




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-22-19, Final Plat, Langtree Bungalows Subdivision

REQUEST

Applicant is seeking approval of a Final Plat for Langtree Bungalows Subdivision, Phase 1 consisting of 42 residential lots and 7 common lots on 10.83 acres. The property is located at 9670 W. Floating Feather Road, west of N. Plummer Road in Star, Idaho. Ada County Parcel Number S03405449050.

REPRESENTATIVE:

Nick Bruyn
KM Engineering, LLP
5725 N. Discovery Way
Boise, Idaho 83713

OWNER/APPLICANT:

Langtree Bungalows, LLC
P.O. Box 1297
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation -	Residential R-4-DA
Acres -	10.83 acres
Residential Lots -	42
Common Lots -	7
Commercial Lots -	0

HISTORY

January 18, 2022 Council approved applications for Annexation and Zoning (AZ-21-11) and Preliminary Plat (PP-21-15) for Langtree Bungalows Subdivision. The preliminary plat was approved for 103 single family residential lots, 17

common lots with 4 common drives and 1 private road on 27.09 acres with a density of 3.80 dwelling units per acre.

GENERAL DISCUSSION

The Final Plat layout for Langtree Bungalows Subdivision, Phase 1 generally complies with the approved Preliminary Plat.

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

The application submitted is for an age restricted, private, gated community, regulated by restrictive CC&R's. The Preliminary Plat submitted contains 103 residential lots, 17 common lots, 4 common drive lots and 1 private road lot for a total of 125 lots with a density of 3.80 dwelling units per acre. **The age restriction and private, gated community concept was later dropped by the applicant.** The buildable, residential lots range in size from 5,202 square feet to 15,625 square feet with an average buildable lot of 6,841 square feet. The applicant has indicated that the development will contain a total of 4.43 acres (15.4%) of open space. The applicant states that useable open space, not including street buffers and endcaps equal 3.67 acres (13.55%) exceeding the requirement for usable open space in the current Unified Development Code, Section 8-4E-2. The development will be accessed from a single ingress/egress off W. Floating Feather Road. An emergency access is proposed at the far north end of the development that will connect through the Star Acres Subdivision lot owned by the applicant. This access shall have appropriate traffic control devices as approved by the Star Fire District to prevent full time access to the north. The applicant states they have worked out an emergency access agreement with the property owner to the east to allow a secondary access through a common driveway. **Internal streets are proposed to be private and proposed to measure 33 feet from back of curb to back of curb with a right of way of 47 feet. This does not satisfy Section 8-4D-34B (4) of the UDC which calls for roads to be 36 feet from back of curb to back of curb in a 50 foot right of way. The applicant is requesting a reduction in the width of the roadway.**

The development will have a thirty (30) foot buffer along Floating Feather Road with a minimum of five (5) feet high berm/fence satisfying the Unified Development Code section 8-8C-2, J4b. There will also be a five (5) foot detached sidewalk along Floating Feather which will satisfy section 8-4A-17 of the UDC.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 3 site amenities. The applicant is proposing a central park with a clubhouse, pickleball court, connected pathways throughout the development and if approved by the irrigation district, a pathway along the canal that bisects the property. There is also a 2.7-acre park in the northwest corner of the property.

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:

- Provide emergency access to the east to connect to Welton Estates Subdivision
- All streets shall be a minimum 36' in width
- Relocate the pickleball court from the natural area common lot to the central open space common lot
- Provide a loop trail in the natural park area and provide with a natural pathway surface
- Provide minimum ½ acre lots or open space along the northern boundary of the subdivision immediately adjacent to the transition zone
- Development is limited to a maximum density of 3.4 dwelling units per acre
- Lots along the western boundary shall match lot lines with the existing Colt Place Subdivision
- Provide concrete pathway to the school along the entire eastern boundary of the northern portion of the development
- Provide 7' sidewalk on Floating Feather Road, subject to ACHD approval
- Council approves the requested front yard setback reduction of 10' for living area. All remaining setbacks shall conform to the R-4 standards in place at the time of approval of the preliminary plat.

Staff analysis of Final Plat Submittal:

Compliance with Council Conditions of Approval – Staff confirmed that this phase includes 36' wide road widths. Staff also confirmed that the lot lines along the western boundary of the phase match the existing lot lines within the Colt Place Subdivision to the west.

Lot Layout – The gross density is 3.88 du/acre, with lots ranging in size from 5,227 square feet to 10,019 square feet with the average buildable lot of 7,187 square feet.

Common/Open Space and Amenities -

- Clubhouse and Pool
- Pickleball Court
- Pathway and Benches
- Total Open Space – Phase 1
 - 1.45 acres (13.34%)

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 been provided with the final plat application and is the preferred streetlight of the City. **Street light locations are not indicated on the landscape plan and will need to be submitted to staff and approved prior to signing the final plat.**

Street Names – Roads within the development are private and do not require name approval from Ada County.

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 attached throughout the development.

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

PUBLIC NOTIFICATIONS

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

October 18, 2022	City Engineer	Review Checklist
October 21, 2022	Central District Health	Standard Response
October 18, 2022	Foothill Ditch Company	Requirements 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.
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. Conditions added by Council and included in the Development Agreement.

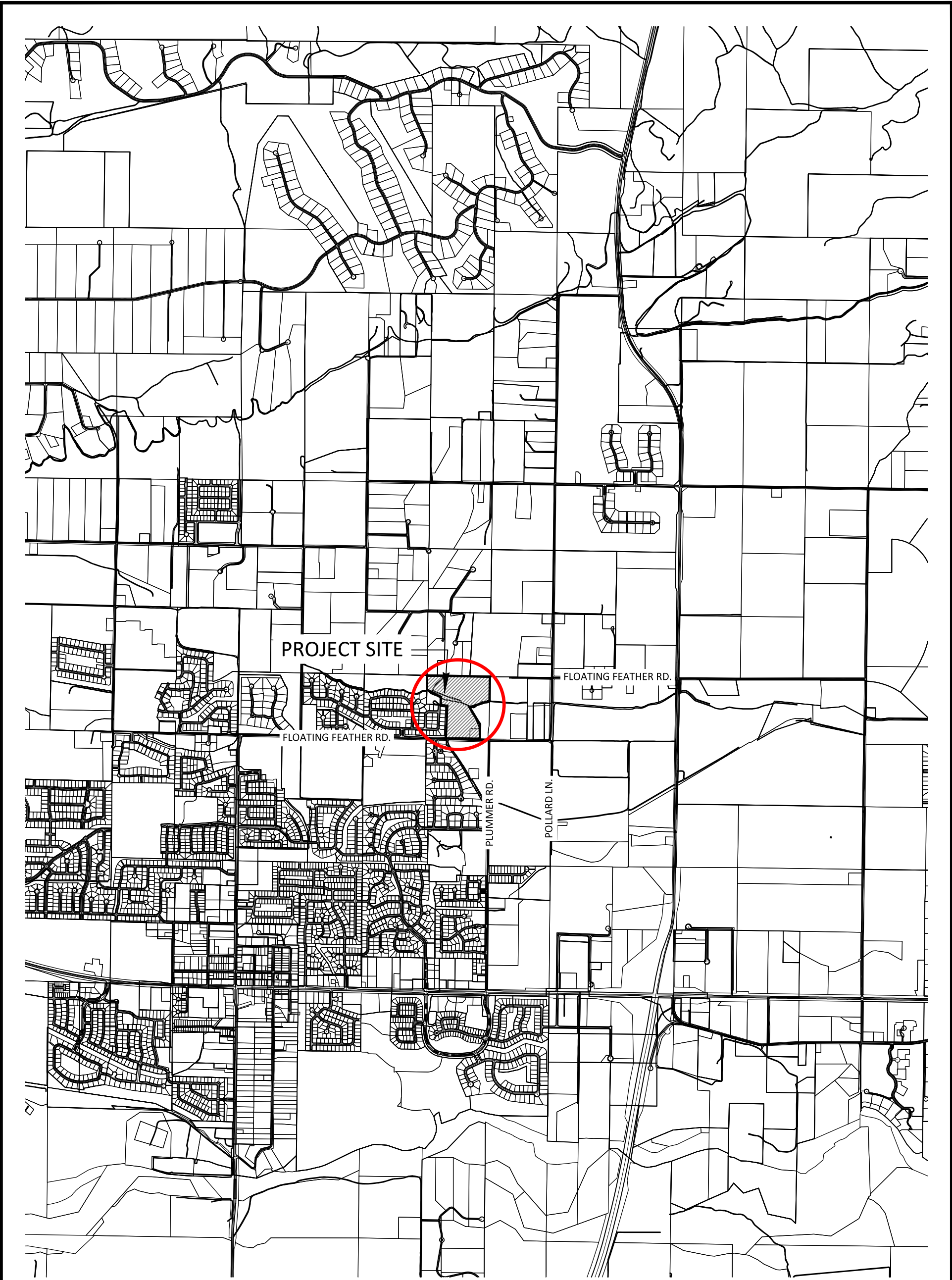
1. Provide emergency access to the east to connect to Welton Estates Subdivision.
2. All streets shall be a minimum 36' in width. Council approved Private Streets within the subdivision.
3. Relocate the pickleball court from the natural area common lot to the central open space common lot south of the Foothill Ditch.
4. Provide a loop trail in the natural area common lot and provide with a natural pathway surface. The loop trail will be located within 50' of the boundaries of the three lots adjacent to the natural area common lot. Except for the loop trail and any vegetation planted within the 50' area, the remainder of the natural area common lot shall not be disturbed except for the removal of dead vegetation.
5. Lots along the western boundary shall match lot lines with the existing Colt Place Subdivision.
6. Provide a 5' concrete pathway to the school along the entire eastern boundary of the northern portion of the development.
7. Provide minimum of 7' sidewalk on Floating Feather Road, subject to ACHD approval.
8. The natural area common lot shall extend east to include a minimum area of 105' wide along the north property boundary where adjacent to the transition zone. This common lot shall be landscaped between White Willow Lane (preliminary plat) and the north property boundary including a berm with a mix of evergreen and deciduous trees planted along the top and plantings on both sides. The berm shall start at the northeast corner of this common lot and run approximately 540' along the northern boundary and then curve southwest and shall terminate approximately 50' north of the northern-most lot on the west side of Black Elm Lane. The berm shall be 6' in height on the eastern half and 8' in height on the western half. This common lot shall be fenced with a 3-rail vinyl open fence 4' in height along the northern boundary and the western boundary terminating at the northern boundary of the Foothill Ditch irrigation easement.

