



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: June 18, 2024

FILE(S) #: FP-24-05, **Final Plat, River Park Estates Subdivision Phase 2 South**

REQUEST

The applicant is seeking approval of a Final Plat for River Park Estates Subdivision Phase 2 South consisting of 63 residential lots and 6 common lots on 30.62 acres. The phase is located at the western half of the approved preliminary plat, at the south end of Blessinger Road in Star, Canyon County, Idaho. The project is generally located south of W. State Street (Hwy 44) in the Canyon County portion of Star, Idaho. Canyon County Parcel Number R3404500000.

REPRESENTATIVE:

Shadow Jungenberg
C-K engineering
1300 E. State Street, Ste. 102
Eagle, Idaho 83616

OWNER/APPLICANT:

Boise Hunter Homes
River Park Investments, LLC
923 W. Bridgeway Place
Eagle, Idaho 83616

PROPERTY INFORMATION

Land Use Designation - Residential R-2-DA

Phase 2 South

Acres - 30.62 acres

Residential Lots - 63

Common Lots - 6

HISTORY

April 10, 2021 Council approved applications for Annexation and Zoning (AZ-21-01), Preliminary Plat (PP-21-04) and a Development Agreement (DA-21-02) for

River Park Estates Subdivision. The preliminary plat was approved for a maximum of 301 single family residential lots.

- April 5, 2022 Council approved the application for Final Plat (FP-21-35) for River Park Estates Subdivision Phase 1 consisting of 89 Residential lots and 8 common lots on 44 acres.
- May 9, 2023 Council approved the application for the Revised Final Plat (FP-21-35) for River Park Estates Subdivision Phase 1 consisting of 89 Residential lots and 8 common lots on 44 acres. **The re-approval was due to the change from public streets to private streets.**
- May 7, 2024 Council approved the application for Final Plat (FP-24-03) for River Park Estates Subdivision Phase 2 consisting of 0 residential lot and 2 common lots on 1.82 acres.

GENERAL DISCUSSION

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

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

The Preliminary Plat submitted contains indicates that residential lots range in size from 7,885 square feet to 24,564 square feet with the average buildable lot area of 10,734 square feet. The applicant has provided three basic lot types with minimum widths of 55- feet (44 total), 65 feet (196 total) and 81 feet (79 total) for a variety of lot options. The existing home will be retained and included as part of the subdivision within a 1.7-acre lot. Streets are proposed to be public throughout the development and will be under the jurisdiction of Canyon Highway District No. 4. Proposed local streets measure 36 ft from back of curb to back of curb on the submitted preliminary plat which meets the minimum City width requirement of the UDC.

The applicant has indicated that the development will contain a total of 45.59 acres (30.3%) of open space with 44.18 acres (29.4%) of qualified open space. This exceeds the minimum requirements for total and usable open space in the current Unified Development Code, Section 8-4E-2. Amenities proposed include open space area along the entirety of the Boise River (12.5 acres) that will include two parks, a public greenbelt along the river and a swimming pool with bathrooms, changing rooms and covered patio area. Open play area that can be used for athletic ball fields will make up the remainder of the river open area. In addition, there are 5 ponds totaling approximately 20 acres that will be located throughout the development and will be stocked with fish and accessible to the residents of the subdivision. Beaches and paved pathways are also designed to provide additional access to the ponds. There will also be two smaller open space areas in the northern portion of the development to provide recreational opportunities.

The development will be accessed on the north from Blessinger Road. The development will also have a direct connection to Star River Ranch Subdivision to the east and will provide a future stub street to the west.

The applicant has provided a conceptual phasing plan showing 5 phases for the development.

Sidewalks: Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Setbacks: Applicant has requested 5' side yard setbacks for one and two-story homes.

Floodplain: The property is located within a Special Flood Hazard Area. The applicant has submitted an application Permit to Develop in an Area of Special Flood Hazard to the City Engineer for review and approval.

Staff analysis of Final Plat Submittal:

Phase 1 had 81 residential lots platted, Phase 2 was only common lots, after this third phase is platted with 63 residential lots, there will be a total of 144 residential lots platted, leaving 157 residential lots for future phases.

Phase Name: Staff recommends that this phase of the subdivision be renamed to Phase 3.

Private Streets – The Council approved, through a Development Agreement Modification on April 18, 2023, the allowance for all streets within the subdivision to be private. The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. Landruff Lane may initially remain private, however, the applicant shall dedicate the common lot containing Landruff Lane to the City for future dedication to the public as a public street. This shall be required prior to recordation of the final plat. All streets associated with the subdivision shall be constructed to City and CHD4 standards.

The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of the final plat.

Lot Layout – The gross density of the final plat is 2.05 du/acre, with lots ranging in size from 9,303 square feet to 25,268 square feet. This is aligned with the Preliminary Plat.

