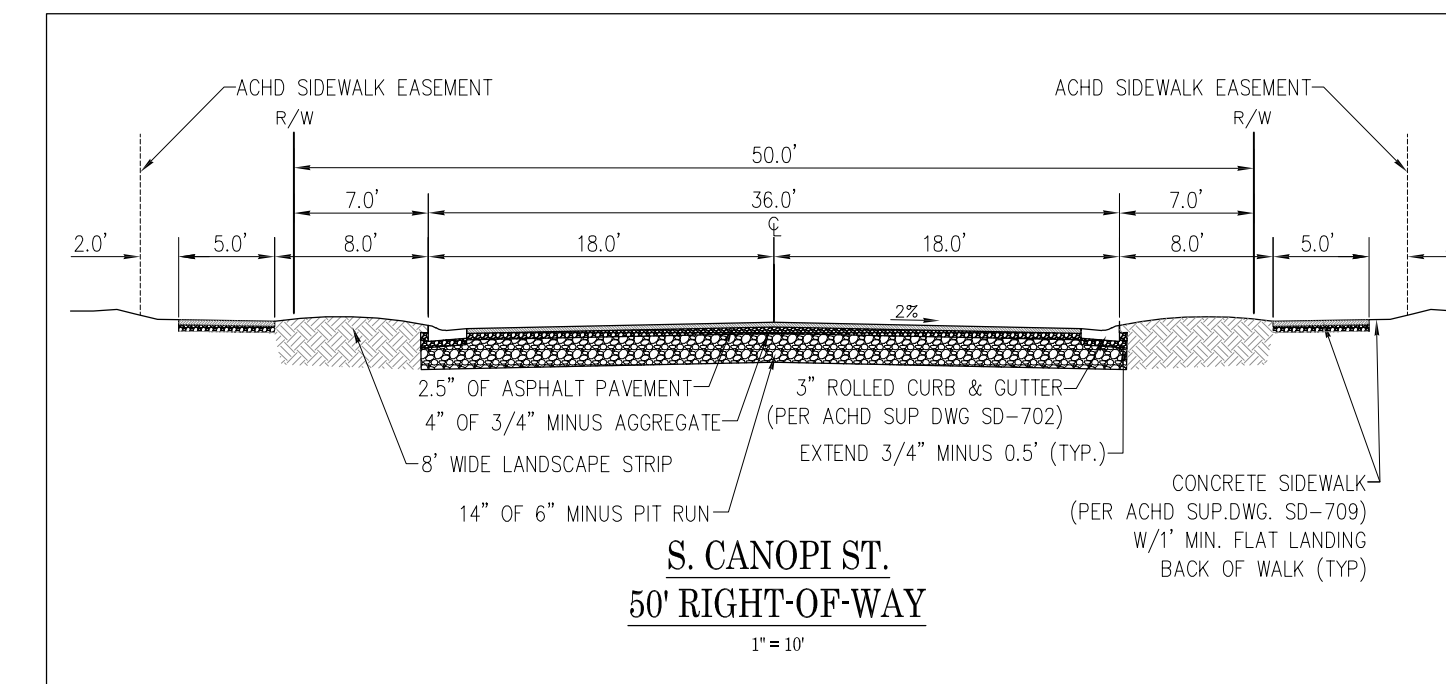
Kent Brown, Planner

PRELIMINARY PLAT FOR CANOPI ESTATES SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF TH NW 1/4 OF SECTION 5,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO
2020



VICINITY MAP
1" = 800'