9. The one, northernmost lot on the west side of Black Elm Lane (preliminary plat) is limited to a single-story home.
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$103,000.00. The City will allocate funds to roadway improvements in the vicinity of the project. Langtree Bungalows, Phase 1 has 42 residential lots for a fee of \$42,000.00 (42 x \$1000.00).**
3. The approved Preliminary Plat for Langtree Bungalows Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
4. **Streetlight locations shall be submitted and approved by City Staff prior to signing the final plat.**
5. 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.
6. 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.
7. 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. **If street trees are to be planted by the builder, applicant understands that certificate of occupancy could be withheld until verification of trees has been completed.**
8. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
9. 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.
10. 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)
11. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
12. 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.
13. 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.

14. 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.)
- 15. 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.**
16. 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.
17. A separate sign application is required for any subdivision sign.
18. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
19. 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.
20. 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.
21. 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.
22. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
23. All common areas shall be maintained by the Homeowners Association.
24. 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.**
25. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
26. **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.
27. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-19 Langtree Bungalows Subdivision, Final Plat, on _____, 2022.



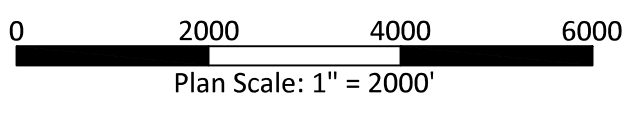
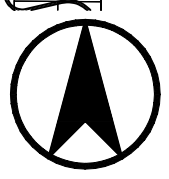
PROJECT SITE

FLOATING FEATHER RD.

FLOATING FEATHER RD.

PLUMMER RD.

POLLARD LN.



km
ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

DATE: MAY, 2022
 PROJECT: 20-222

1 OF 1

LANGTREE BUNGALOWS SUBDIVISION
 STAR, IDAHO

FIGURE 1
 VICINITY MAP

P:\20-222\CAD\EXHIBITS\20-222 VICINITY MAP.DWG, DAVID ZUBIZARETA, 5/20/2022, DWG TO PDF.PC3, ----



FINAL PLAT APPLICATION

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

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

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Langtree Bungalows, LLC.
Applicant Address: P.O. Box 1297, Eagle, Idaho Zip: 83616
Phone: 208-867-8682 Email: ron@walshgrp.com

Owner Name: Same as above
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer developer):
Contact: Nick Bruyn Firm Name: KM Engineering, LLP.
Address: 5725 N. Discovery Way, Boise, Idaho Zip: 83713
Phone: 208-639-6939 Email: nbruyn@kmengllp.com

Property Information:

Subdivision Name: Langtree Bungalows Phase: 1

Parcel Number(s): S0405449050

Approved Zoning: R-4 Units per acre: 3.39 Units/acre gross
5.76 Units/acre net

Total acreage of phase: +/- 10.831 Total number of lots: 49

Residential: 42 Commercial: n/a Industrial: n/a

Common lots: 7 Total acreage of common lots: +/- 1.45 Percentage: 13.35%

Percent of common space to be used for drainage: 8.74% Acres: +/- 0.13

Special Flood Hazard Area: total acreage n/a number of homes n/a

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	_____	<u>No changes</u>
Number of Common Lots:	_____	<u>No changes</u>
Number of Commercial Lots:	_____	<u>No changes</u>
Roads:	_____	<u>No changes</u>

Amenities: _____ No changes _____

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

Subdivision Name: Langtree Bungalows Phase: 1

Special Flood Hazard Area: total acreage 0.0 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.: n/a
 FIRM effective date(s): mm/dd/year n/a
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: n/a
 Base Flood Elevation(s): AE .0 ft., etc.: n/a
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

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

X	One (1) 11" X 17" copy of the Final landscape plan	
X	Electronic copy of site grading & drainage plans**	
X	Electronic copy of originally approved Preliminary Plat**	
X	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	
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	<p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
understood	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

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

Nick Bruyn, Plat Routing Manager
Applicant/Representative Signature

June 2022
Date

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I Ron Walsh _____, P.O. Box 1297 _____
(name) (address)

Eagle _____, Idaho _____ 83616 _____
(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 KM Engineering, LLP _____,
(name)

5725 N. Discovery Way, Boise _____, Idaho _____ 83616 _____
(address) (state) (zip)

to submit the accompanying application pertaining to that property.

Address or location of property: 9670 W. Floating Feather Rd., Star, ID

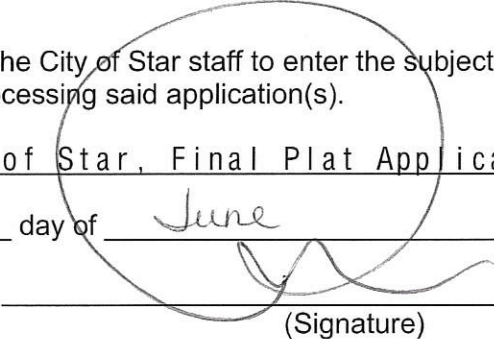
I agree to indemnify, defend and hold the City of Star and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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: City of Star, Final Plat Application _____

Dated this 21 day of June, 2022.



(Signature)

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



Paula Falconieri
Notary Public for Idaho
Residing at: Eagle Idaho
My Commission Expires: 10-3-2024

June 2022
Project No.: 20-222

Mr. Shawn Nickel
City of Star
10769 W State Street
Star, ID 83669

**RE: Langtree Bungalows Subdivision Phase 1 – Star, ID
Final Plat Narrative**

Dear Shawn:

On behalf of The Walsh Group and Langtree Bungalows LLC., we are pleased to submit the attached application and required supplements for the final plat of Langtree Bungalows Subdivision Phase 1. Please accept this letter as the required written narrative regarding the project.

The Langtree Bungalows Subdivision project is located north of W. Floating Feather Rd. and east of N. Pollard Ln. Phase 1 encompasses approximately 10.813 acres of the overall site and is comprised of 42 buildable lots, 5 common lots and 2 common driveway lots. Buildable lots range in size from 0.12 acres to 0.23 acres, with an average lot size of 0.165 acres. The gross density of this phase of development is 3.39 du/acre and has 13.35% or 1.45 acres of common space.

This phase will later be joined by phase 2 of the Langtree Bungalows Subdivision and is consistent with the approved preliminary plat. Access to this phase will be provided via W. Floating Feather Rd. to the south.

Should you have questions or require further information in order to process this application, please feel free to contact me.