Common/Open Space and Amenities

- Pond

Mailbox Clusters – Applicant/Owner has not provided Postmaster approval for the location of the mailbox clusters. **This approval shall be provided prior to signature of the final plat.**

Streetlights – Applicant has provided a street line plan and design and staff is supportive of both. The proposed streetlight design is the preferred city design.

Street Names – Preliminary approval has been provided by Canyon County Development Services for the names on the submitted final plat.

Subdivision Name – Preliminary approval has been provided by Canyon County Development Services.

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 Applicant/Owner shall submit a revised landscape plan showing street trees a minimum of every 35 feet as required by code.**

FINDINGS

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$659.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$210,787. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 1 has 88 residential lots for a fee of \$41,517 (63 x \$659.00). In lieu of collection proportionate share contributions, ITD will accept the installation of a 520' eastbound right turn lane at Blessinger Road, meeting ITD standards, during the development of Phase 1.**
2. **The applicant shall rename this phase of Riverpark as Phase 3.**
3. **City Council added these Conditions of Approval at the Preliminary Plat**
 - a. Reduce the overall density by 19 lots for 2.0 dwelling units per acre (a maximum of 301 lots) and an R-2 Zoning Designation.
 - b. **Provide a berm with landscaping along the south side of the east-west collector street (Landruff Lane), and a privacy fence along the north side and along the northern boundary of the development. Applicant will need to provide updated landscape plan showing these requirements before signature of final plat for Phase 1.**
 - c. Work with the Boise Flood Control District and Star Fire District on a potential River access through the southern open space area.
 - d. Provide a public access easement dedication along the southern greenbelt and also along the Canyon County Ditch.
 - e. Council approves waiver to allow 5-foot side yard setbacks for one and two-story homes. Council also approves remaining R-3 setbacks for the development.
 - f. Council approves waiver to block lengths.
4. **Council's approval of the updated Final Plat (5-9-23) with private streets includes, in addition to the original conditions of approval contained in this approval, the following:**
 - a. **The applicant shall work with the City of Star, Star Fire District and the Star Police Department in coordination on public safety and access for the subdivision. This may include dedication of public easement throughout the subdivision without encumbrances.**
 - b. **All streets associated with the subdivision shall be constructed to City and CHD4 standards.**
 - c. **All access points shall be constructed with subsequent phases of the development.**
 - d. **The applicant shall work with CDH4 on Landruff Lane. That means the applicant shall have the City Engineer, CHD4 or a 3rd party engineering consulting firm (at the City's discretion) inspect the improvements to make sure they are constructed to the approved**

plans. Notwithstanding the foregoing, commencing after recordation of the present plat, CHD4 shall have an irrevocable offer of dedication of Lot 1, Block 15* (Landruff Lane,), to be exercised by CDH4 no later than the first building permit on the property, such exercise to be by written notice to the homeowners association for River Park Estates No. 1. At such time, Lot 1, Block 15 shall be dedicated and conveyed to CDH4 upon execution of a deed of dedication to CHD4. If CHD4 fails to provide such notice prior to the first residential building permit on the property, Lot 1, Block 15 shall be dedicated via a deed of dedication to the City of Star, with the homeowners association retaining the obligation of ongoing maintenance of Lot 1, Block 15 until such time as maintenance of Lot 1, Block 15 is accepted by the City of Star.

- e. The City strongly suggests that the connection to Big Wood Way stay open, however it is acknowledged that CHD4 has final authority over connection to public streets.**
 - f. The Applicant shall submit as part of the proposed CC&R's, a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, The CC&R's shall be reviewed and approved by Staff prior to signature of 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 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. Failure to comply with 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.
 7. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet. **A revised Landscape Plan shall be submitted prior to signature of the final plat that indicates street trees a minimum of every 35 feet on all roadways. If street trees will be done per lot, by the builder, Certificate of Occupancy will be held until trees are verified in place.**
 8. **Final approval from the Postmaster, for the mail cluster location must be submitted to the city before signature of the final plat.**