S. CANOPI ST.
50' RIGHT-OF-WAY
1" = 10'

GENERAL LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	8" SANITARY SEWER
---	8" WATER
---	FUTURE 10" SEWER
---	FUTURE 16" WATER
---	6" TALL VINYL FENCE
---	GRAVITY IRRIGATION W/BOX
---	PRESSURE IRRIGATION
---	EDGE OF PAVEMENT
---	FIRE HYDRANT
---	STREET LIGHT
⑧	LOT/BLOCK NUMBER
---	DRAINAGE FACILITY
---	SECTION LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING UNDERGROUND UTILITY
---	EXISTING OVERHEAD POWER & POLE
---	EXISTING TOP BANK OF DITCH
---	EXISTING TOE OF DITCH
---	EXISTING FLOWLINE OF DITCH
---	EXISTING SKIP LANE LINE
---	EXISTING SOLID WHITE LANE LINE
---	EXISTING PROPERTY CORNER PIN

DEVELOPMENT FEATURES:

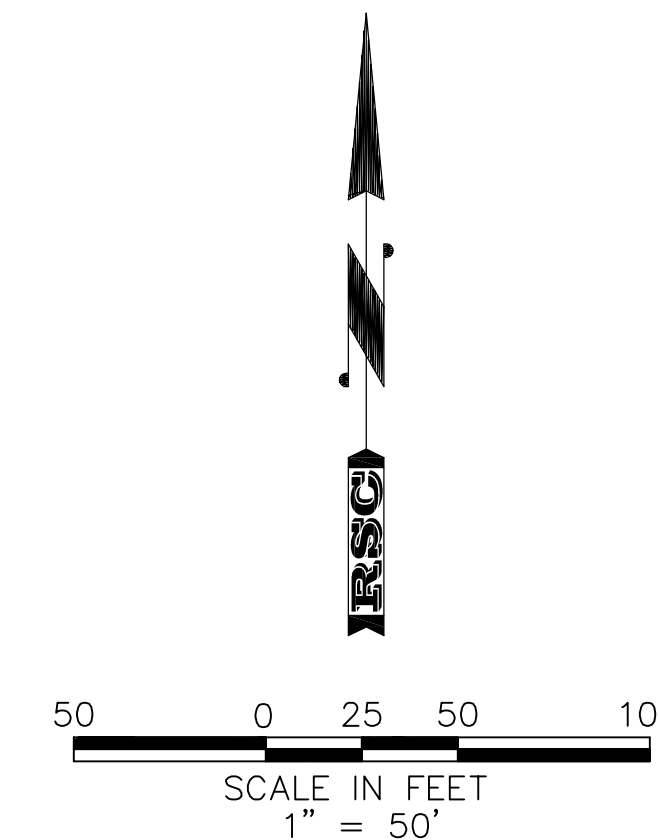
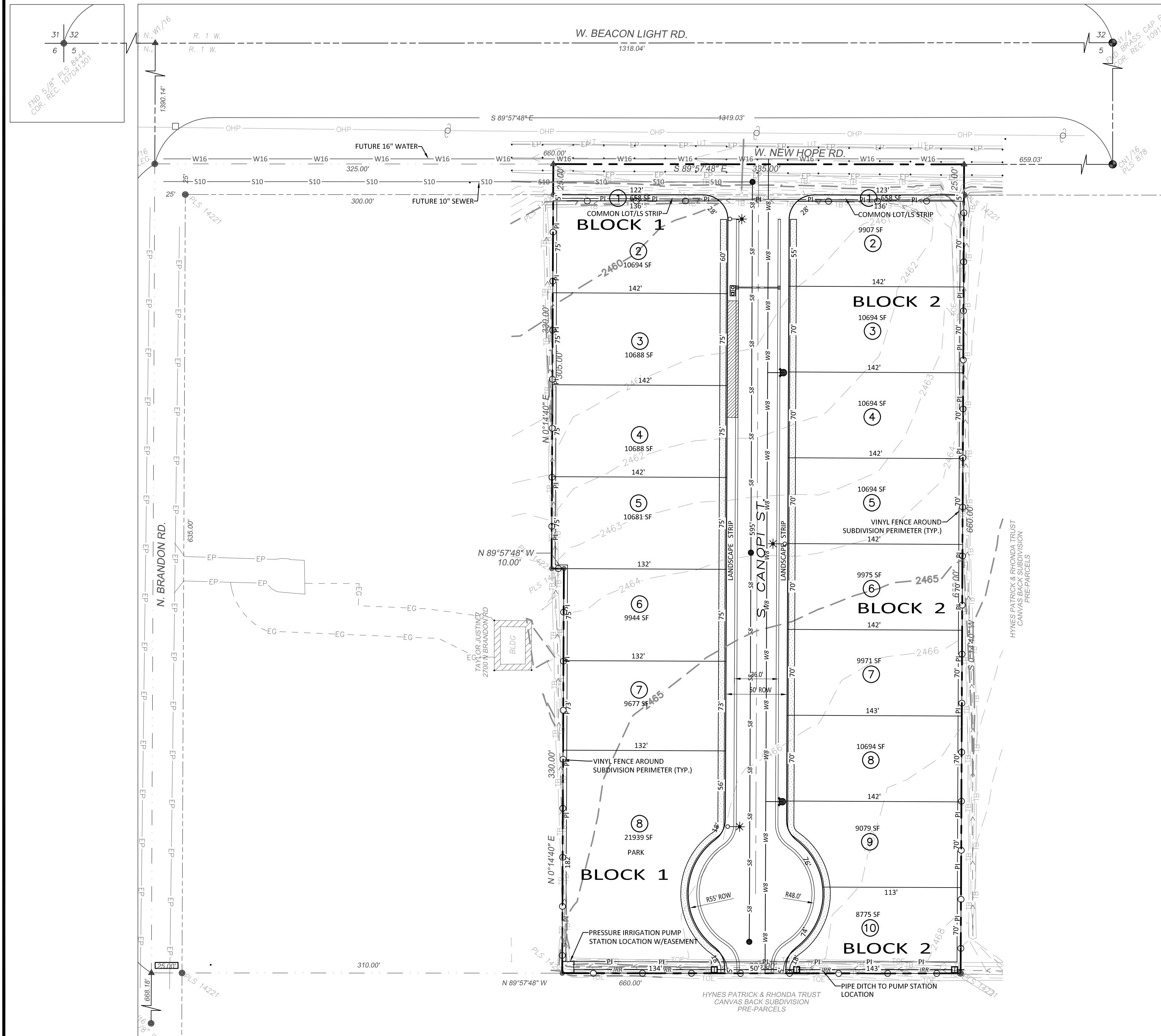
TOTAL ACRES.....	5.00 ACRES
TOTAL LOTS.....	18
BUILDABLE LOTS.....	15
COMMON LOTS/ACRE.....	3.76 ACRES
DENSITY.....	3 DU/ACRE
EXISTING ZONING.....	RUT (ADA COUNTY)
PROPOSED ZONING.....	R-4 (CITY OF STAR)
MINIMUM RESIDENTIAL LOT SIZE.....	8,775 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....	9,775 sq.ft.