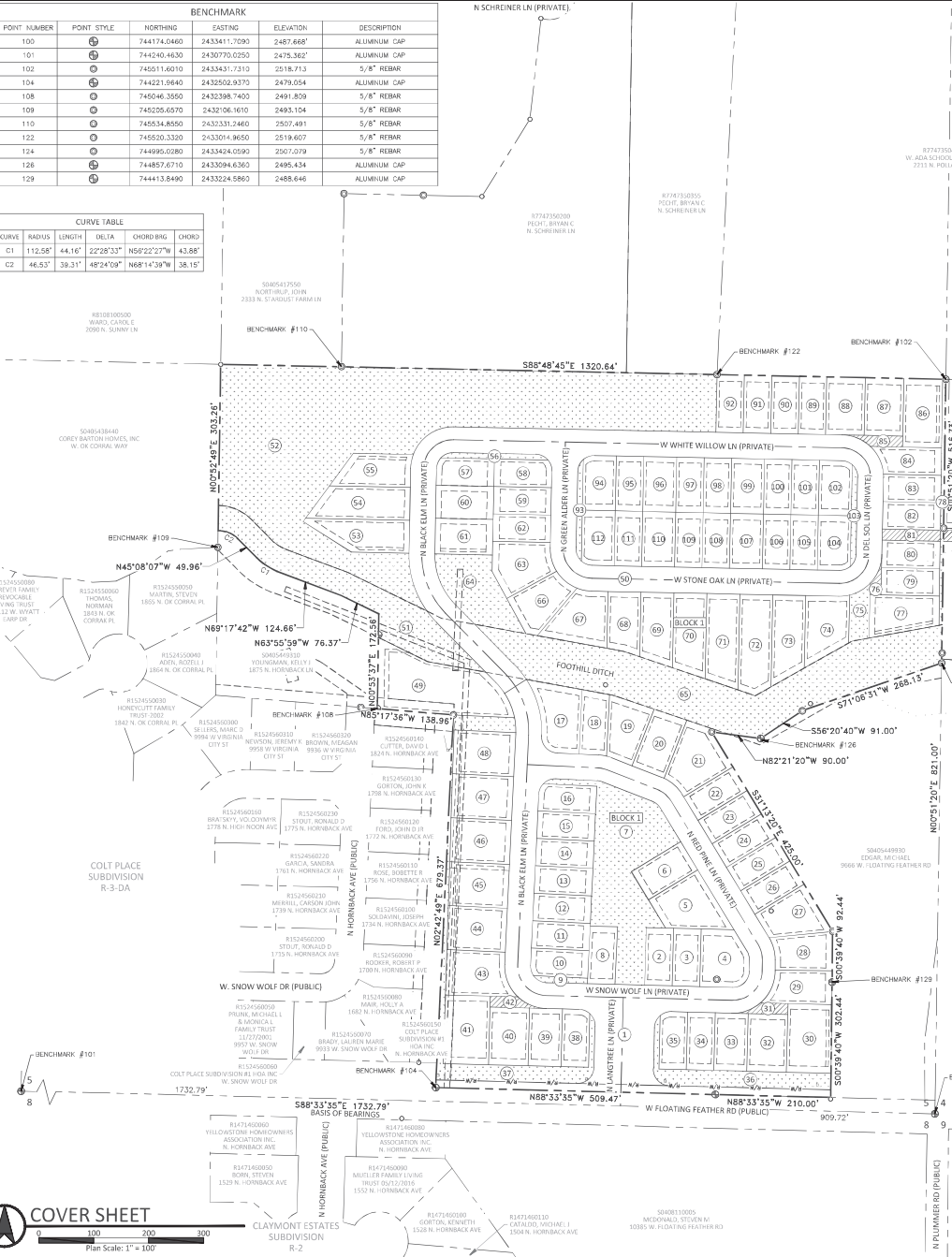
Thank you,
KM Engineering, LLP



Nick Bruyn, Plat Routing Manager
KM Engineering, LLP.

BENCHMARK					
POINT NUMBER	POINT STYLE	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	⊕	744174.0460	243341.7090	2487.668'	ALUMINUM CAP
101	⊕	744240.4630	2430770.0250	2475.362'	ALUMINUM CAP
102	⊕	745011.6010	243431.7310	2518.713	5/8" REBAR
104	⊕	744221.0640	2432502.9370	2478.054	ALUMINUM CAP
108	⊕	745046.3550	2432388.7400	2491.809	5/8" REBAR
109	⊕	745205.6570	2432106.1010	2493.104	5/8" REBAR
110	⊕	745534.8050	2432261.7460	2507.491	5/8" REBAR
123	⊕	744650.3320	2432091.8650	2519.467	5/8" REBAR
124	⊕	744995.0280	2433434.0390	2507.079	5/8" REBAR
126	⊕	744857.6710	2433204.6160	2495.434	ALUMINUM CAP
129	⊕	744413.8490	2433224.5860	2488.646	ALUMINUM CAP

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD-BEG	CHORD
C1	112.58'	44.16'	22°28'33"	N59°22'27"W	43.88'
C2	46.52'	39.31'	48°24'08"	N68°14'59"W	38.15'



LANGTREE BUNGALOWS SUBDIVISION

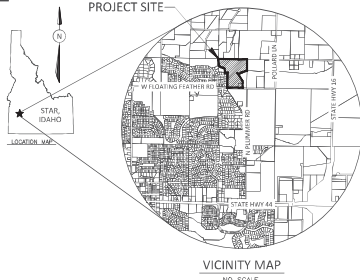
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T.4N., R.1W., B.M.,
ADA COUNTY, IDAHO
PRELIMINARY PLAT
MAY 2022



Digitally signed by Joe Pachter, P.E.
Date: 2022.05.03
15:11:27 -0600

PRELIMINARY PLAT NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE R-4 ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF PRELIMINARY PLAT APPROVAL.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE WILSON ILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(c). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE SUBSISTED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
- ALL LOT LINES COMMON TO PRIVATE STREET LOT LINES AND THE SUBDIVISION BOUNDARY CONTAIN A 1000 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- LOTS 1, 3, 36, 37, 51, 52, 56, 64, 66, 78, 93, AND 103, BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOTS 1 AND 20, BLOCK 1 IS A COMMON LOT WHICH CONTAIN THE PRIVATE ROADWAY FOR THE SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOTS 31, 42, 76, 81, AND 85, BLOCK 1 ARE SUBJECT TO BLANKET EASEMENTS FOR CROSS ACCESS, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION. THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.
- LOT 81, BLOCK 1, IS SUBJECT TO A BLANKET EASEMENT FOR EMERGENCY ACCESS. THIS LOT IS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION.



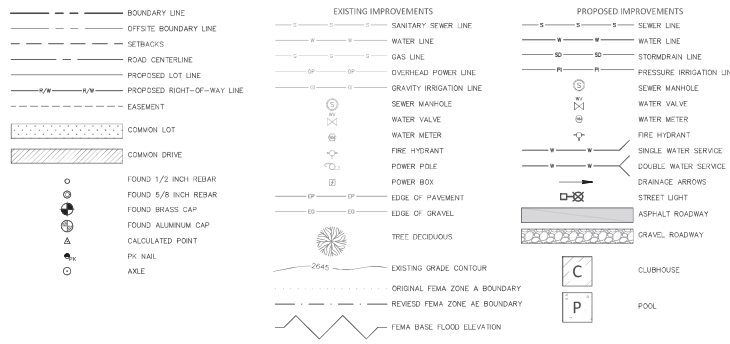
PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT PURSUANT TO THE INFRASTRUCTURE AGREEMENT. 8" WATER MAINS WILL BE LAPPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT. THE PROPERTY WILL BE SERVED BY THE CONNECTION TO N. HORNBACK AVE THROUGH BLACK ELM LN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND STAR SEWER AND WATER DISTRICT REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURBS AND OUTLET AND ROUTED TO DETENTION FACILITIES IN THE COMMON AREAS SHOWN ON THE PLAN. THE DETENTION FACILITIES SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO PRIVATE STREET LOT LINE.

PRELIMINARY PLAT DATA

SITE DATA	
PROPOSED ZONING	R-4 SINGLE FAMILY HOUSING
COMPREHENSIVE PLAN DESIGNATION	R-4 SINGLE FAMILY HOUSING
AREA CALCULATIONS	
TOTAL R-4 AREA	27.11 ACRES
RESIDENTIAL BUILDABLE LOT AREA	15.96 ACRES
COMMON AREA	6.22 ACRES
COMMON DRIVE AREA	0.15 ACRES
ROAD AREA	4.82 ACRES
W. FLOATING FEATHER RD R.O.W.	0.23 ACRES
TOTAL AREA OF SITE	27.11 ACRES
OVERALL LOT DATA	
TOTAL LOTS	111
R-4 ZONING	
SINGLE FAMILY RESIDENTIAL LOTS	92
COMMON LOTS	13
COMMON DRIVE LOTS	1
ROADWAY LOTS	1
MINIMUM PROPERTY SIZE	5,000 SQ. FT.
AVERAGE PROPERTY SIZE	2,590 SQ. FT.
GROUND DENSITY	3.39 UNITS/ACRE
NET DENSITY	5.76 UNITS/ACRE

LEGEND



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP 1.0	PRELIMINARY PLAT COVER SHEET
PP 1.1	PRELIMINARY PLAT LOT DIMENSIONS PHASE 1 - SOUTH
PP 1.2	PRELIMINARY PLAT LOT DIMENSIONS PHASE 2 - NORTH
PP 2.0	PRELIMINARY PLAT PRELIMINARY ENGINEERING

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BORSE MERIDIAN, ADA COUNTY, IDAHO.

CONTACT INFORMATION

APPLICANT	ENGINEERING & SURVEYING CONSULTANT
WALSH GROUP, LLC P.O. BOX 1297 ZACH, IDAHO 83616 PHONE: (208) 329-5715 EMAIL: walg@walg.com	KM ENGINEERING, LLP 5725 NORTH DODDWAY WAY BOISE, IDAHO 83713 PHONE: (208) 639-0939 FAX: (208) 639-0939 CONTACT: DAVID ZURBARTEN, P.E. JOE PACHTER, P.E. EMAIL: davidzurbar@kmen.com joe@kmen.com

