

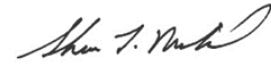


# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

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



**MEETING DATE:** February 18, 2025

**FILE(S):** FP-24-17, Final Plat, Milepost Commons Subdivision, Phase 2

### REQUEST

The Applicant is seeking approval of a Final Plat for Milepost Commons Subdivision No. 2, consisting of 21 residential lots and 2 common lot on 7.47 acres. The property is located at 2400 N. Pollard Lane in Star, Ada County, generally located on the east side of N. Pollard Lane between W. Beacon Light Road and W. Broken Arrow Street. The Ada County Parcel Number is S0404244210.

**APPLICANT/REPRESENTATIVE:**

Van Elg  
J-U-B Engineers, Inc.  
2760 W. Excursion Lane, Ste. 400  
Meridian, Idaho 83642

**OWNER:**

Toll West Inc.  
3103 W. Sheryl Drive, Ste. 100  
Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Acres - **7.47** acres

Residential Lots - **21**

Common Lots - 2

Light Office Lots - 0

Commercial Lots - 0

## HISTORY

The property was previously annexed into the City and zoned R-4 as part of the West Ada School District property. The property was subsequently sold to Toll Brothers.

- March 5, 2024 Council approved applications for a Development Agreement Modification (DA-21-15-MOD) and Preliminary Plat (PP-23-05) for Milepost Commons Subdivision. Preliminary Plat was approved for a maximum of 72 residential lots on 19.93 acres for a density of 3.6 du.ac.
- February 4, 2025 Council approved applications for the Final Plat of Milepost Commons, Phase 1. (FP-24-15). Phase 1 included 37 residential lots and 12 common lots on 11.65 acres.

## GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Milepost Commons Subdivision, Phase 2 consisting of 21 residential lots and 2 common lots on 7.47 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

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

#### **PRELIMINARY PLAT:**

The Preliminary Plat contains 72 single family detached residential lots, and 11 common area lots on 19.93 acres. This equates to 3.6 dwelling units per acre. The lots will have access and frontage from public streets. The development has two lot widths, including 45, and 55 feet with depths ranging from 115 to 121 feet. Single family detached lots will range in size from 5,135 square feet to 10,827 square feet with the average buildable lot of 6,014 square feet. The submitted preliminary plat includes all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip, except along W. Stillmore Street, where the sidewalks is proposed to be attached. The applicant is proposing 6.23 acres (31.3%) of open space and 4.04 acres (20.3%) of usable open space. These percentages satisfy the Unified Development Code requirement of 15% open space with 10% useable.

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of three (3) site amenities. The applicant is proposing a 1.0-acre central park with a bocce ball court and landscaped pathways. There will also be additional large open areas with

seating and pathways. The residents of Milepost Commons will also have access to Milestone Ranch and their amenities, as the plan is to have this development also age restricted and an extension of Milestone Ranch.

Primary access to the development will be off N. Pollard Road via W. Stillmore Street, located south of the property. Milepost Commons will also provide stub streets on the south to Iron Mountain Vista Subdivision and the east to Milestone Ranch Subdivision.

#### **ADDITIONAL DEVELOPMENT FEATURES:**

- Sidewalks  
Internal sidewalks are proposed at five-foot (5') widths and will be detached with an eight-foot (8') landscape strip. The sidewalk along W. Stillmore Street will be attached.
- Lighting  
Streetlights shall reflect the "Dark Sky" criteria. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight location plan, **this needs to be submitted and approved prior to approval of the final plat.** The Applicant has provided a streetlight design/cut sheet, and the proposed fixture meets city requirements and is the preferred fixture for use throughout the City of Star. The streetlights should match those in Milestone Ranch Subdivision.
- Street Names Applicant has provided documentation from Ada County that the street names are acceptable and have been approved.
- Subdivision Name – The applicant has provided documentation from Ada County that the proposed development name has been approved for use and reserved for this 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 for the open areas and detached sidewalks.
- Setbacks – **The applicant is requesting an interior side yard setback of five (5') which is consistent with the approved setbacks located in the Milestone Ranch Subdivision to**

**the east.** The remaining setbacks are proposed to satisfy the R-4 zone requirements of the Unified Development Code.

- Block lengths – All blocks meet the 750' block length requirement.
- Mailbox Cluster – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Milestone Ranch mail clusters.
- Phasing – The development is scheduled to be built out in three (3) phases.
- Structure Height – Applicant is proposing that all residential structures will be single story.
- Additional Comments – Applicant is proposing this development will be an age 55 and older, active adult community.

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

The approved preliminary plat consisted of a maximum of 72 residential lots. After Phase 2 is platted, 58 residential lots will be platted, leaving 14 residential lots for future phases.

Lot Layout – The density of Milepost Commons Subdivision, Phase 2 is 2.81 du/acre. The Final Plat indicates lot sizes range in size from 5,732 square feet to 11,950 square feet with the average lot size of 7,559 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – The development is proposing approximately 2.14 acres (18.4%) usable open space. Amenities include green space and walking paths and Bocce Ball courts. Residents also have access to the amenities in Milestone Ranch Subdivision.

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 appears to satisfy these requirements. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks of the R-4 zone as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side
R-4	35'	15' to living area 20' to garage face	15'	7.5'(2)	20'

Mailbox Cluster – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Milestone Ranch mail clusters. The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. **All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.** The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
  1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof

overhangs. Administrator may approve deviation from this standard.

4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**

5. Additional landscaping buffers may also be required.

2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

- a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**

- b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans

- c. 101 and over units = minimum of 10 architectural styles and/or floorplans

3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

Street Names – The applicant has provided documentation from the Ada County Street Naming Committee that the proposed street names are approved.

Subdivision Name – The applicant has provided documentation that the proposed subdivision name has been approved by Ada County Development Services. The name is reflected accurately on the final plat.

Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan that meets city standards. **Streetlights shall be the same as in Milepost Ranch.**

Fencing – **Applicant is proposing a solid 6’ tall vinyl fence throughout the development. Fence to be installed per plan.**

Sidewalks - Sidewalks are proposed to be detached with a 5-foot, concrete sidewalk and 8-foot side landscape strip, except along W. Stillmore Street, where the sidewalks are proposed to be attached.

Floodplain – The property is located in a Flood Hazard Area and will need to meet all related requirements prior to issuing building permits and/or as required by the Flood Plain Administrator or applicable agency or district.

### PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 27, 2025.

Star City Engineer	February 3, 2025
DEQ	February 5, 2025

### 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**

**Conditions included in the Findings of Fact & Development Agreement.**

1. Side yard setbacks shall be 7.5'. A waiver has not been granted as part of the DA Modification.
2. Council approves minimum rear yard setbacks of 10'.
3. A sidewalk/pathway shall be provided in the northwest corner of the Milepost Commons Development along Big Gulch Creek. The sidewalk/pathway shall be in alignment with the pathway installed to the south, between Big Gulch Creek and Iron Mountain Estates. This pathway would be located in the southwest portion of the project, at W Stillmore Street, and in the northwest portion of the project, near the end point of the 12' gravel access road.

**Conditions Specific to Signature of Final Plat.**

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 \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$72,000. \$21,000 is due (21 residential lots x \$1000) to be paid before signing the final plat of phase 2.**
2. **Prior to signing the final plat the connection of W. Stillmore Street needs to be finished at N. Pollard Lane or sufficient bonding in place according to the Unified Development Code. The connection of this roadway to N. Pollard is subject to approval of the Floodplain application/FEMA requirements.**
3. **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.
4. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat.**
5. The applicant may be required to provide "No Construction Entrance" signs in neighboring subdivisions to deter cross-through construction traffic.

## Additional Conditions of Approval

1. The approved Final Plat for Milepost Commons Subdivision, Phase 1 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
3. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
4. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
5. All entrances into the subdivision (W. Stillmore Street and/or N. Sugar Loop Ave. & N. Kenora Avenue) shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
6. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
7. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
8. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
9. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
10. 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. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final**

**plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**

11. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
12. 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.
13. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
15. 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.
16. 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)
17. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
18. 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.
19. 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.)
20. 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.
21. A separate sign application is required for any subdivision sign.