OPEN SPACE CALCULATIONS:

TOTAL ACRES.....	5.00 ACRES
15% OPEN SPACE REQUIRED	
10% USABLE OPEN SPACE REQUIRED	
LOT 8 BLOCK 1 PARK (USABLE) =	21,939 SF (10.1%)
LOT 1 BLOCK 1 & LOT 1 BLOCK 2 =	1,316 SF
LANDSCAPE STRIPS =	10,133 SF
UNUSABLE OPEN SPACE =	11,449 (5.2%)
TOTAL OPEN SPACE =	15.3%

NOTES:

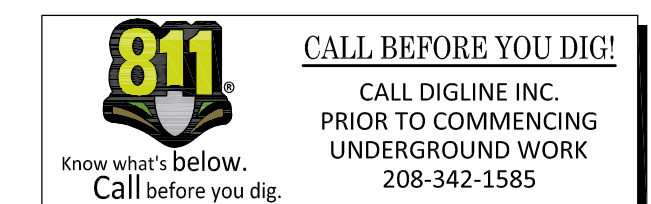
- SANITARY SEWER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
- WATER MAINS SHALL BE 8" DIAMETER UNLESS OTHERWISE SHOWN.
- SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED STORM WATER MANAGEMENT FACILITIES AS SHOWN.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT; LOTS 1 & 8 BLOCK 1 AND LOT 1 BLOCK 2 WHICH WILL BE COMMON LOTS OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