SURVEY CONTROL NOTES

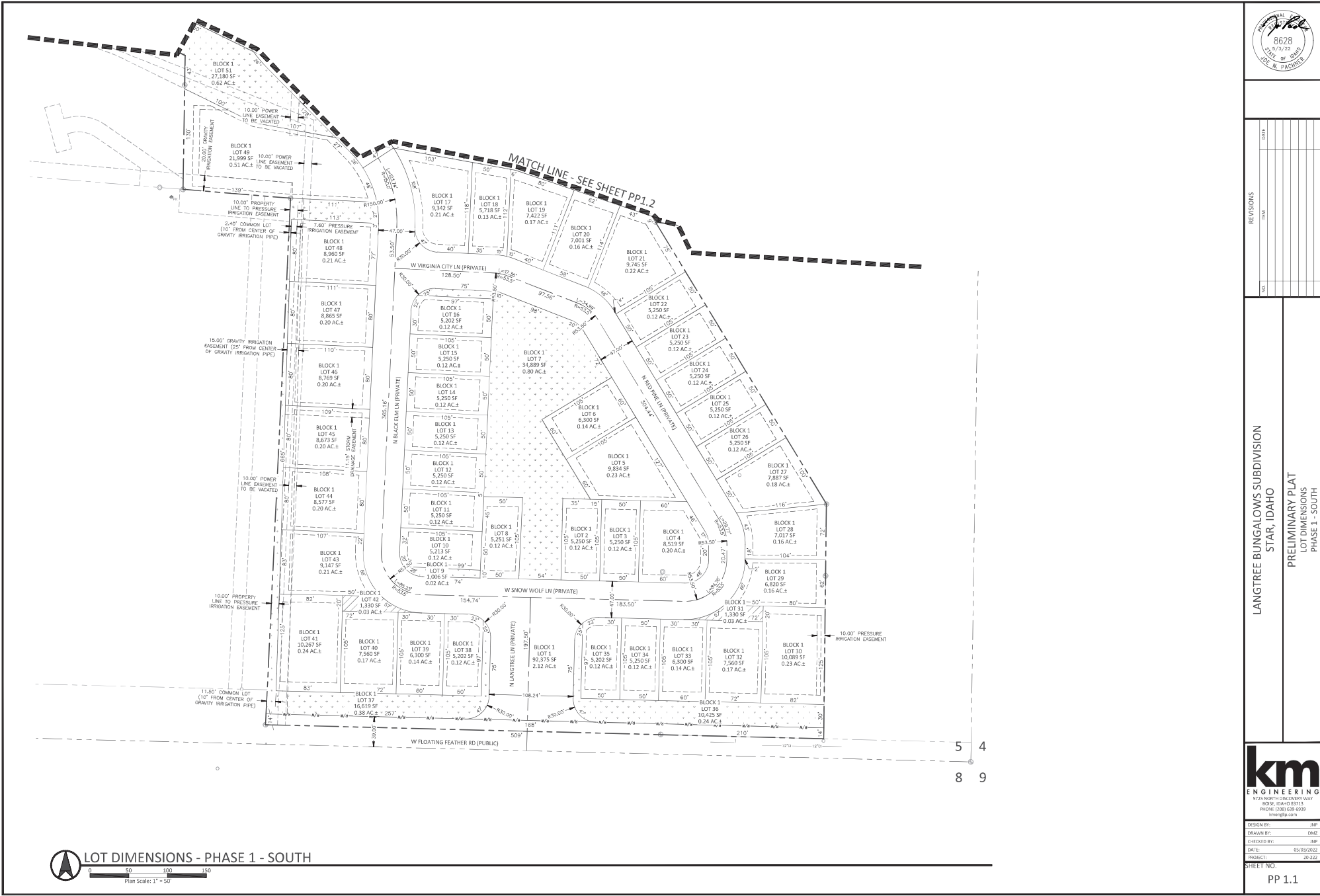
- A.U. SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDHO-NAD 1103) AND 1416 B.M. VERTICAL DATUM.



LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
COVER SHEET

km ENGINEERING
5725 NORTH DODDWAY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-0939
www.kmen.com

DESIGN BY: JNP
DRAWN BY: DMZ
CHECKED BY: JNP
DATE: 05/02/2022
PROJECT: 20222
SHEET NO. PP 1.0



LOT DIMENSIONS - PHASE 1 - SOUTH



NO.	DATE	REVISIONS

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS
PHASE 1 - SOUTH

km
ENGINEERING
5523 NORTH JOSEPHINE AVENUE
BOISE, IDAHO 83713
PHONE 438-0889-8999
WWW.KMENGINEERING.COM

DESIGN BY: JNP
DRAWN BY: DMZ
CHECKED BY: JNP
DATE: 05/09/2022
PROJECT: 20-222
SHEET NO.
PP 1.1



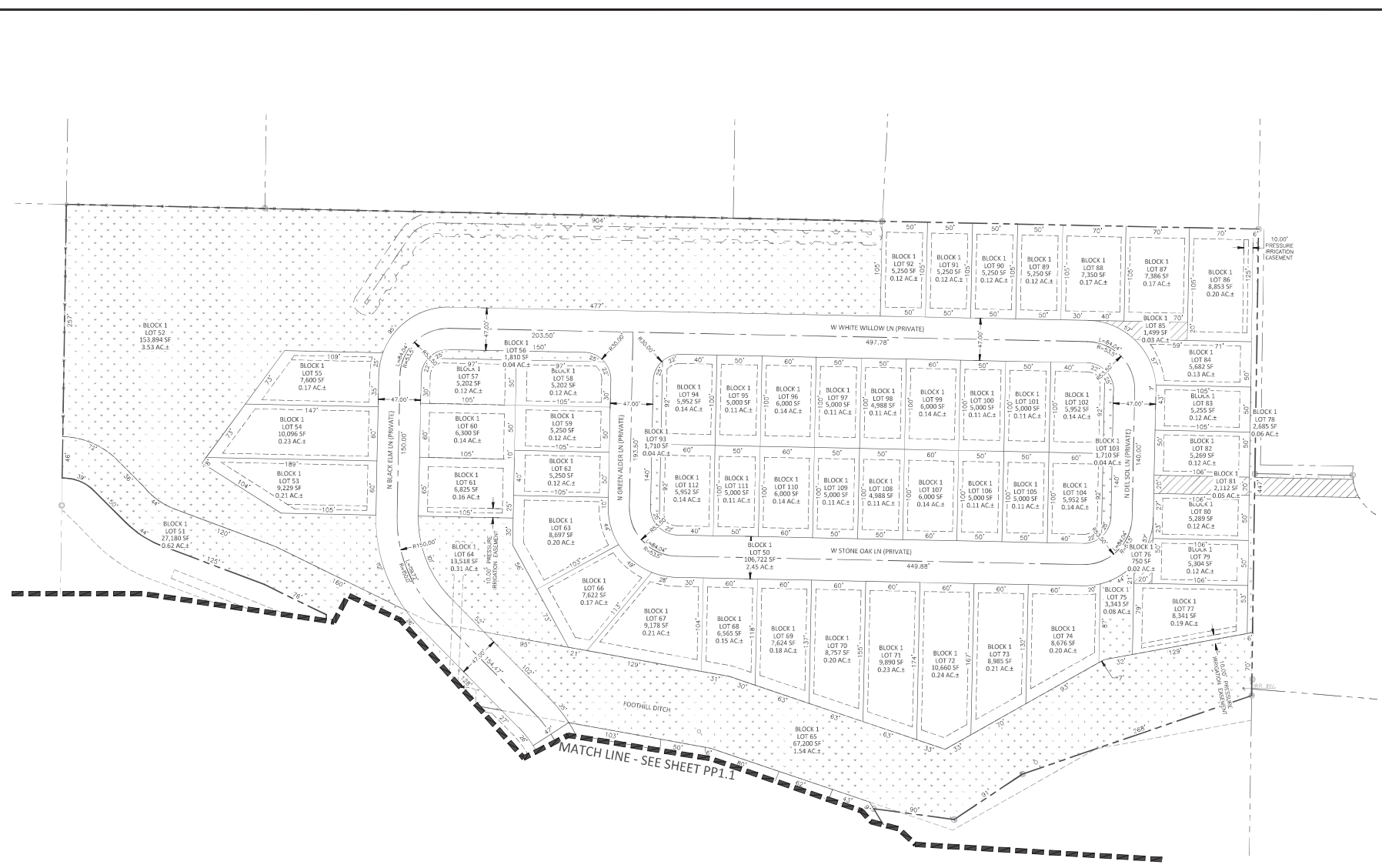
NO.	DATE	REVISIONS

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS
PHASE 2 - NORTH

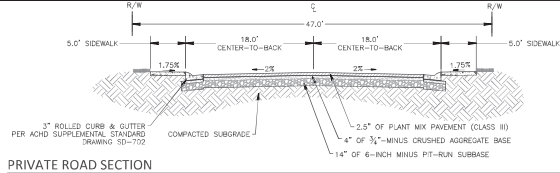
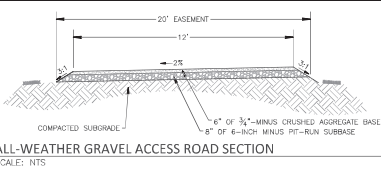


DESIGN BY: INP
DRAWN BY: DMZ
CHECKED BY: INP
DATE: 05/02/2012
PROJECT: 20222

SHEET NO. PP 1.2



10/10/2012 10:51:11 AM \\C:\Users\jnp\Documents\Projects\Langtree\Langtree_P2_North\Langtree_P2_North.dwg (1/25/2012 10:51:11 AM) (1/25/2012 10:51:11 AM)