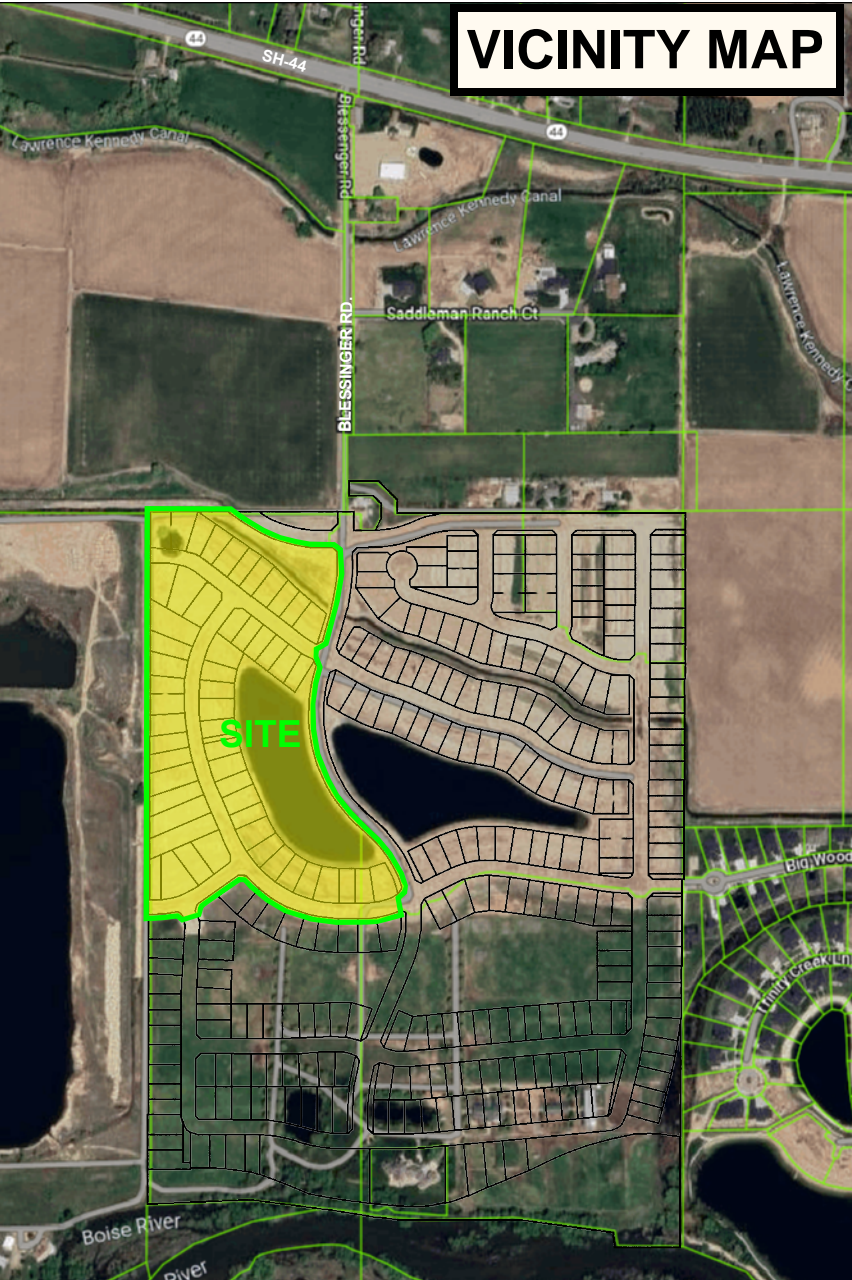
9. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed prior to any building occupancy. **Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
11. Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4 (for R-3), **as approved through waiver by Council.**
12. 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.
13. 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)
14. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
15. 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.
16. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, **as approved through waiver by Council.**
17. 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.)
18. **A public access easement shall be recorded along both the southern greenbelt and along the Canyon County Ditch for future pathway access. The Applicant shall construct the greenbelt pathway as part of the subdivision development, during the appropriate phase.**
19. 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.
20. A separate sign application is required for any subdivision sign.
21. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
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, **as approved through waiver by Council.**
24. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, CDH#4 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 requirements as specified by the fire district.**
29. Any additional Conditions of Approval as required by Staff and City Council at the final plat meeting.

COUNCIL DECISION

The Star City Council _____ File # FP-24-05 River Park Estates Subdivision Phase 2
Final Plat, on _____, 2024.

VICINITY MAP



4

SH-44

Blessinger Rd.