LAND SURVEYOR CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING LLC. 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	CIVIL ENGINEER JIM E. COSLETT, P.E. ROCK SOLID CIVIL LLC. 270 N. 27th STREET SUITE 100 BOISE, ID 83702 (208) 342-3277	DEVELOPER CANOPI DESIGN MARY JANE MARLOW 485 S. WINSLOW BAY WAY STAR, ID 83669 (805) 720-7337
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UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
CABLE	SPARKLIGHT	(208) 375-8288
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	HRM PIPELINE	(208) 286-7661
FIRE	STAR FIRE DISTRICT	(208) 286-7772



Revisions

Date	Description
1	
2	
3	
4	

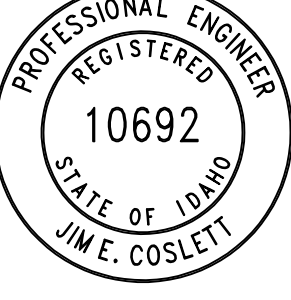


REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

CANOPIESTATES SUBDIVISION
10609 W. NEW HOPE RD.

Project Name
Sheet Name

Stamp



Project No. RSC 20-24

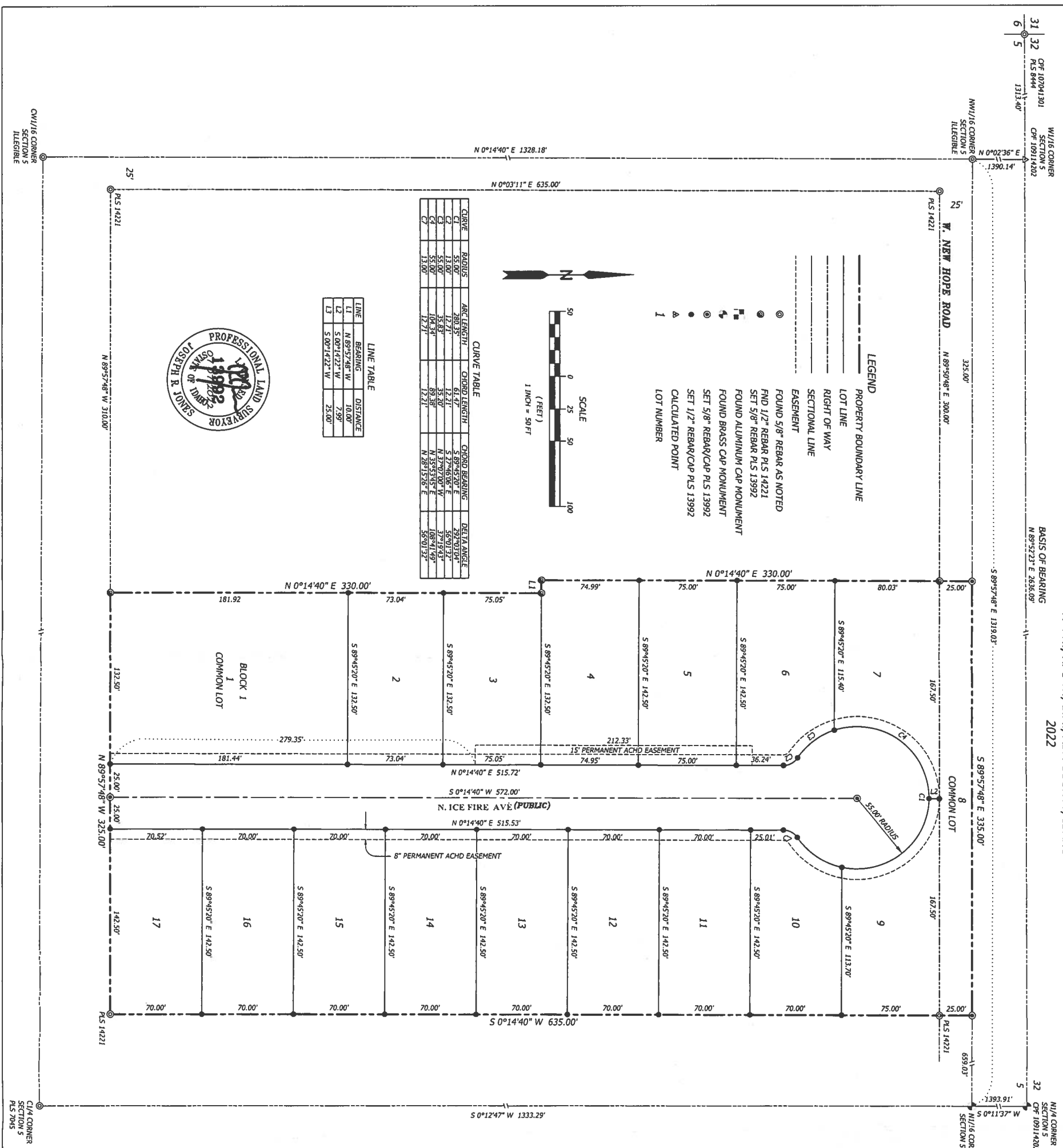
Drawn By: RLC

Date: 3 April 2020

Sheet No.

PP1
1 of 1

CANOE ESTATES SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE SE1/4, OF THE NW1/4, SECTION 5,
 T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO
 2022



PLAT NOTES

- EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
 - TEN (10) FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY OR AS DERIVED
 - SIXTEEN (16) FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAY OR AS DERIVED
 - FIVE (5) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DERIVED
 - BLANKET COVERAGE OVER ALL OF COMMON LOT 8, BLOCK 1.
- A PERMANENT EASEMENT FOR PRESSURE IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
 - TEN (10) FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DERIVED
 - FIVE (5) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DERIVED