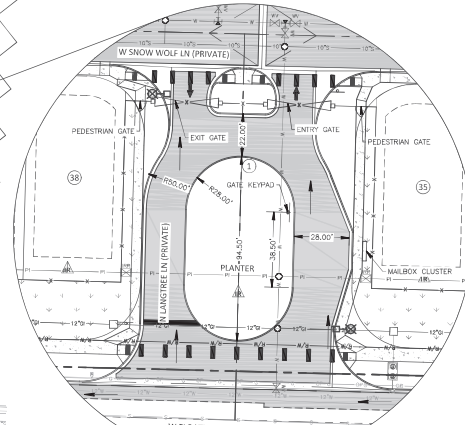
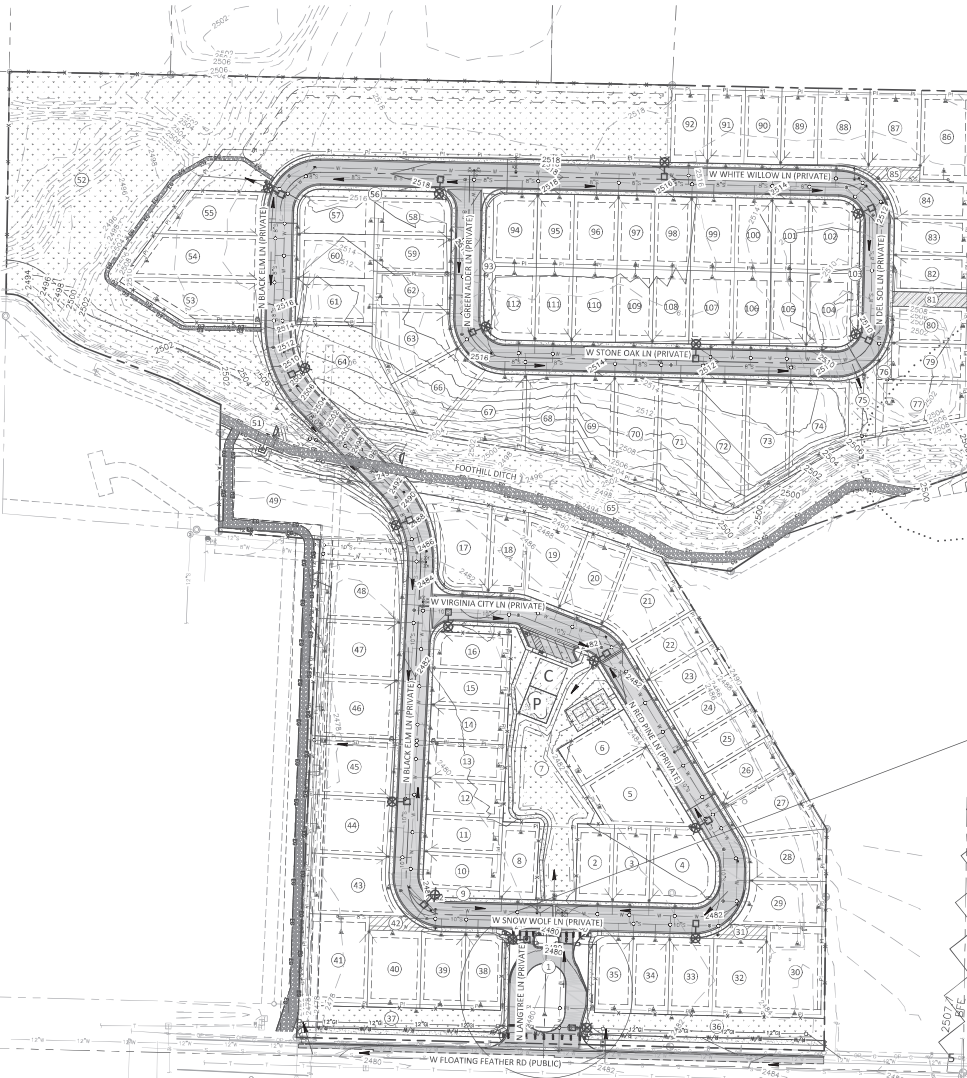


UTILITIES

WATER:	STAR SEWER AND WATER
SEWER:	STAR SEWER AND WATER
ELECTRIC:	IDaho POWER COMPANY
NATURAL GAS:	INTERMOUNTAIN GAS COMPANY
TELEPHONE:	CTC TELECOM, INC.
IRRIGATION:	MIDDLETON DITCH COMPANY

LEGEND

—	BOUNDARY LINE	—	EXISTING IMPROVEMENTS
- - -	OFFSET BOUNDARY LINE	—	SANITARY SEWER LINE
- · - · -	SETBACKS	—	WATER LINE
- · - · -	ROAD CENTERLINE	—	GAS LINE
- · - · -	PROPOSED LOT LINE	—	OVERHEAD POWER LINE
- · - · -	PROPOSED RIGHT-OF-WAY LINE	—	GRANITE IRRIGATION LINE
- · - · -	EASEMENT	⊗	SEWER MANHOLE
□	COMMON AREA LOT	⊗	WATER VALVE
○	FOUND 1/2 INCH REBAR	⊗	WATER METER
○	FOUND 5/8 INCH REBAR	⊗	FIRE HYDRANT
○	FOUND BRASS CAP	⊗	POWER POLE
○	FOUND ALUMINUM CAP	⊗	POWER BOX
○	CALCULATED POINT	⊗	EDGE OF PAVEMENT
○	PK NAIL	⊗	EDGE OF GRAVEL
○	AXLE	⊗	TREE DECIDUOUS
⊗	WETLAND AREA	⊗	EXISTING GRADE CONTOUR
		⊗	ORIGINAL FEMA ZONE A BOUNDARY
		⊗	REVISED FEMA ZONE A BOUNDARY
		⊗	FEMA BASE FLOOD ELEVATION
		⊗	PROPOSED IMPROVEMENTS
		⊗	SEWER LINE
		⊗	WATER LINE
		⊗	STORMDRAIN LINE
		⊗	PRESSURE IRRIGATION LINE
		⊗	SEWER MANHOLE
		⊗	WATER VALVE
		⊗	WATER METER
		⊗	FIRE HYDRANT
		⊗	SINGLE WATER SERVICE
		⊗	DOUBLE WATER SERVICE
		⊗	DRAINAGE ARROWS
		⊗	STREET LIGHT
		⊗	LIFT GATE
		⊗	FENCE
		⊗	ASPHALT ROADWAY
		⊗	GRAVEL ROADWAY
		⊗	GRASS/STONE EMERGENCY ACCESS ROADWAY
		⊗	CLUBHOUSE
		⊗	POOL



- NOTES**
- DOMESTIC AND FIRE PROTECTION WATER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER. AN 8" WATER MAIN WILL BE CONNECTED TO THE EXISTING 12" MAIN ON W FLOATING FEATHER RD. AND THE WATER MAIN EXTENDING FROM COLT PLACE SUBURBION.
 - WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
 - ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY MINIMUM STANDARDS INCLUDING SEPARATION FROM SANITARY SEWER LINES AND STORM WATER INFILTRATION SWALES.
 - ALL STREETS SHALL BE PRIVATE. ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH AHD STANDARDS. AT A MINIMUM, SEE THE PRELIMINARY ROADWAY CROSS-SECTION ON THIS SHEET. ALL STREETS WILL HAVE A POSTED SPEED LIMIT OF 15 MPH.
 - STORM DRAINAGE FROM THE ROADWAYS SHALL BE COLLECTED IN DETENTION FACILITIES LOCATED IN THE COMMON LOTS AS INDICATED OR ROUTED INTO FOOTHILL DITCH.
 - STORM DRAINAGE RUNOFF FROM FLOATING FEATHER WILL FLOW INTO DROP INLETS AND SAND AND GREASE TRAPS INTO THE IRRIGATION MAIN RUNNING ALONG FLOATING FEATHER ROAD. RUNOFF FROM BLACK ELM LN WILL BE ROUTED THROUGH DROP INLETS AND A SAND AND GREASE TRAP TO THE IRRIGATION MAIN RUNNING ALONG THE WEST PROPERTY LINE. RUNOFF FROM VIRGINIA CITY LN, SNOW WOLF LN, RED PINE LN, AND LANGTREE LN, WILL BE ROUTED THROUGH SAND AND GREASE TRAPS INTO LOT 7. LOT 7 WILL BE CONSTRUCTED WITH AN INFILTRATION SYSTEM WHICH CAN OVERTLOW INTO THE DROP INLETS COLLECTING DRAINAGE FROM BLACK ELM LN.
 - STORM DRAINAGE RUNOFF FROM STONE OAK LN, GREEN ALDER LN, DEL SOL LN, AND WHITE WILLOW LN WILL BE ROUTED THROUGH A SAND AND GREASE TRAP AND A SWALE THROUGH LOT 75 INTO FOOTHILL DITCH.
 - SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
 - PROPERTY IS WITHIN THE MIDDLETON IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE IRRIGATION TO ALL BUILDING AND COMMON AREA LOTS. LOCATION AND SIZE OF THE PRESSURE IRRIGATION SYSTEM WILL BE DETERMINED DURING FINAL DESIGN.
 - TO THE UTILITY AND DRAINAGE AND DRAINAGE SHOWN ON THIS PLAN IS CONCEPTUAL AND SUBJECT TO MODIFICATION THROUGH FINAL DESIGN AND CONSTRUCTION.
 - STREET LIGHTING SHALL CONFORM TO THE CITY OF STAR'S STREETLIGHT STANDARDS/DARK SKY ORDINANCE, THE IDAHO, AND THE CITY OF STAR SUPPLEMENT. CUT SHEETS FOR LIGHTS AND LIGHT POLES SHALL BE APPROVED IN WRITING BY THE CITY PRIOR TO INSTALLATION.
 - THE HOME ON LOT 55, BLOCK 1 SHALL BE LIMITED TO ONE STORY.