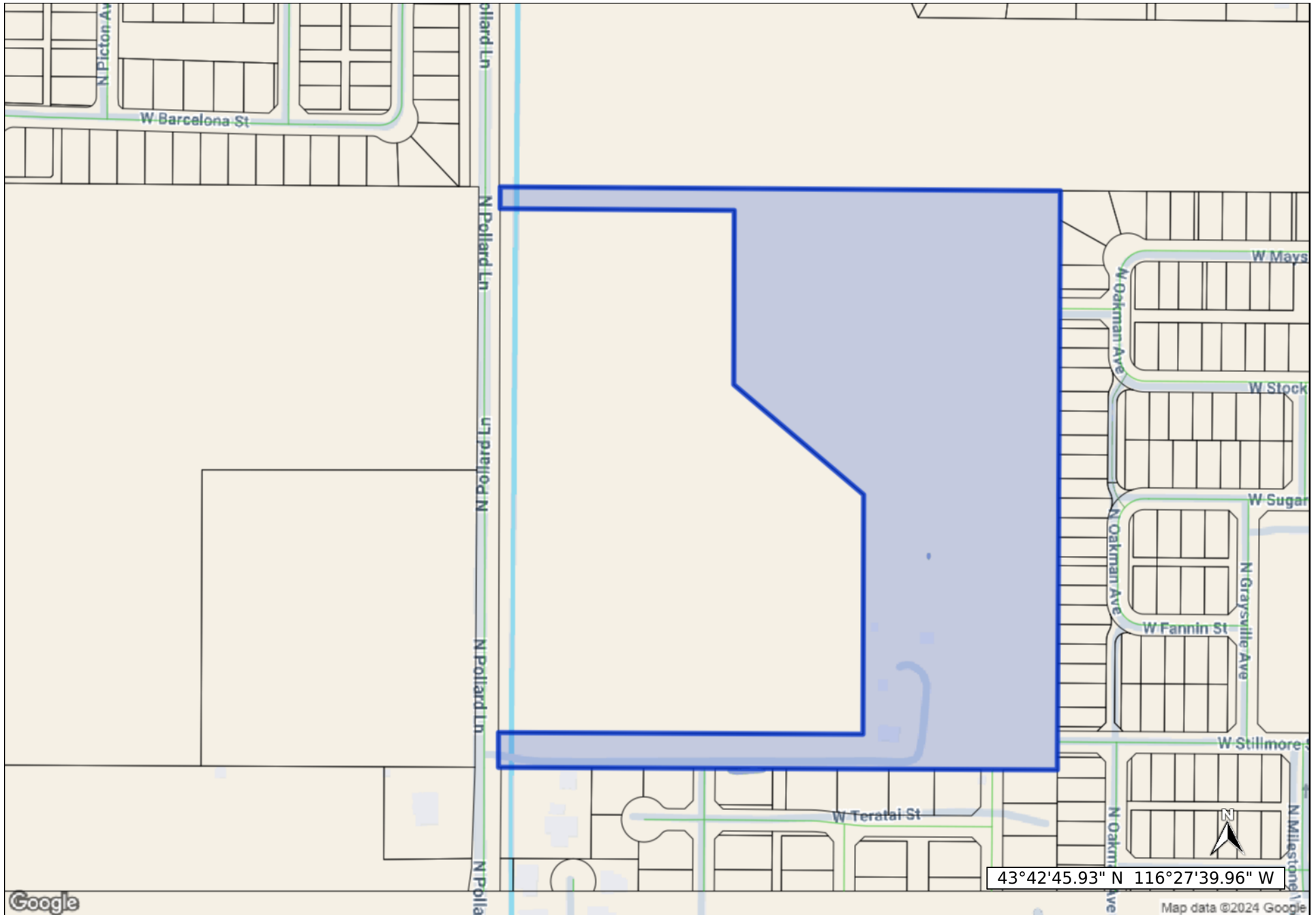
22. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
23. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
24. 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.
25. All common areas shall be maintained by the Homeowners Association.
26. 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.**
27. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
28. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
-------------------------

The Star City Council \_\_\_\_\_ File # FP-24-17 Milepost Commons Subdivision, Phase 2  
on \_\_\_\_\_, \_\_\_\_\_ 2025.

# Milepost Commons No 2

## Vicinity Map



# Toll Brothers®

## LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

December 2, 2024

City of Star  
Planning & Zoning  
P.O. Box 130  
Star, Idaho 83669

**RE: Milepost Commons Subdivision No. 2 – Final Plat**

Dear Planning Staff,

On behalf of Toll West Inc., please accept for your review a Final Plat application for Milepost Commons Subdivision No. 2. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat of Milepost Commons Subdivision.

Milepost Commons No. 2 is located at 2400 N Pollard Ln., Star, Idaho 83669, in the SE ¼ of the NW ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, County of Ada, State of Idaho, parcel number S0404244210.

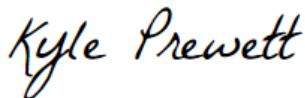
Phase 2 of Milepost Commons Subdivision will include 21 single-family residential lots and 2 common lots on 7.47 acres. The gross density of the phase is 2.81 dwelling units per acre. Lot sizes range from 5,732 SF to 102,066 SF with an average lot size of 12,532 SF.

Open space consists of 3.04 acres (40.6%) of the Phase and will include green space, walking paths, bocce ball courts, and shade structure. Please note that residents of Milepost Commons will have access to the amenities located in Milestone Ranch Subdivision, and vice-versa. Amenities in Milestone Ranch include a clubhouse, indoor pool, outdoor pool, pickleball courts, dog park, and walking paths.

The City Council has approved reduced minimum rear yard setbacks for this Subdivision. The approved rear yard setback of 10' is a reduction from the typical 15' for the R-4 zoning designation.

Construction of Phase 2 will be in compliance with the approved Preliminary Plat. Thank you for your time and consideration of this Final Plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or [kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com).

Respectfully Submitted,



Kyle Prewett  
Land Entitlement Manager, Idaho  
Toll Brothers



## FINAL PLAT APPLICATION

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

FILE NO.: FP-24-17  
Date Application Received: 12-06-2024 Fee Paid: \$2620.00  
Processed by: City: BN

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant  Owner  Representative

Applicant Name: Toll Brothers - Hannah Shurance  
Applicant Address: 3103 W Sheryl Drive, Ste 100 Meridian, ID Zip: 83642  
Phone: (520) 870-4501 Email: HSurance@tollbrothers.com

Owner Name: Toll West, Inc - Hannah Shurance  
Owner Address: 3103 W Sheryl Drive, Ste 100 Zip: 83642  
Phone: (520) 870-4501 Email: HShurnace@tollbrothers.com

Representative (e.g., architect, engineer, developer):  
Contact: Keith Morse Firm Name: J-U-B Engineers, Inc.  
Address: 2760 W Excursion Lane, Ste 400 Meridian, ID Zip: 83642  
Phone: (208) 376-7330 Email: kmorse@jub.com

### Property Information:

Subdivision Name: Milepost Commons Subdivision Phase: No 2

Parcel Number(s): S0404244210

Approved Zoning: R-4, DA Units per acre: 3.56

Total acreage of phase: 7.47 acres Total number of lots: 23

Residential: 21 Commercial: 0 Industrial: 0

Common lots: 2 Total acreage of common lots: 3.04 Percentage: 40.7%

Percent of common space to be used for drainage: 3.0% Acres: .09

Special Flood Hazard Area: total acreage 0.03 acres number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>72</u>	<u>21</u>
Number of Common Lots:	<u>11</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>7</u>	<u>4</u>

Amenities: Bocce Ball Pavilion

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

Subdivision Name: Milepost Commons Subdivision Phase: No 2

Special Flood Hazard Area: total acreage 0.03 acres number of homes 0

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0130J  
 FIRM effective date(s): mm/dd/year 6/19/20  
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: A  
 Base Flood Elevation(s): AE .0 ft., etc.: None
- 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	BN
	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.	BN
X	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	BN
X	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
X	Electronic copy of current recorded warranty deed for the subject property	BN
X	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	BN
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
X	One (1) 11" X 17" paper copy of the Final Plat	BN
X	Electronic copy of the Final landscape plan**	BN