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE RIGHT TO FARM ACT, WHICH STATES THE AGRICULTURAL OPERATION, MAINTENANCE OR FACILITY IN CONNECTION WITH THE OPERATION OF AN AGRICULTURAL FACILITY OR BUSINESS OR AGRICULTURAL CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FOR THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE ADA COUNTY AT THE TIME OF RESUBDIVISION.
- 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.
- NO HOMEOWNER SHALL AT ANY TIME FILL OR OBSTRUCT ACID DITCHES OR SWALES. MAINTENANCE OF ANY IRRIGATION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AND IRRIGATION DRAINAGE ENTITY.
- IRRIGATION WATER HAS BEEN PROVIDED FROM FARMERS UNION DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(D). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE FARMERS UNION DITCH COMPANY.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRS) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE ADA COUNTY RECORDS OFFICE.
- DIRECT LOT OR PARCEL ACCESS TO W. NEW HOPE RD. IS PROHIBITED.
- THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT FOR LANDSCAPING WITHIN THE ACID RIGHT OF WAY AND EASEMENT AREAS.
- THIS DEVELOPMENT IS SUBJECT TO AN ACID SIDEWALK EASEMENT INST. NO. 2022-058442 LOCATED 2 FEET BEHIND BACK OF WALK AS SHOWN HEREON.
- LOTS 1 AND 8 OF BLOCK 1, ARE COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY CANOE ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS HAVE A BLANKET PUBLIC UTILITIES, PRESSURE IRRIGATION AND DRAINAGE EASEMENT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- LOTS 3, 4, 5, & 6 OR A PORTION OF SAID LOTS OF BLOCK 1 ARE SERVIENT TO AND CONTAIN THE ACID STORM WATER DRAINAGE SYSTEM, THESE LOTS ARE ENDEARED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INS TRUSTED NO. 2015-02228, OFFICIAL RECORDS OF ADA COUNTY, AND EASEMENT TO ACID STORM WATER DRAINAGE SYSTEM AND THE STORM WATER DRAINAGE SYSTEM AND EASEMENT TO ACID STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACID RAINFALL TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105
 WWW.SAWTOOTHLS.COM