REVISIONS

NO.	DATE	DESCRIPTION

LANGTREE BUNGALOWS SUBDIVISION
STAR, IDAHO
PRELIMINARY PLAT
PRELIMINARY ENGINEERING

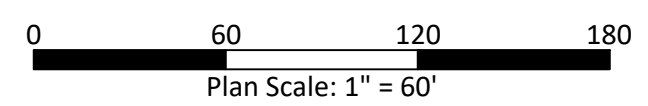
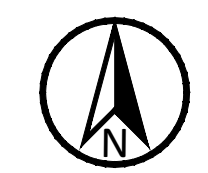
PRELIMINARY ENGINEERING
0 80 160 240
Plan Scale: 1" = 80'

km
ENGINEERING
5725 NORTH GOVERNMENT WAY
BOISE, IDAHO 83713
PHONE: 208-338-8999
WWW.KME.COM

DESIGN BY: JHP
DRAWN BY: DMZ
CHECKED BY: JHP
DATE: 05/29/2022
PROJECT: 202222
SHEET NO. PP 2.0

PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO.
2022



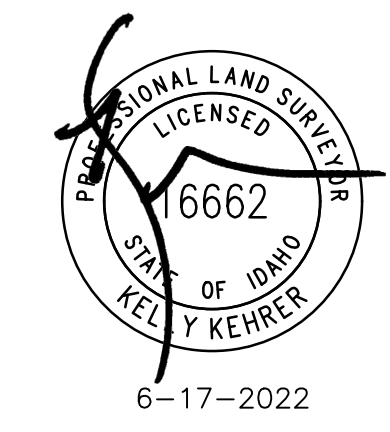
LEGEND	
	FOUND ALUMINUM CAP, AS NOTED
	FOUND 5/8" REBAR, MARKED AS NOTED
	SET 5/8" REBAR WITH PLASTIC CAP, MARKED "KSK 16662"
	SET 1/2" REBAR WITH PLASTIC CAP, MARKED "KSK 16662"
	SET 5/8" REBAR WITH PLASTIC CAP, MARKED "KSK 16662 ESMT"
	CALCULATED POINT
	LOT NUMBER
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SECTION LINE
	ADJACENT LOT LINE
	EASEMENT LINE
	GRAVITY IRRIGATION EASEMENT LINE
	SURVEY TIE LINE

SHEET INDEX	
SHEET 1	OVERALL PLAT MAP AND LEGEND
SHEET 2	DETAILED PLAT MAP AND EASEMENTS (SOUTH)
SHEET 3	DETAILED PLAT MAP AND EASEMENTS (NORTH)
SHEET 4	NOTES
SHEET 5	CERTIFICATE OF OWNERS
SHEET 6	CERTIFICATES AND APPROVALS

- REFERENCES**
- R1. PLAT OF COLT PLACE SUBDIVISION No. 3, [BOOK 108 OF PLATS] PAGES 15065-15067, INST. No. 2015010045, RECORDS OF ADA COUNTY, IDAHO.
 - R2. RECORD OF SURVEY PER INST. No. 2016-035663, RECORDS OF ADA COUNTY, IDAHO.
 - R3. RECORD OF SURVEY PER INST. No. 109059693, RECORDS OF ADA COUNTY, IDAHO.
 - R4. SPECIAL WARRANTY DEED PER INST. No. 2022-007232, RECORDS OF ADA COUNTY, IDAHO.
 - R5. RECORD OF SURVEY PER INST. No. 2022-033707, RECORDS OF ADA COUNTY, IDAHO.
 - R6. PLAT OF COLT PLACE SUBDIVISION No. 1, BOOK 98 OF PLATS PAGES 12409-12410, INST. No. 107074426, RECORDS OF ADA COUNTY, IDAHO.
 - R7. QUITCLAIM DEED PER INST. No. 2016-044293, RECORDS OF ADA COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



DEVELOPER
WALSH GROUP, LLC
EAGLE, IDAHO



POINT OF COMMENCEMENT
SOUTHEAST CORNER SECTION 5
PER CP&F No. 111001233

POINT OF BEGINNING

W. Floating Feather Rd.

14.00' RIGHT-OF-WAY DEDICATION

12720"

88°33'35"W 719.47'

2452.27'

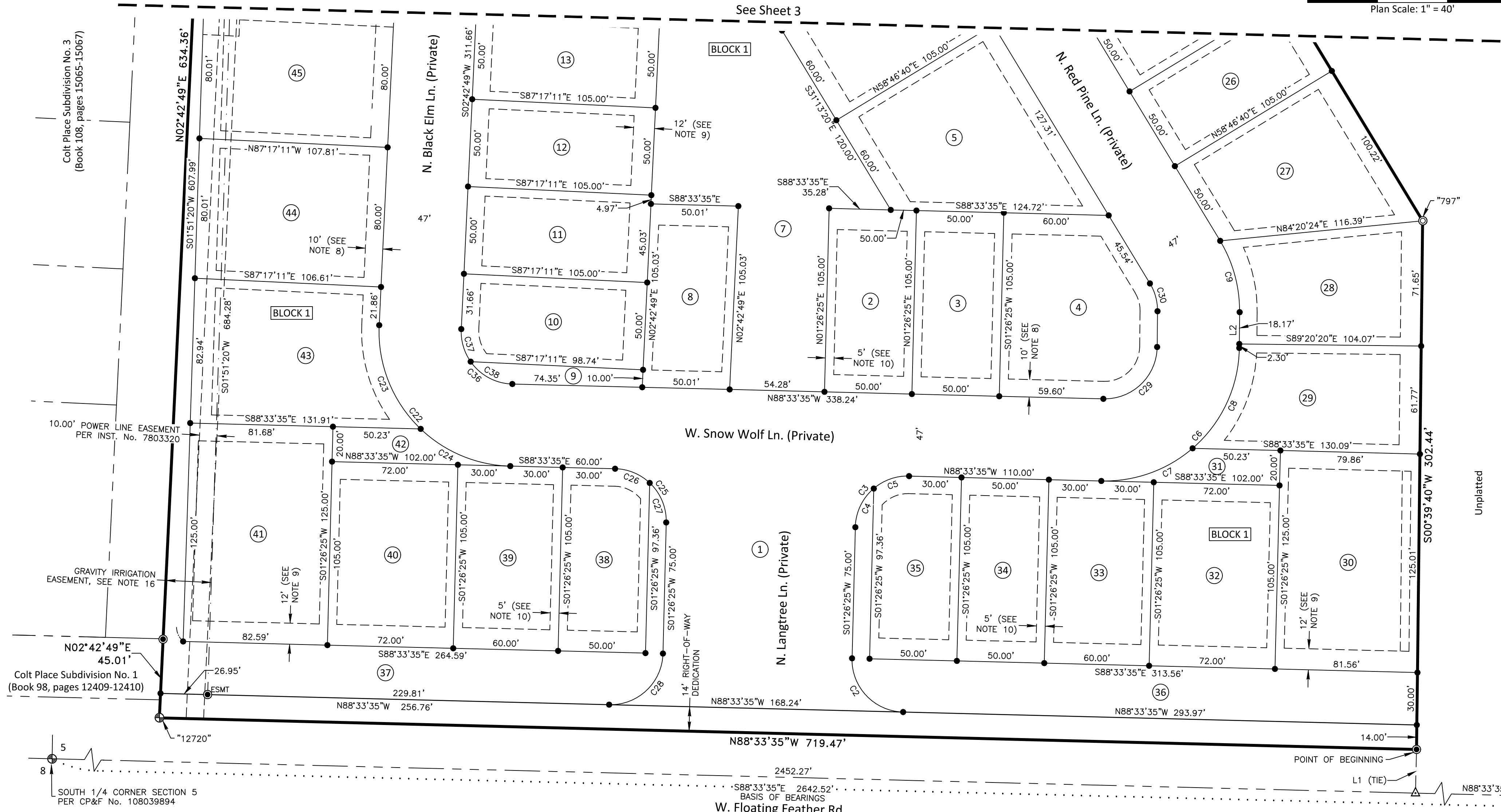
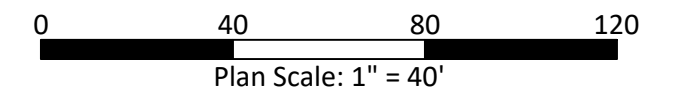
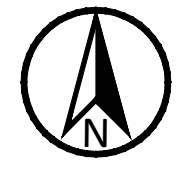
88°33'35"E 2642.52'

190.25'

5 4

8 9

PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1



SOUTH 1/4 CORNER SECTION 5
PER CP&F No. 108039894

SOUTHEAST CORNER SECTION 5
PER CP&F No. 111001233

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°26'25"E	25.00
L2	S00°39'40"W	20.47

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	126.50'	25.61'	11°35'53"	S38°45'04"E	25.56'
C2	30.00'	47.12'	90°00'00"	S43°33'35"E	42.43'
C3	30.00'	47.12'	90°00'00"	S46°26'25"W	42.43'
C4	30.00'	25.23'	48°11'23"	S25°32'06"W	24.49'
C5	30.00'	21.89'	41°48'37"	S70°32'06"W	21.41'
C6	77.00'	122.00'	90°46'45"	N46°03'02"E	109.63'
C7	77.00'	56.78'	42°14'47"	N70°19'01"E	55.50'
C8	77.00'	65.22'	48°31'58"	N24°55'39"E	63.29'
C9	77.00'	42.85'	31°53'00"	S15°16'50"E	42.30'
C10	77.00'	50.36'	37°28'25"	S49°57'32"E	49.47'
C11	77.00'	45.56'	33°54'04"	S48°10'22"E	44.90'
C12	77.00'	4.80'	3°34'20"	S66°54'34"E	4.80'
C13	77.00'	24.98'	18°35'27"	S77°59'28"E	24.87'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C14	77.00'	9.89'	7°21'27"	S72°22'28"E	9.88'
C15	77.00'	15.10'	11°14'00"	S81°40'11"E	15.07'
C16	30.00'	47.12'	90°00'01"	S42°17'11"E	42.43'
C17	173.50'	108.00'	35°39'57"	N15°07'09"W	106.27'
C18	126.50'	78.74'	35°39'56"	N15°07'09"W	77.48'
C19	126.50'	73.66'	33°21'46"	N27°52'07"W	72.62'
C20	126.50'	27.49'	12°26'58"	N04°57'45"W	27.43'
C21	126.50'	3.20'	1°27'05"	N01°59'16"E	3.20'
C22	77.00'	122.66'	91°16'25"	S42°55'23"E	110.10'
C23	77.00'	65.89'	49°01'37"	S21°47'59"E	63.90'
C24	77.00'	56.78'	42°14'47"	S67°26'11"E	55.50'
C25	30.00'	47.12'	90°00'00"	N43°33'35"W	42.43'
C26	30.00'	21.89'	41°48'37"	N67°39'17"W	21.41'