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

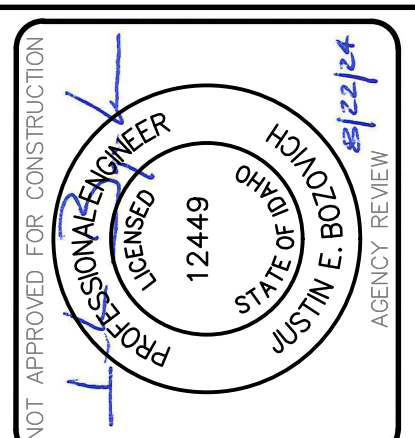
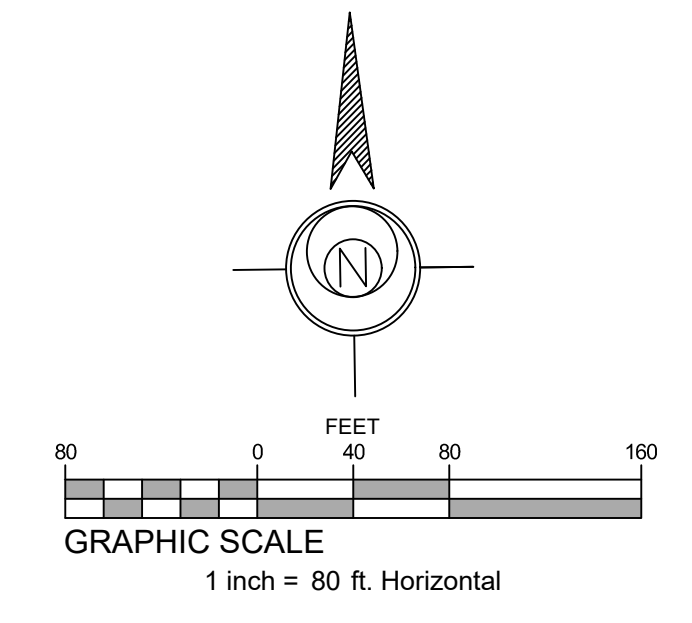
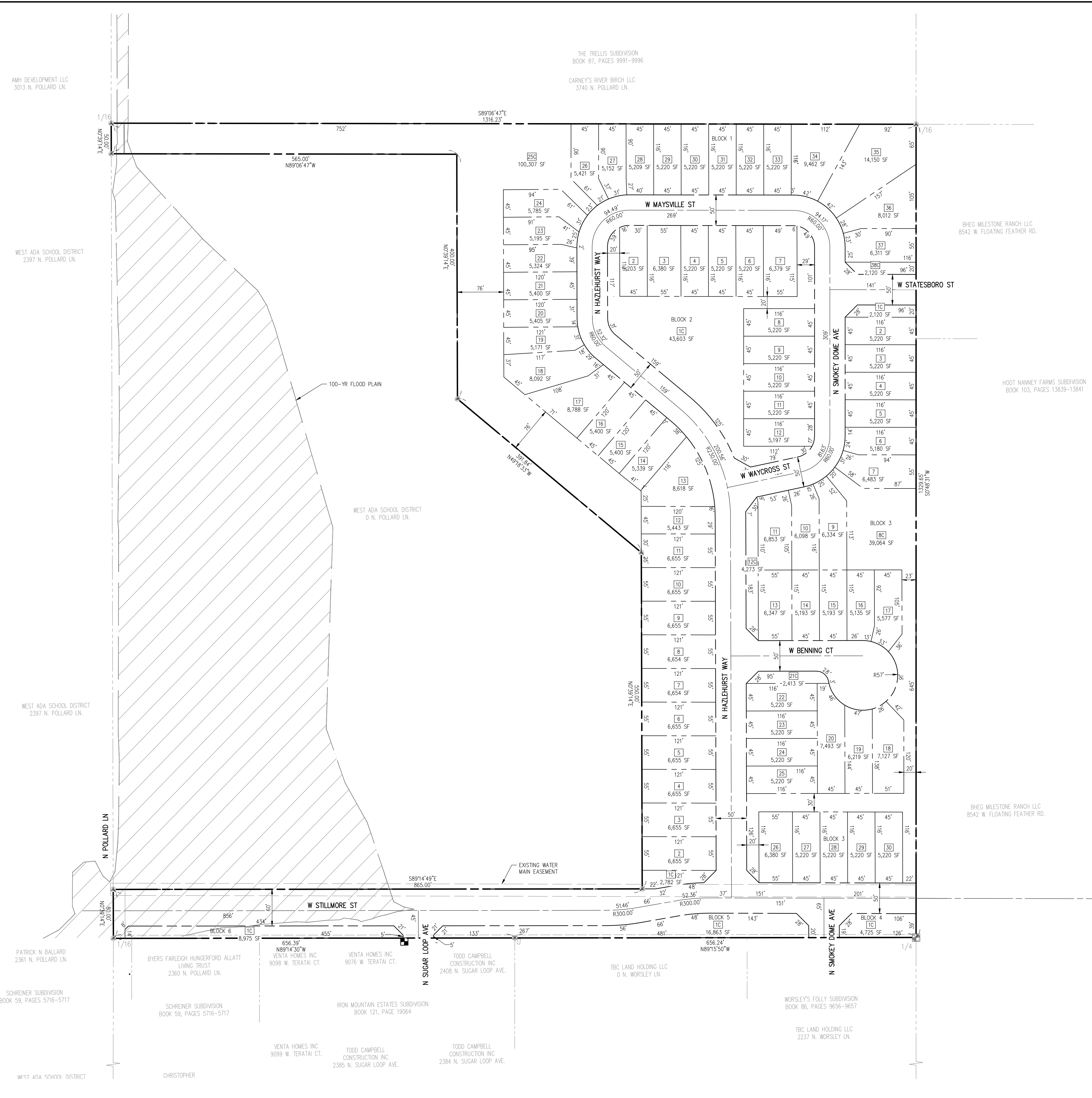
**FEE REQUIREMENT:**

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

  
 Applicant/Representative Signature

5 Dec 2024  
 Date

\\IDNASP01\ESE\PROJECTS\IDAHO\7832 - MILEPOST (MILESTONE RANCH)\ENGINEERING\PRELIM\7832-5-PLAN-PP-DWG-Daniel Rowett-6/22/2024 2:30 PM



**ESE CONSULTANTS**  
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
 ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020