SHEET: 1 OF 3
 DATE: 7/2022
 DRAWN BY: WJF
 CHECKED BY: JJ
 JOB#: 121078
 DWG#: 121078-FP

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER AND SEWER SERVICE FROM STAR SEWER AND WATER DISTRICT, INCORPORATED AND THAT STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

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 THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREBY, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 89°52'23" EAST BETWEEN THE 5/8" REBAR "PLS 844" MARKING THE NORTHWEST CORNER OF SECTION 5, AND THE BRASS CAP MARKING THE NW/4 CORNER OF SECTION 5, BOTH IN T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 5, T. 4 N., R. 1 W., B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NW/6 CORNER OF SECTION 5;

THENCE NORTH 89°57'48" WEST, COINCIDENT WITH THE NORTH LINE OF THE SE1/4 OF THE NW1/4 OF SAID SECTION 5, A DISTANCE OF 639.03 FEET TO A 5/8" REBAR "PLS 13992" TO THE POINT OF BEGINNING;

THENCE SOUTH 0°14'40" WEST, 635.00 FEET TO 5/8" REBAR "PLS 14221";

THENCE NORTH 89°57'48" WEST, PARALLEL WITH SAID NORTH LINE OF THE SE1/4 OF THE NW1/4, A DISTANCE OF 325.00 FEET TO A 5/8" REBAR "PLS 13992";

THENCE NORTH 0°14'40" EAST, 330.00 FEET TO A 5/8" REBAR "PLS 13992";

THENCE NORTH 89°57'48" WEST, PARALLEL WITH SAID NORTH LINE OF THE SE1/4 OF THE NW1/4, A DISTANCE OF 10.00 FEET TO A 5/8" REBAR "PLS 13992";

THENCE NORTH 0°14'40" EAST, 330.00 FEET TO A 5/8" REBAR "PLS 13992" ON SAID NORTH LINE OF THE SE1/4 OF THE NW1/4;

THENCE SOUTH 89°57'48" EAST, COINCIDENT WITH SAID NORTH LINE OF THE SE1/4 OF THE NW1/4, A DISTANCE OF 335.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.000 ACRES MORE OR LESS.

Mitchell S. Arault
MITCHELL S. ARAULT
GREENDALE GROVE PROPERTIES, LLC
AUTHORIZED AGENT

ACKNOWLEDGEMENT

STATE OF IDAHO }
 } SS
COUNTY OF ADA }

ON THIS 8th DAY OF June, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MITCHELL S. ARAULT, KNOWN OR IDENTIFIED TO ME TO BE A AUTHORIZED AGENT OF PROVIDENCE PROPERTIES, LLC, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

Jenny D. Smith
NOTARY PUBLIC FOR IDAHO
RESIDING AT Meridian, ID
MY COMMISSION EXPIRES 5-16-2025



CERTIFICATE OF SURVEYOR

I, JOSEPH R. JONES, 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 UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

JR
JOSEPH R. JONES
PROFESSIONAL LAND SURVEYOR
13992
STATE OF IDAHO
6/28/2022
P.L.S. 13992



2030 WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SAWTOOTH
Land Surveying, LLC

SHEET: 2 OF 3	DATE: 4/20/22	DRAWN BY: WJS	CHECKED BY: JJ	JOB#: 121078	DWG#: 121078-4P
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APPROVAL OF CENTRAL DISTRICT HEALTH
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.
Devi Roberts Devi Roberts 1.13.2022
 CENTRAL DISTRICT HEALTH, BHS DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT
 THE FORGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DATE _____

CHAIRMAN, ADA COUNTY HIGHWAY DISTRICT _____ DATE _____

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

CITY ENGINEER _____ DATE _____

APPROVAL OF CITY COUNCIL
 I, THE UNDERSIGNED, CITY CLERK FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 2022 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK _____ DATE _____

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

COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF COUNTY TREASURER
 I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR COUNTY OF ADA, STATE OF IDAHO, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED CONDOMINIUM HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS.