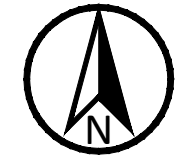
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C27	30.00'	25.23'	48°11'23"	N22°39'17"W	24.49'
C28	30.00'	47.12'	89°59'59"	N46°26'24"E	42.43'
C29	30.00'	47.53'	90°46'32"	S46°03'02"W	42.71'
C30	30.00'	16.69'	31°53'00"	S15°16'50"E	16.48'
C31	30.00'	19.62'	37°28'24"	S49°57'32"E	19.27'
C32	30.00'	9.73'	18°35'27"	S77°59'28"E	9.69'
C33	30.00'	47.12'	90°00'00"	S47°42'49"W	42.43'
C34	30.00'	25.23'	48°11'23"	S68°37'07"W	24.49'
C35	30.00'	21.89'	41°48'37"	S23°37'07"W	21.41'
C36	30.00'	47.79'	91°16'25"	S42°55'23"E	42.90'
C37	30.00'	19.73'	37°41'13"	S16°07'47"E	19.38'
C38	30.00'	28.06'	53°35'12"	S61°46'00"E	27.05'



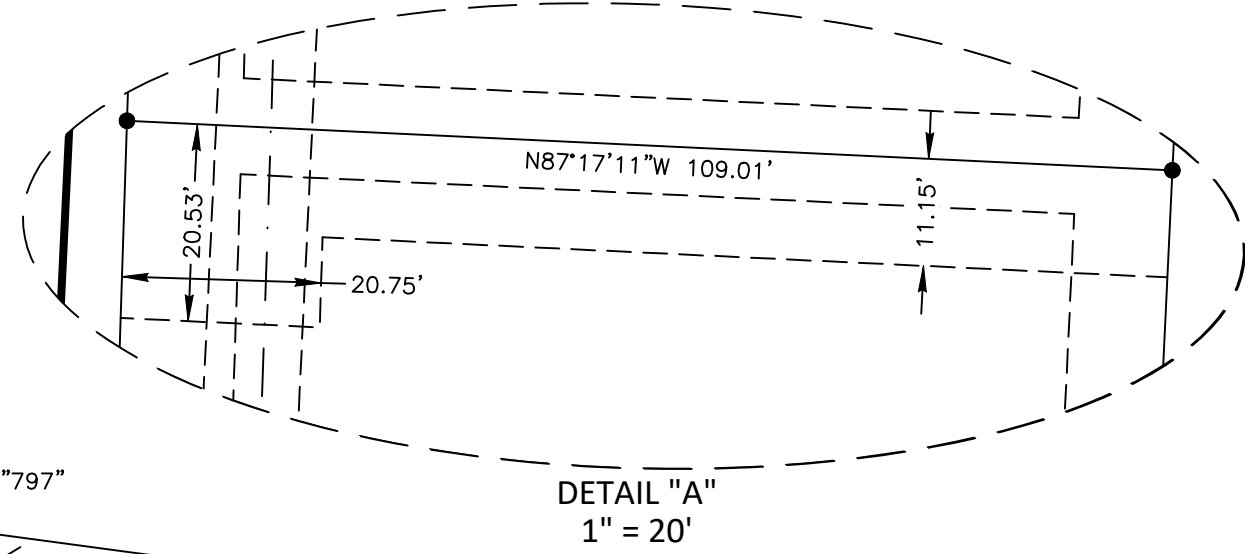
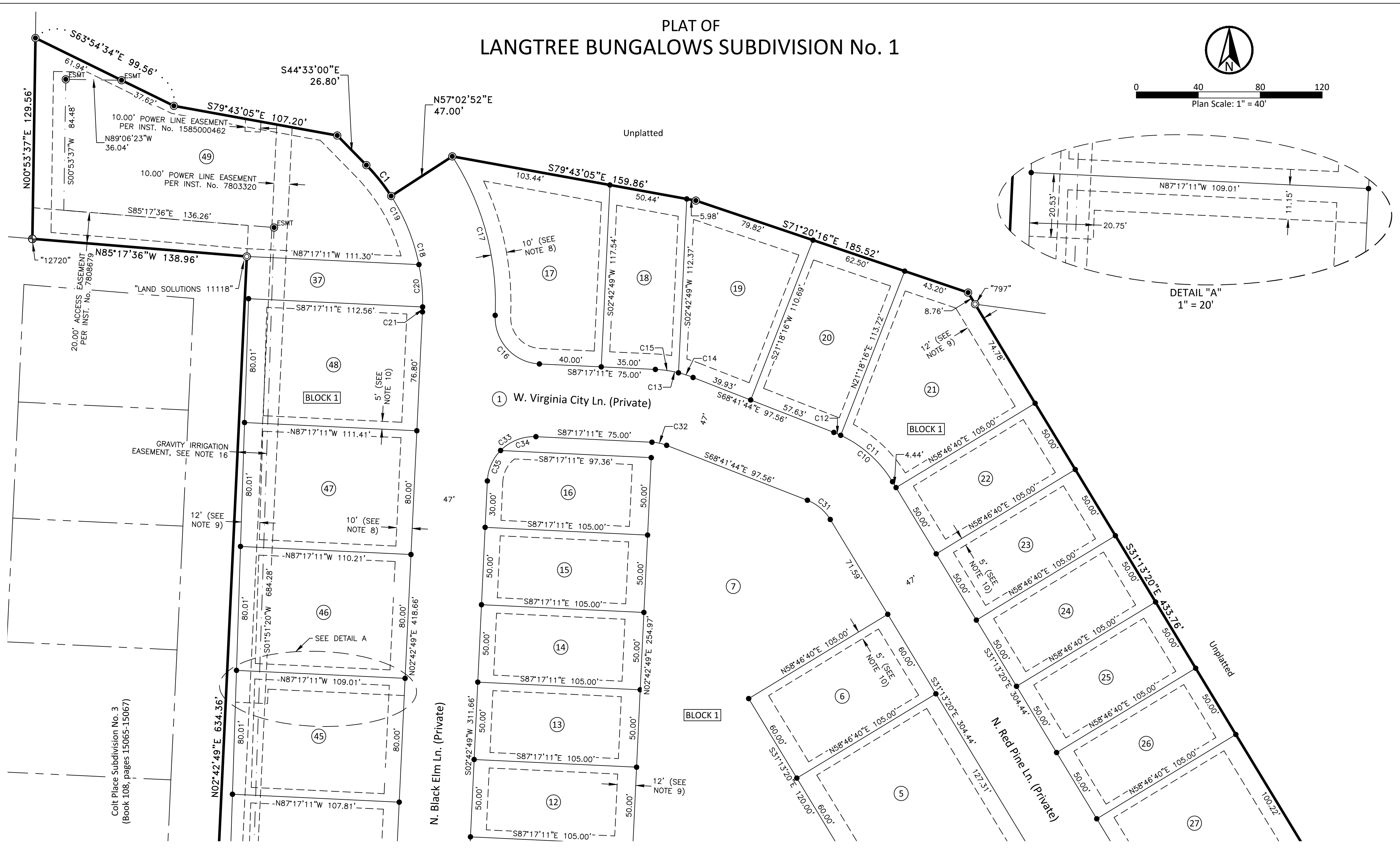
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DEVELOPER
WALSH GROUP, LLC
EAGLE, IDAHO



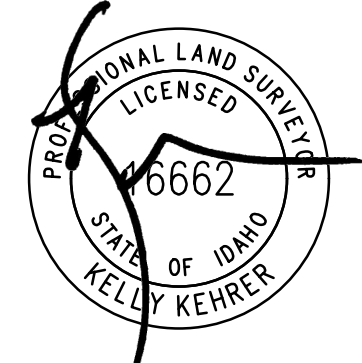
PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1



0 40 80 120
Plan Scale: 1" = 40'



See Sheet 2



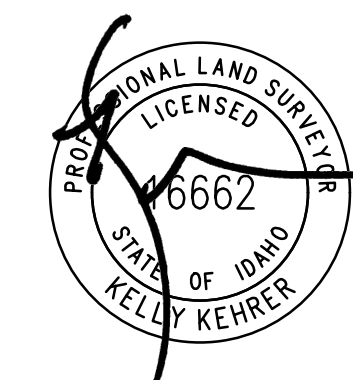
6-17-2022
DEVELOPER
WALSH GROUP, LLC
EAGLE, IDAHO



PLAT OF
LANGTREE BUNGALOWS SUBDIVISION No. 1

NOTES

1. MINIMUM BUILDING SETBACK LINES 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.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
4. LOTS 1, 7, 9, 36, AND 37, BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MIDDLETON DITCH COMPANY.
7. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 202_--_____, AS AMENDED FROM TIME TO TIME.
8. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
9. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION IRRIGATION AND LOT DRAINAGE.
11. LOT 1, BLOCK 1 (COMMON LOT) IS A PRIVATE ROAD AND MAINTENANCE FOR SAID LOT IS AS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ROAD CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF STAR.
11. DIRECT LOT OR PARCEL ACCESS TO W. FLOATING FEATHER ROAD IS PROHIBITED.
12. LOTS 31 AND 42, BLOCK 1 ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 30 AND 32, BLOCK 1 AND LOTS 40 AND 41, BLOCK 1. SAID LOTS 31 AND 42 SHALL BE MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOTS 31 AND 42 ARE ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
13. ACHD PUBLIC RIGHT-OF-WAY EASEMENT (SIDEWALK) PER INSTRUMENT No. 202_--_____, RECORDS OF ADA COUNTY, IDAHO.
14. LOT 19, BLOCK 1 SHALL BE LIMITED TO A SINGLE LEVEL RESIDENCE.
15. AS SHOWN HERE, A PORTION OF LOT 45, BLOCK 1 IS SUBJECT TO A STORM DRAINAGE EASEMENT TO BE MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION.
16. THIS SUBDIVISION IS SUBJECT TO A DRAINAGE DISTRICT 2 LICENSE AGREEMENT PER INST. No. 20_--_____, RECORDS OF ADA COUNTY, IDAHO.
17. LOT 31, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 30 AND 32, BLOCK 1, RESPECTIVELY. LOT 31, BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION, OR ASSIGNS, AND IS ALSO SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
18. LOT 42, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 40 AND 41, BLOCK 1, RESPECTIVELY. LOT 42, BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE LANGTREE BUNGALOWS HOMEOWNER'S ASSOCIATION, OR ASSIGNS, AND IS ALSO SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.