REV.	DATE	DESCRIPTION
B	8/22/24	AGENCY COMMENTS PRELIM SUBMITTAL
A	12/17/23	

**PRELIMINARY PLAT**  
**MILEPOST COMMONS SUBDIVISION**  
 SEC. 4, T. 4N., R. 1W., B.M., STAR, ADA COUNTY, IDAHO

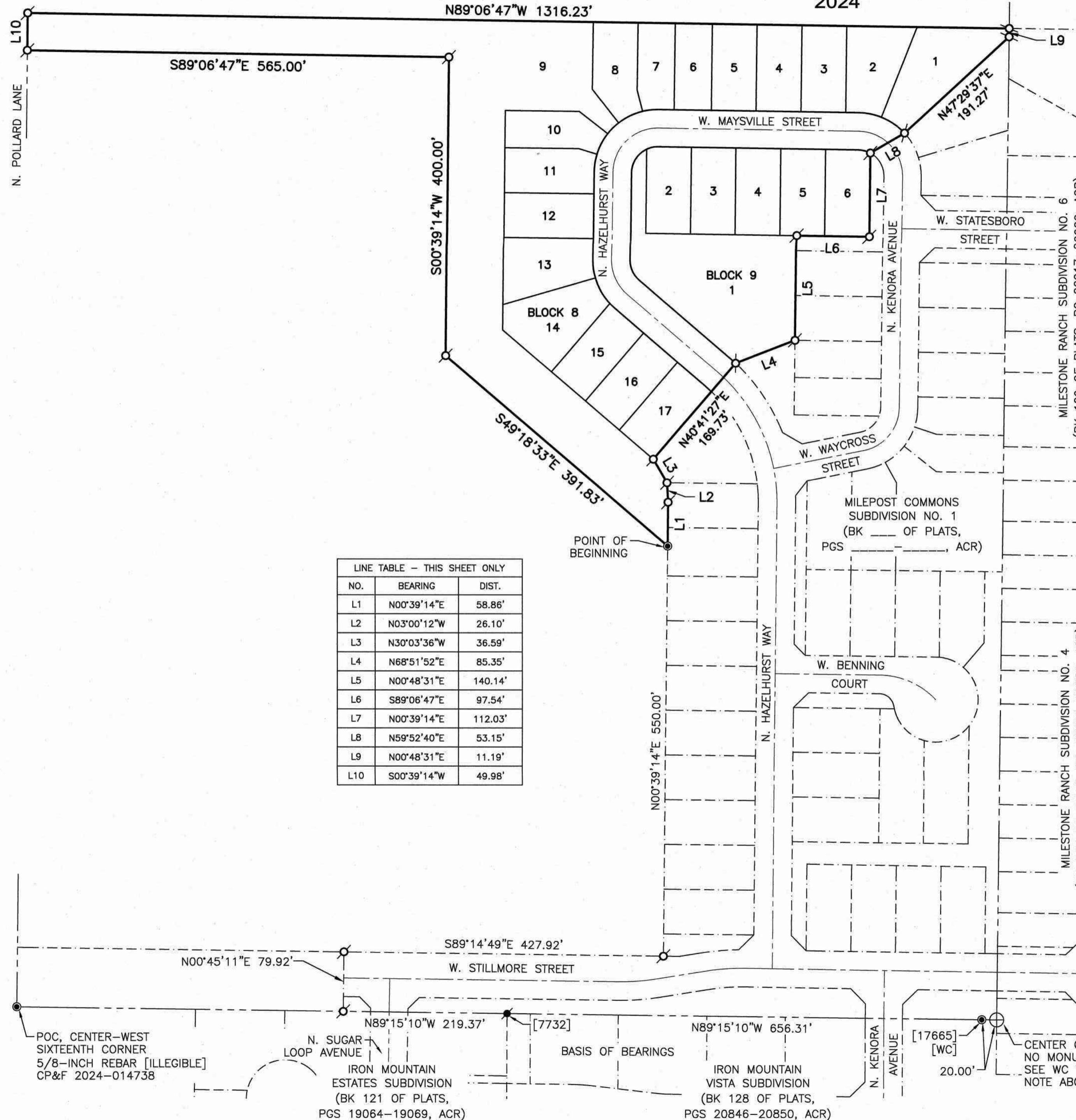
DATE:	02/21/2023	SCALE:	1" = 80'
DESIGN:	JEB	DRAWN:	PDL/MGF/DKR
JOB NO.:	7832	FILE NAME:	7832-5-PLAN-PP
REF. NO.:			
SHEET NO.:	<b>3</b>	OF	<b>5</b>

PLAT OF  
**MILEPOST COMMONS SUBDIVISION NO. 2**

SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
 SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
 CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO  
 2024

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

THE TRELIS SUBDIVISION  
 (BK 87 OF PLATS, PGS 9991-9996, ACR)

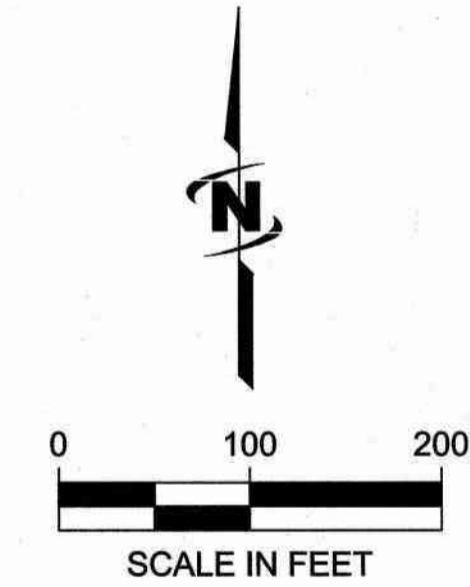


LINE TABLE - THIS SHEET ONLY

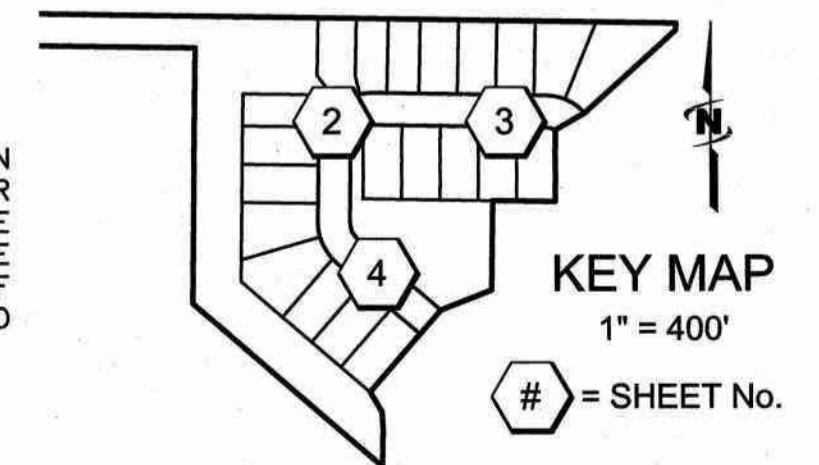
NO.	BEARING	DIST.
L1	N00°39'14"E	58.86'
L2	N03°00'12"W	26.10'
L3	N30°03'36"W	36.59'
L4	N68°51'52"E	85.35'
L5	N00°48'31"E	140.14'
L6	S89°06'47"E	97.54'
L7	N00°39'14"E	112.03'
L8	N59°52'40"E	53.15'
L9	N00°48'31"E	11.19'
L10	S00°39'14"W	49.98'

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTER LINE
- - - ADJACENT PROPERTY LINE
- - - TIE LINE
- - - UTILITY EASEMENT LINE
- - - TEMPORARY EASEMENT LINE
- - - IRRIGATION EASEMENT LINE
- - - PERMANENT ACHD EASEMENT LINE
- ⊕ - CENTER QUARTER CORNER (NOT SET)
- ☆ - SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- ⊙ - SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- - FOUND 1/2-INCH REBAR AS NOTED
- - FOUND 5/8-INCH REBAR AS NOTED
- - FOUND MONUMENT AS NOTED
- - DIMENSION POINT - NOT FIELD LOCATED
- C# - CURVE COURSE NUMBER (TYPICAL)
- L# - LINE COURSE NUMBER (TYPICAL)
- # - LOT NUMBER (TYPICAL)
- [####] - PLS NUMBER FOUND ON MONUMENT
- ACR - ADA COUNTY RECORDS
- ORAC - OFFICIAL RECORDS ADA COUNTY
- POC - POINT OF COMMENCEMENT
- WC - WITNESS CORNER



**CENTER QUARTER NOTE:**  
 THE CENTER QUARTER CORNER FALLS IN AN EXISTING FENCEPOST. A WITNESS CORNER WAS FOUND ON THE EAST-WEST CENTERLINE OF THE SECTION, 20.00- FEET WEST OF THE CENTER QUARTER CORNER. SEE CP&F 2024-\_\_\_\_\_ FOR WITNESS CORNER TO THE CENTER QUARTER CORNER.