COUNTY TREASURER _____ DATE _____

COUNTY RECORDERS CERTIFICATE
 STATE OF IDAHO }
 COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2022, A.D., AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, INSTRUMENT NUMBER _____.

DEPUTY _____ EX-OFFICIO RECORDER _____





SAWTOOTH
 Land Surveying, LLC
 WWW.SAWTOOTHLS.COM

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

SHEET: 3 OF 3	DATE: 4/2022	DRAWN BY: WFS	CHECKED BY: JJ	JOB#: 121078	DWG#: 121078-FP
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City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsén
Kevan Wheelock
David Hershey

2 June 2022

Jim Coslett
Rock Solid Civil LLC
270 N 27th St., Suite 100
Boise, ID 83702

Re: Canopi Estates Subdivision– Construction Drawing approval

Dear Mr. Coslett

The City of Star has reviewed the Final Plat and Construction Drawings for the Canopi Estates Subdivision dated May 8, 2022. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel.

We recommend that the construction drawings be APPROVED. There are still several items on the final plat the need addressed and the City Engineer's signature on the final plat will be withheld until the proposed improvements are completed or bonded for as allowed for in City Code and requirements identified on the attached checklist are satisfactorily 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 contact City Hall

Sincerely,

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

Ryan V. Morgan, P.E.
City Engineer



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Canopi Estates Phase: 1 Date: 6/2/2022

Developable Lots: 16 Review No: 2

Developer: Hubble Homes – Austin Edwards

Tel: 208-433-800 Email: _____

Engineer: Rock Solid Civil – Jim Coslett

Tel: 208-342-3277 Email: _____

Property Address: New Hope and Brandon

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. L1 on page 1 of the plat is listed as 10 feet, the legal description calls it out as 5 feet. The next leg then calls out 305 in the legal, but is dimensions as 330.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only 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. Please update instrument numbers before final signatures are obtained.

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

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.

18	X			All profiles are drawn to the same horizontal scale as plan views.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
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.
ITEM	OK	NEED	N/A	GRADING PLAN
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. All elevations along the north property line are listed as ??? EX
ITEM	OK	NEED	N/A	DRAINAGE PLAN
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.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
57	X			Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point
61	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64			X	Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65	X			Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*

68		X	Return (1) one revised plan set in pdf format to the City of Star Engineer . 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, referencing the City of Star checklist 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:

-

Additional Construction Drawing Comments:

-

Shawn Nickel

From: Wendy Howell <Wendy.Howell@itd.idaho.gov>
Sent: Thursday, November 3, 2022 9:55 AM
To: Barbara Norgrove; Shawn Nickel
Subject: RE: Agency Transmittal - Candau Estates Subdivision Final Plat

Hi Barbara,

Candau Estates must adhere to all previously approved permits and/or conditions. ITD has no further comments at this time.

Thank you,

Wendy

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, October 18, 2022 11:57 AM
To: Subject: FW: Agency Transmittal - Candau Estates Subdivision Final Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Subject: Agency Transmittal - Candau Estates Subdivision Final Plat

Please see attached Agency Transmittal for Candau Estates Subdivision Final Plat, located in Star, Ada County.

Thanks.

Shawn

SHAWN L. NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR
SNICKEL@STARIDAHO.ORG
208-908-5455





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-22-21

Development Name/Section Canopi Estates

- 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: [Signature] Date: 10/21/22