6-17-2022

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PLAT OF
LANGTREE BUNGALOWS SUBDIVISION No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 5, WHICH BEARS S88°33'35"E A DISTANCE OF 2,642.52 FEET FROM A FOUND ALUMINUM CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 5, THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SECTION 5, N88°33'35"W A DISTANCE OF 190.25 FEET;
THENCE LEAVING SAID SOUTHERLY LINE, N01°26'25"E A DISTANCE OF 25.00 FEET THE NORTHERLY RIGHT-OF-WAY LINE OF W. FLOATING FEATHER ROAD AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, N88°33'35"W A DISTANCE OF 719.47 FEET TO A FOUND ALUMINUM CAP ON THE BOUNDARY OF COLT PLACE SUBDIVISION NO. 1 (BOOK 98 OF PLATS, PAGES 12409-12410, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY, N02°42'49"E A DISTANCE OF 45.01 FEET TO SOUTHEAST CORNER OF COLT PLACE SUBDIVISION NO. 3 (BOOK 108 OF PLATS, PAGES 15065-15067, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE BOUNDARY OF SAID COLT PLACE SUBDIVISION NO. 1 AND FOLLOWING THE BOUNDARY OF SAID COLT PLACE SUBDIVISION NO. 3 THE FOLLOWING TWO (2) COURSES:

1. N02°42'49"E A DISTANCE OF 634.36 FEET TO A FOUND 5/8-INCH REBAR;
2. N85°17'36"W A DISTANCE OF 138.96 FEET TO A FOUND ALUMINUM CAP ON THE BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED PER INSTRUMENT NO. 2016-044293, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID COLT PLACE SUBDIVISION NO. 3 AND FOLLOWING SAID QUITCLAIM DEED BOUNDARY, N00°53'37"E A DISTANCE OF 129.56 FEET;

THENCE LEAVING SAID QUITCLAIM DEED BOUNDARY, S63°54'34"E A DISTANCE OF 99.56 FEET;

THENCE S79°43'05"E A DISTANCE OF 107.20 FEET;

THENCE S44°33'00"E A DISTANCE OF 26.80 FEET;

THENCE 25.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 126.50 FEET, A DELTA ANGLE OF 11°35'53", A CHORD BEARING OF S38°45'04"E AND A CHORD DISTANCE OF 25.56 FEET;

THENCE N57°02'52"E A DISTANCE OF 47.00 FEET;

THENCE S79°43'05"E A DISTANCE OF 159.86 FEET;

THENCE S71°20'16"E A DISTANCE OF 185.52 FEET;

THENCE S31°13'20"E A DISTANCE OF 8.76 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED PER INSTRUMENT NO. 2022-007232;

THENCE FOLLOWING SAID WARRANTY DEED BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. S31°13'20"E A DISTANCE OF 425.00 FEET TO A FOUND 5/8-INCH REBAR;
2. S00°39'40"W A DISTANCE OF 302.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 10.813 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

RON WALSH, MANAGING MEMBER
LANGTREE BUNGALOWS, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)
)SS
ADA COUNTY)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2022, BY RON WALSH, AS MANAGING MEMBER OF LANGTREE BUNGALOWS, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS 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.

KELLY KEHRER, P.L.S. 16662



6-17-2022



PLAT OF
LANGTREE BUNGALOWS SUBDIVISION No. 1

APPROVAL OF CITY ENGINEER

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

STAR CITY ENGINEER

APPROVAL OF CITY COUNCIL

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

CITY CLERK
STAR, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 202__.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

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

HEALTH OFFICER

DATE

CERTIFICATE OF THE COUNTY TREASURER

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

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF LANGTREE BUNGALOWS SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF _____ AT ____ MINUTES PAST ____ O'CLOCK __M., THIS __ DAY OF _____, ____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

DEPUTY

EX-OFFICIO RECORDER

FEE:



6-17-2022





CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Langtree Bungalows Phase: 1 Date: 10/18/2022

Developable Lots: 42 Review No: 2

Developer: Walsh Group, LLC

Tel: 208-841-8607 Email: _____

Engineer: KM Engineering LLP/David Zubizareta

Tel: 208-639-6939 Email: dzubizareta@kmengllp.com

Property Address: Floating Feather Road

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 only when weather conditions precludes construction of improvements prior to signature of mylar. If required
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.
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.
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. See comments at the bottom of the checklist.
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.
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) See comments at bottom of checklist.
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. Streets are labeled as private, but pond cross sections states ACHD will verify items. Design engineer is required to provide letters stating items are constructed per design on private roads.
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				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. Majority of the site appears to drain offsite, provide documentation for irrigation district that they will accept stormwater.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
57		X		Plan approval letter is provided from the appropriate irrigation district. Please provide
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. Design only provides for 4.76 gpm for each home. Provide irrigation report with rotation schedule
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. See item 60
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. Provide approval from irrigation district that diversion location is acceptable.
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

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:

- Please include all grade breaks on profiles, multiple locations are difficult to tell were grade changes from 0.40% to 0.53% around corners.
- Grading for the north end of Black Elm St creates steep slopes and difficult access to lot 49, please revise grading for access to this lot. If road grades cannot change, please grade lot 49 to accommodate.
- basin maps and calculations do not appear to match. Basin Maps are for A1-A7 and calculations for Areas an unnamed area and facilities 2, 3, 4 and 6. Make numbering consistent.
- Pond calculations state they are for Facility 4, should not be two facility 4s.
- Acres shown for Areas A3, A4, A6 and A7 are not consistent with shaded area measurements.
- Predevelopment is listed as Facility 7
- Post development areas outside of pond exceed predevelopment rates by over 5 cfs

No Revised Calculations were provided.

Boise Office
1101 W. River St.
Suite 110
Boise, Idaho 83702
Tel. (208) 629-7447

Challis Office
1301 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office
213 Canyon Crest Drive
Suite 200
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559



SAWTOOTH LAW OFFICES, PLLC

Tuesday, October 18, 2022

David P. Claiborne

S. Bryce Farris

Evan T. Roth

Daniel V. Steenson

Andrew J. Waldera

Kelsea E. Donahue

Brian A. Faria

Thomas M. Larsen

Patxi Larrocea-Phillips

John A. Richards

Katie L. Vandenberg-Van
Vliet

James R. Bennetts
(retired)

City of Star
Attn: Shawn L. Nickel
P.O. Box 130
Star, Idaho 83669

Re: File #: FP-22-19 – Langtree Bungalows Subdivision Phase 1
located at 9670 W. Floating Feather Rd, west of N. Plummer Rd in Star, Idaho

Dear Mr. Nickel:

The Foothill Ditch Company (referred to as “Ditch Company”) has a ditch and easement that runs through or abuts this property. The easement is 25 feet each side from the top of bank. In addition, the Drainage District No. 2 (referred to as “District”) has a ditch and easement that runs through or abuts this property. The District’s easement is 100 feet, 50 feet to either side for open drains and 50 feet, 25 feet to either side for piped or closed drains. The developer must contact the Ditch Company and District’s attorneys, Sawtooth Law Offices, PLLC, for approval before any encroachment, change of easement, or drainage discharge into Ditch Company and District’s facilities occur. The Ditch Company and District must review drainage plans and construction plans prior to any approval.

The Ditch Company and District generally require a License Agreement prior to any approval for the following reasons:

1. Relocation of a facility which would also require a new easement and relinquishment of the old easement once the relocation has been completed.
2. Piping of a facility.
3. Encroachment on a facility with gas, water and sewer lines, utility lines, roadways, bridges or any other structures.
4. Drainage discharges into any facilities.



Also, please be advised that neither the Ditch Company or District approve of trees within their easements. Therefore, any existing trees within easement will need to be removed. On occasion, the Ditch Company and District may make an exception on a case by case basis, which requires the developers/owners to obtain written permission from District for existing trees to remain.

Please contact me if you have any questions.

Yours very truly,

A handwritten signature in blue ink, appearing to read "S. Bryce Farris", with a long horizontal flourish extending to the right.

S. Bryce Farris

SBF:krk

cc: DD2/Foothill Ditch Co.



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-22-19

Development Name/Section Langtree Bungalows I

- 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: Rowan Date: 10 / 21 / 22