SEE SHEET 5 FOR NOTES,  
 EASEMENT NOTES, REFERENCES,  
 AND SURVEYOR'S NARRATIVE



12/3/2024



2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752

p 208 376 7330 w www.jub.com

JOB No. 10-24-025

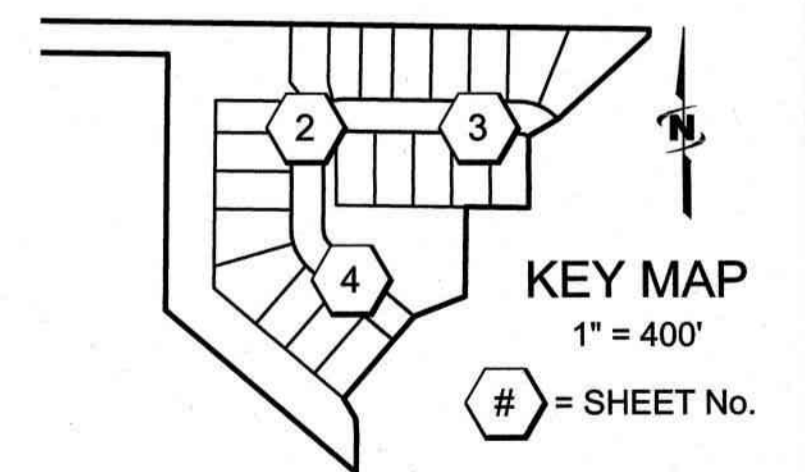
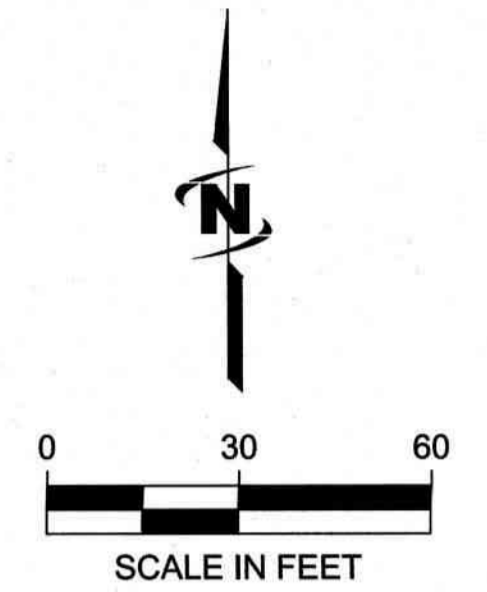
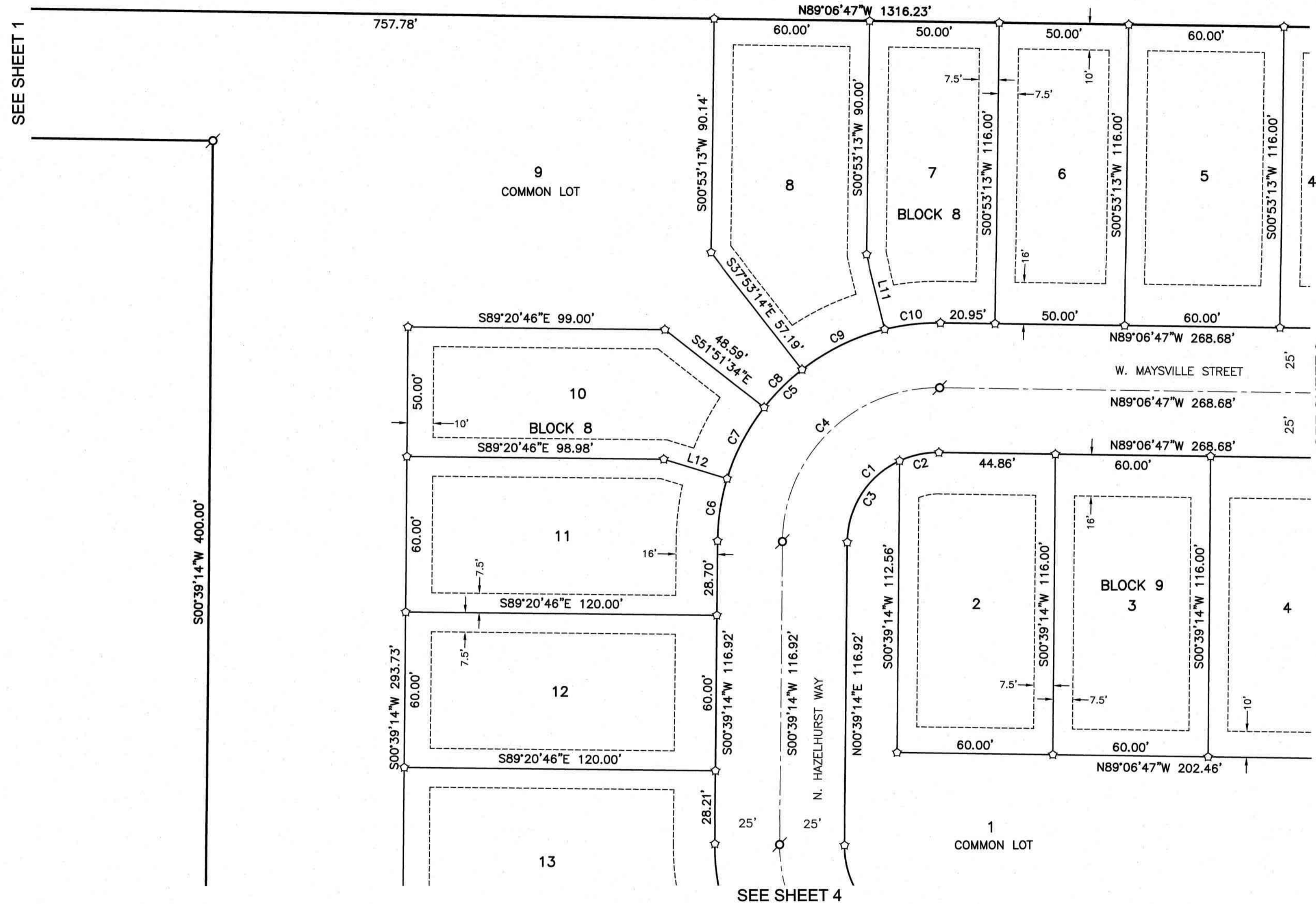
SHEET 1 OF 7

\Jub.com\central\Clients\ID\ValleyBrothers\Projects\10-24-025\_Milepost2\Survey\DWG\10-24-025\_L1-F1\_Milepost2.dwg, 12/03/24, 02:26:56pm, tharrigan

PLAT OF  
**MILEPOST COMMONS SUBDIVISION NO. 2**

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

THE TRELIS SUBDIVISION  
(BK 87 OF PLATS, PGS 9991-9996, ACR)



LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L11	S13°46'41"E	29.74'
L12	S72°53'59"E	25.54'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	35.00'	90°13'59"	55.12'	S45°46'14"W	49.60'
C2	35.00'	25°36'36"	15.64'	S78°04'55"W	15.51'
C3	35.00'	64°37'23"	39.48'	S32°57'56"W	37.42'
C4	60.00'	90°13'59"	94.49'	S45°46'14"W	85.03'
C5	85.00'	90°13'59"	133.86'	S45°46'14"W	120.45'
C6	85.00'	16°26'47"	24.40'	S08°52'38"W	24.32'
C7	85.00'	21°02'24"	31.21'	S27°37'13"W	31.04'
C8	85.00'	13°58'20"	20.73'	S45°07'36"W	20.68'
C9	85.00'	24°06'33"	35.77'	S64°10'02"W	35.50'
C10	85.00'	14°39'54"	21.76'	S83°33'16"W	21.70'

PROFESSIONAL LAND SURVEYOR  
LICENSED  
17665  
STATE OF IDAHO  
TIMOTHY HARRIGAN

12/3/2024

SEE SHEET 1 FOR LEGEND.  
SEE SHEET 5 FOR NOTES,  
EASEMENT NOTES, REFERENCES,  
AND SURVEYOR'S NARRATIVE

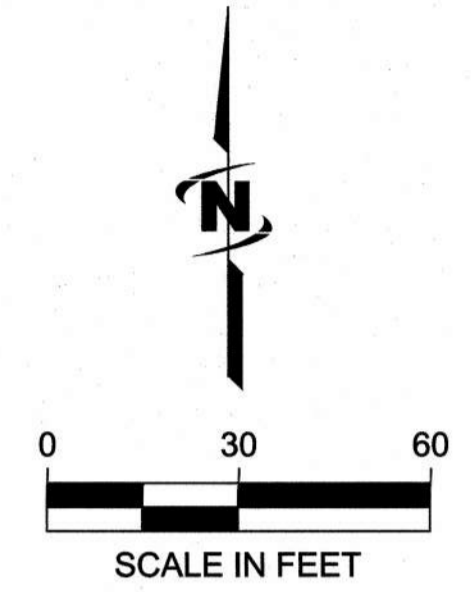
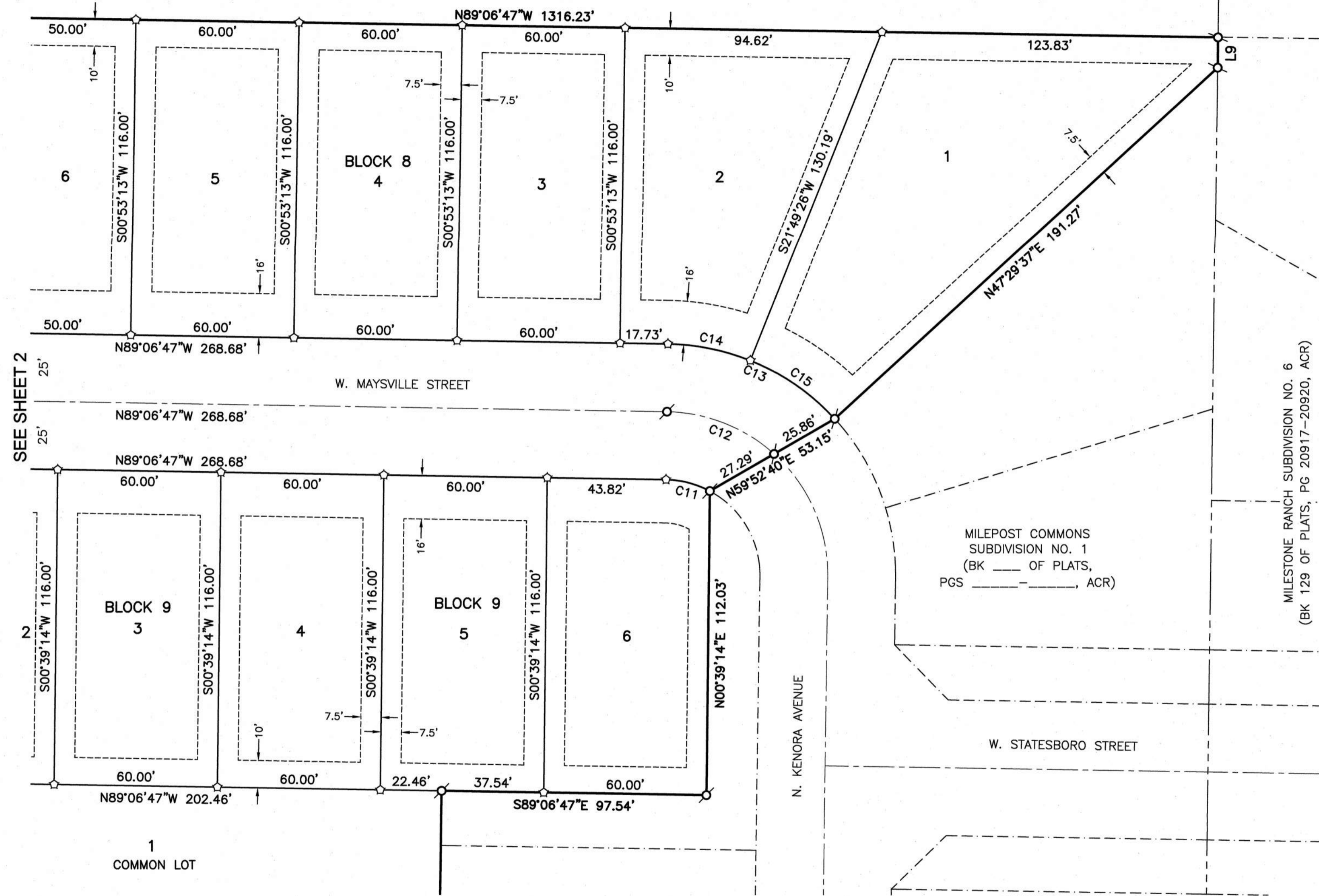


J-U-B ENGINEERS, INC.  
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752  
p 208 376 7330 w www.jub.com SHEET 2 OF 7

PLAT OF  
**MILEPOST COMMONS SUBDIVISION NO. 2**

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

THE TRELIS SUBDIVISION  
 (BK 87 OF PLATS, PGS 9991-9996, ACR)



SEE SHEET 2

SEE SHEET 2

CURVE TABLE - THIS SHEET ONLY

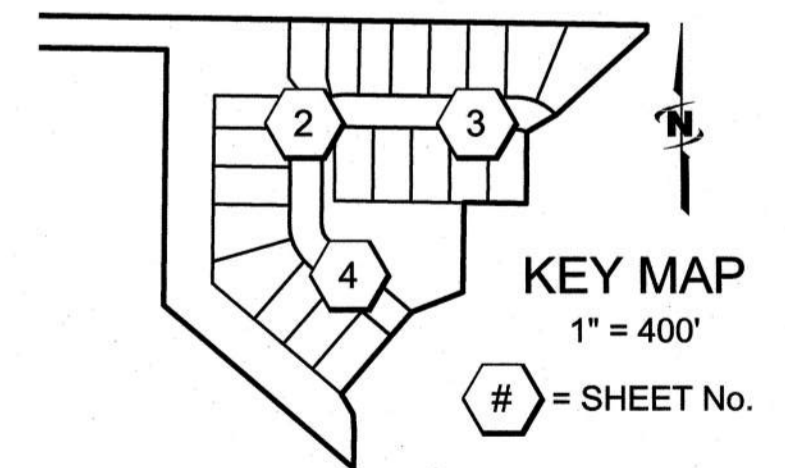
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C11	35.00'	27°34'01"	16.84'	N75°19'47"W	16.68'
C12	60.00'	41°17'06"	43.23'	N68°28'14"W	42.30'
C13	85.00'	46°35'39"	69.12'	N65°48'58"W	67.23'
C14	85.00'	20°55'56"	31.05'	N78°38'49"W	30.88'
C15	85.00'	25°39'43"	38.07'	N55°21'00"W	37.75'

LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L9	N00°48'31"E	11.19'

MILEPOST COMMONS  
 SUBDIVISION NO. 1  
 (BK \_\_\_\_\_ OF PLATS,  
 PGS \_\_\_\_\_ - \_\_\_\_\_, ACR)

MILESTONE RANCH SUBDIVISION NO. 6  
 (BK 129 OF PLATS, PG 20917-20920, ACR)



SEE SHEET 1 FOR LEGEND.  
 SEE SHEET 5 FOR NOTES,  
 EASEMENT NOTES, REFERENCES,  
 AND SURVEYOR'S NARRATIVE

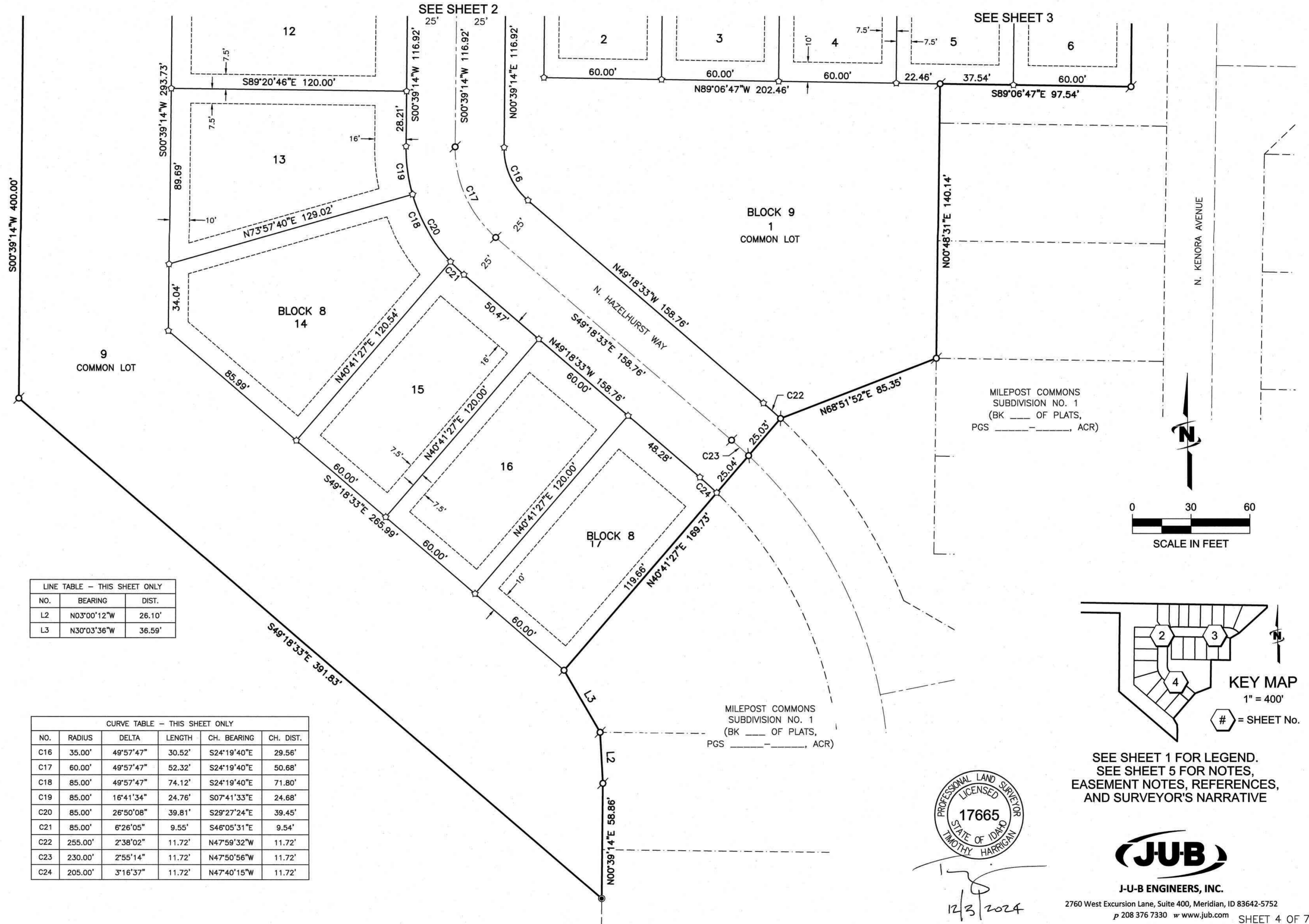


12/3/2024



PLAT OF  
**MILEPOST COMMONS SUBDIVISION NO. 2**

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

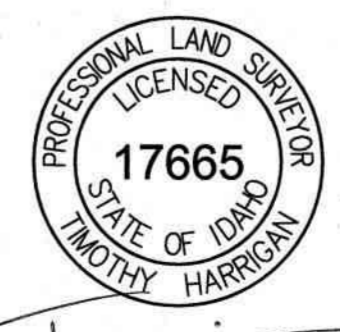
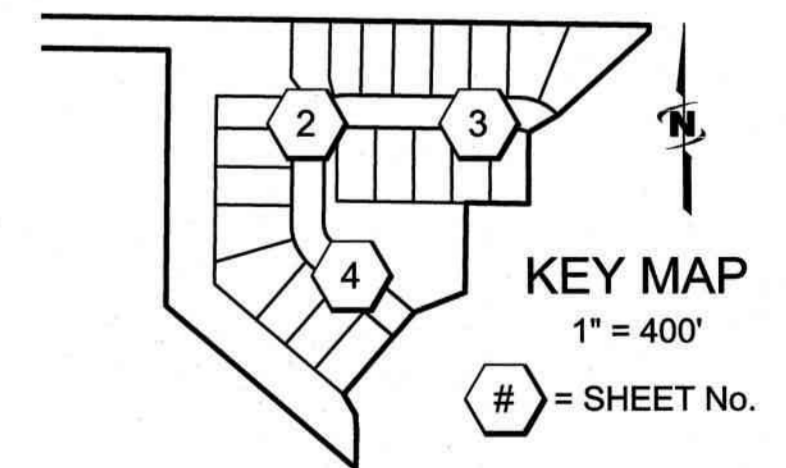
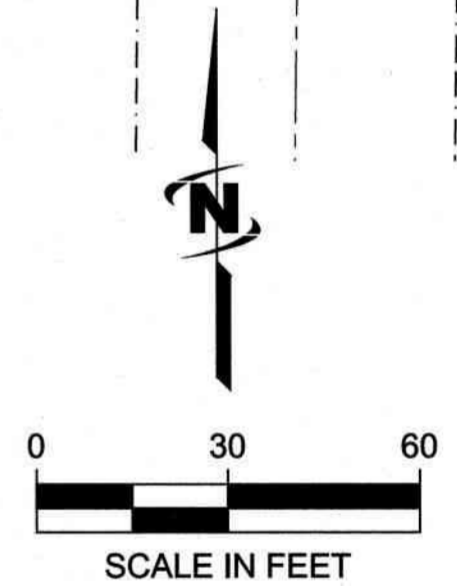


LINE TABLE - THIS SHEET ONLY

NO.	BEARING	DIST.
L2	N03°00'12"W	26.10'
L3	N30°03'36"W	36.59'

CURVE TABLE - THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C16	35.00'	49°57'47"	30.52'	S24°19'40"E	29.56'
C17	60.00'	49°57'47"	52.32'	S24°19'40"E	50.68'
C18	85.00'	49°57'47"	74.12'	S24°19'40"E	71.80'
C19	85.00'	16°41'34"	24.76'	S07°41'33"E	24.68'
C20	85.00'	26°50'08"	39.81'	S29°27'24"E	39.45'
C21	85.00'	6°26'05"	9.55'	S46°05'31"E	9.54'
C22	255.00'	2°38'02"	11.72'	N47°59'32"W	11.72'
C23	230.00'	2°55'14"	11.72'	N47°50'56"W	11.72'
C24	205.00'	3°16'37"	11.72'	N47°40'15"W	11.72'



12/3/2024

SEE SHEET 1 FOR LEGEND.  
SEE SHEET 5 FOR NOTES,  
EASEMENT NOTES, REFERENCES,  
AND SURVEYOR'S NARRATIVE



PLAT OF  
**MILEPOST COMMONS SUBDIVISION NO. 2**

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

**NOTES**

1. LOT 9 OF BLOCK 8 AND LOT 1 OF BLOCK 9 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNERS' ASSOCIATION.
2. THE PRESSURIZED IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE MILESTONE RANCH SUBDIVISION HOMEOWNERS' ASSOCIATION. IRRIGATION WILL BE PROVIDED BY THE FARMERS UNION DITCH COMPANY. THE LOTS WITHIN THIS SUBDIVISION WILL BE OBLIGATED FOR ASSESSMENTS FROM THE FARMERS UNION DITCH COMPANY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
4. 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.
5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
6. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH THE ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF 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."
9. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, CONTAINED IN INSTRUMENT NO. \_\_\_\_\_, ORAC, AND AS MAY BE AMENDED.
10. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH ADA COUNTY HIGHWAY DISTRICT RECORDED AS INSTRUMENT NO. 20\_\_\_\_\_, ORAC.

**REFERENCE DOCUMENTS**

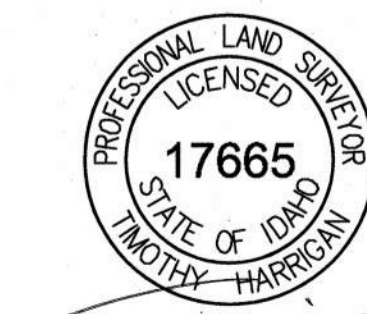
SUBDIVISIONS: THE TRELIS SUBDIVISION (BK 87 OF PLATS, PGS 9991-9996, ACR), MILESTONE RANCH SUBDIVISION NO. 6 (BK 129 OF PLATS, PGS 20917-20920, ACR), MILEPOST COMMONS SUBDIVISION NO. 1 (BK \_\_\_\_\_ OF PLATS, PGS \_\_\_\_\_ - \_\_\_\_\_, ACR)  
SURVEYS: ROS NO. 12518  
DEEDS: 2020-121455, ORAC  
EASEMENTS: XXX, ORAC

**EASEMENT NOTES**

1. LOT 9 OF BLOCK 8 AND LOT 1 OF BLOCK 9 ARE HEREBY DESIGNATED AS BEING SUBJECT TO A BLANKET UTILITY EASEMENT OVER SAID LOTS.
2. ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC & PRIVATE UTILITIES, PRESSURIZED IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA; APPURTENANCES THERETO; AND LOT DRAINAGE.
3. ALL SIDEWALK EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS PLATTED HEREON, AND ARE HEREBY RESERVED FOR INGRESS, EGRESS, AND THE INSTALLATION, OPERATION, USE, AND MAINTENANCE OF SIDEWALKS AND APPURTENANCES THERETO.
4. NO UTILITY EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, SIDE AND REAR PROPERTY LINE FENCES, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
5. ALL EASEMENTS ARE PARALLEL WITH THE LINES, AND CONCENTRIC WITH THE CURVES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
6. PORTIONS OF LOT 9 OF BLOCK 8 AND LOT 1 OF BLOCK 9 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
7. UNLESS OTHERWISE SHOWN OR NOTED HEREON, ALL FRONT LOT LINES HAVE A 16-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT, ALL REAR LOT LINES HAVE A 10-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT, AND ALL SIDE LOT LINES HAVE A 7.5-FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT.
8. SEE INSTRUMENT NO. 2024-\_\_\_\_\_, OFFICIAL RECORDS OF ADA COUNTY FOR PERMANENT ACHD SIDEWALK EASEMENTS.

**SURVEYOR'S NARRATIVE**

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG ALIQUOT SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF MILESTONE RANCH SUBDIVISION NO. 6 (BK 129 OF PLATS, PGS 20917-20920, ACR) AND MILEPOST COMMONS SUBDIVISION NO. 1 (BK \_\_\_\_\_ OF PLATS, PGS \_\_\_\_\_ - \_\_\_\_\_, ACR)



12/3/2024



2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752  
p 208 376 7330 w www.jub.com

PLAT OF  
**MILEPOST COMMONS SUBDIVISION NO. 2**

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL WEST INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS MILEPOST COMMONS SUBDIVISION NO. 2, AND THAT IT INTENDS TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A TRACT OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 4; THENCE FROM SAID POINT OF COMMENCEMENT, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°15'10" EAST, A DISTANCE OF 1,312.63 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;
2. REVERSING COURSE, NORTH 89°15'10" WEST, COINCIDENT WITH THE NORTHERLY LINE OF THE PLAT OF IRON MOUNTAIN VISTA SUBDIVISION, RECORDED IN BOOK 128 OF PLATS, AT PAGES 20846 THROUGH 20850, ADA COUNTY RECORDS, A DISTANCE OF 656.31 FEET TO A 5/8-INCH REBAR MARKING THE NORTHWESTERLY CORNER OF SAID PLAT, AND
3. CONTINUING NORTH 89°15'10" WEST, COINCIDENT WITH THE NORTHERLY LINE OF THE PLAT OF IRON MOUNTAIN ESTATES SUBDIVISION, RECORDED IN BOOK 121 OF PLATS, AT PAGES 19064 THROUGH 19069, ADA COUNTY RECORDS, A DISTANCE OF 219.37 FEET;

THENCE LEAVING SAID NORTHERLY LINE, NORTH 00°45'11" EAST, A DISTANCE OF 79.92 FEET TO A POINT ON THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 2020-121455, OFFICIAL RECORDS OF ADA COUNTY, HEREINAFTER REFERRED TO AS THE "WEST ADA SCHOOL DISTRICT TRACT"; THENCE COINCIDENT WITH THE RESPECTIVE SOUTHERLY AND EASTERLY LINES OF SAID WEST ADA SCHOOL DISTRICT TRACT, THE FOLLOWING TWO (2) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°14'49" EAST, A DISTANCE OF 427.92 FEET, AND
2. NORTH 00°39'14" EAST, A DISTANCE OF 550.00 FEET TO A 5/8-INCH REBAR MARKING AN ANGLE POINT IN SAID EASTERLY LINE, SAID ANGLE POINT ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERLY LINE, THE FOLLOWING TEN (10) CONSECUTIVE COURSES AND DISTANCES:

1. CONTINUING NORTH 00°39'14" EAST, A DISTANCE OF 58.86 FEET,
2. NORTH 03°00'12" WEST, A DISTANCE OF 26.10 FEET,
3. NORTH 30°03'36" WEST, A DISTANCE OF 36.59 FEET,
4. NORTH 40°41'27" EAST, A DISTANCE OF 169.73 FEET,
5. NORTH 68°51'52" EAST, A DISTANCE OF 85.35 FEET,
6. NORTH 00°48'31" EAST, A DISTANCE OF 140.14 FEET,
7. SOUTH 89°06'47" EAST, A DISTANCE OF 97.54 FEET,
8. NORTH 00°39'14" EAST, A DISTANCE OF 112.03 FEET,
9. NORTH 59°52'40" EAST, A DISTANCE OF 53.15 FEET, AND
10. NORTH 47°29'37" EAST, A DISTANCE OF 191.27 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF MILESTONE RANCH SUBDIVISION NO. 6, RECORDED IN BOOK 129 OF PLATS, AT PAGES 20917 THROUGH 20920, ADA COUNTY RECORDS;

THENCE NORTH 00°48'31" EAST, COINCIDENT WITH SAID WESTERLY LINE, A DISTANCE OF 11.19 FEET TO THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 4; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°06'47" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,316.23 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 4; THENCE LEAVING SAID NORTH LINE, SOUTH 00°39'14" WEST, COINCIDENT WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 49.98 FEET TO THE NORTHWESTERLY CORNER OF THE AFORESAID WEST ADA SCHOOL DISTRICT TRACT;

THENCE LEAVING SAID WEST LINE, COINCIDENT WITH THE RESPECTIVE NORTHERLY AND EASTERLY LINES OF SAID WEST ADA SCHOOL DISTRICT TRACT, THE FOLLOWING THREE (3) CONSECUTIVE COURSES AND DISTANCES:

1. SOUTH 89°06'47" EAST, A DISTANCE OF 565.00 FEET,
2. SOUTH 00°39'14" WEST, A DISTANCE OF 400.00 FEET, AND
3. SOUTH 49°18'33" EAST, A DISTANCE OF 391.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.47 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

**CERTIFICATE OF OWNERS  
(CONTINUED)**

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT, AND THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL LOTS WITHIN THE SUBDIVISION. IRRIGATION WATER HAS BEEN PROVIDED BY THE FARMERS UNION DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE FARMERS UNION DITCH COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND:

TOLL WEST INC.

BY: \_\_\_\_\_  
RYAN HAMMONS, DIVISION PRESIDENT

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20 \_\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, PERSONALLY APPEARED RYAN HAMMONS, KNOWN OR IDENTIFIED TO ME TO BE THE DIVISION PRESIDENT OF TOLL WEST INC., THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT TOLL WEST INC. EXECUTED THE SAME.

NOTARY PUBLIC FOR \_\_\_\_\_  
MY COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, TIMOTHY HARRIGAN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF MILEPOST COMMONS SUBDIVISION NO. 2 IS TRUE AND CORRECT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, AND WAS SURVEYED IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
TIMOTHY HARRIGAN PLS 17665  
12/3/2024  
DATE





PLAT OF  
**MILEPOST COMMONS SUBDIVISION NO. 2**

BOOK \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_

**APPROVAL OF CENTRAL DISTRICT HEALTH**

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

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH DATE

**APPROVAL OF ADA COUNTY HIGHWAY DISTRICT**

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

\_\_\_\_\_  
COMMISSION PRESIDENT  
ADA COUNTY HIGHWAY DISTRICT

**APPROVAL OF CITY ENGINEER**

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY

\_\_\_\_\_, HEREBY APPROVE THIS PLAT.

\_\_\_\_\_  
CITY ENGINEER

**APPROVAL OF CITY COUNCIL**

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BY THE CITY OF STAR, IDAHO.

\_\_\_\_\_  
CITY CLERK

**CERTIFICATE OF COUNTY SURVEYOR**

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND 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.

\_\_\_\_\_  
ADA COUNTY SURVEYOR DATE

**CERTIFICATE OF COUNTY TREASURER**

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

\_\_\_\_\_  
ADA COUNTY TREASURER DATE

**COUNTY RECORDER'S CERTIFICATE**

STATE OF IDAHO }  
COUNTY OF ADA } SS. INSTRUMENT NO. \_\_\_\_\_

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF JUB ENGINEERS, INC.

AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, IN MY OFFICE, AND WAS RECORDED IN

BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_.

FEE: \_\_\_\_\_

\_\_\_\_\_  
DEPUTY EX-OFFICIO RECORDER



1  
12/3/2024



**J-U-B ENGINEERS, INC.**  
2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752  
p 208 376 7330 w www.jub.com SHEET 7 OF 7