4

Lawrence Kennedy Canal

Lawrence Kennedy Canal

Saddleman Ranch Ct

Lawrence Kennedy Canal

SITE

Big Wood

Trinity Creek Ln

Boise River

River

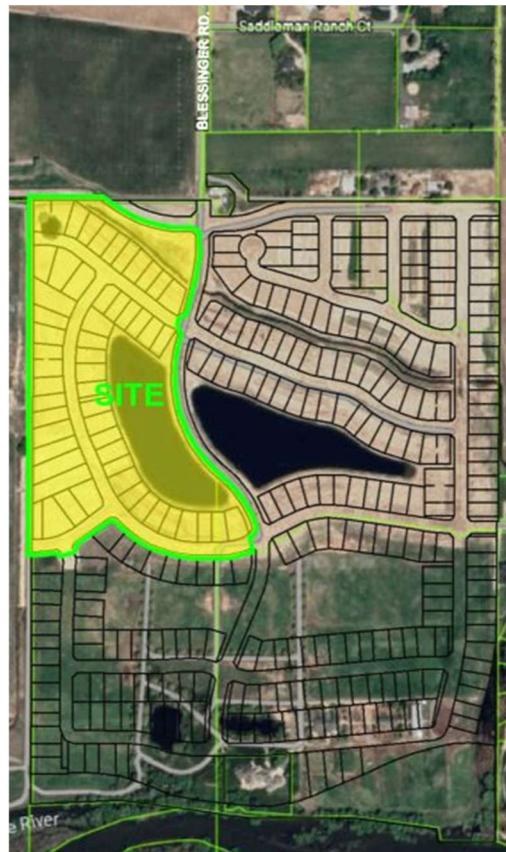
BOISE HUNTER HOMES

River Park Estates Final Plat for Phase #2 South



River Park Investments LLC is pleased to submit this application for a final plat for Phase #2 South of the River Park Estates subdivision. This phase is comprised of 63 residential lots and six common lots.

Vicinity Map



Site Location

The River Park Estates #2 South Phase is located at the northwest corner of the overall subdivision. It is located on the west side of Blessinger Road and on the south side of Landruff Lane.

Project Background

The preliminary plat for the River Park Estates subdivision was approved by the Star City Council on April 20, 2021. The final plat for Phase 1 was approved by the Star City Council on May 9, 2023. The final plat for Phase 1 was recorded on January 19, 2024.

Project Description

As previously noted, this Final Plat is comprised of 63 residential lots and six common lots. The residential lots range in size from 9,303 square feet to 25,268 square feet. The common lots total 11.055 acres. There are no public streets within this phase as all lots will be accessed from a private street network.

Construction documents for this Final Plat phase have already been submitted to the City of Star City Engineer for review and approval.

This phase of the River Park Estates subdivision is in conformance with the previously approved Preliminary Plat and will comply with all conditions of approval.

Conclusion

The Final Plat for the Phase #2 South of the River Park Estates subdivision is in conformance with the previously approved Preliminary Plat. We respectfully request a recommendation of approval to the Star City Council for this application. If you have any questions regarding this submittal, please contact me at 208-618-2157 or ttucker@boisehunterhomes.com.

Sincerely,



Todd Tucker
Planning & Entitlement Manager



FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-05</u>
Date Application Received: <u>04/25/2024</u> Fee Paid: <u>\$2990.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative

Applicant Name: Boise Hunter Homes (Todd Tucker)
Applicant Address: 923 S. Bridgeway Place - Eagle, ID Zip: 83616
Phone: 208-618-2157 Email: tucker@boisehunterhomes.com

Owner Name: River Park Investments, LLC
Owner Address: 923 S. Bridgeway Place - Eagle, ID Zip: 83616
Phone: 208-577-5501 Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Shadow Jungenberg Firm Name: C-K Engineering
Address: 1300 E. State Street, Suite 102 - Eagle, ID Zip: 83616
Phone: 208-639-1992 Email: shadow@ck-engineers.com

Property Information:

Subdivision Name: River Park Estates Phase: 2 South

Parcel Number(s): R3404500000

Approved Zoning: R-2-DA Units per acre: 2.05

Total acreage of phase: 30.62 Total number of lots: 69

Residential: 63 Commercial: 0 Industrial: 0

Common lots: 6 Total acreage of common lots: 11.055 Percentage: 36.1%

Percent of common space to be used for drainage: 9% Acres: 1

Special Flood Hazard Area: total acreage 30.62 number of homes 63

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>63</u>	<u>63</u>
Number of Common Lots:	<u>5</u>	<u>6</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>3</u>	<u>3</u>

Amenities: 1 (Pond for recreation) 1 (Pond for recreation)

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

Subdivision Name: River Park Estates Phase: 2 South

Special Flood Hazard Area: total acreage 30.62 number of homes 63

- 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.: 16027C0258G
 FIRM effective date(s): mm/dd/year 6 / 7 / 2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
 Base Flood Elevation(s): AE____.0 ft., etc.: 2445.4
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
✓	Completed and signed copy of Final Plat Application	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
✓	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. 	BN
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
✓	Electronic copy of current recorded warranty deed for the subject property	BN
✓	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.	BN
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
✓	Electronic copy of vicinity map showing the location of the subject property	BN
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
✓	One (1) 11" X 17" paper copy of the Final Plat	BN
✓	Electronic copy of the Final landscape plan**	BN

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

Todd Tucker
Applicant/Representative Signature

4 / 15 / 2024
Date

PRELIMINARY PLAT FOR RIVER PARK ESTATES SUBDIVISION

SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, THE WEST HALF OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4 OF SECTION 13, THE EAST HALF OF THE NORTHEAST QUARTER AND GOVERNMENT LOT 1 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,

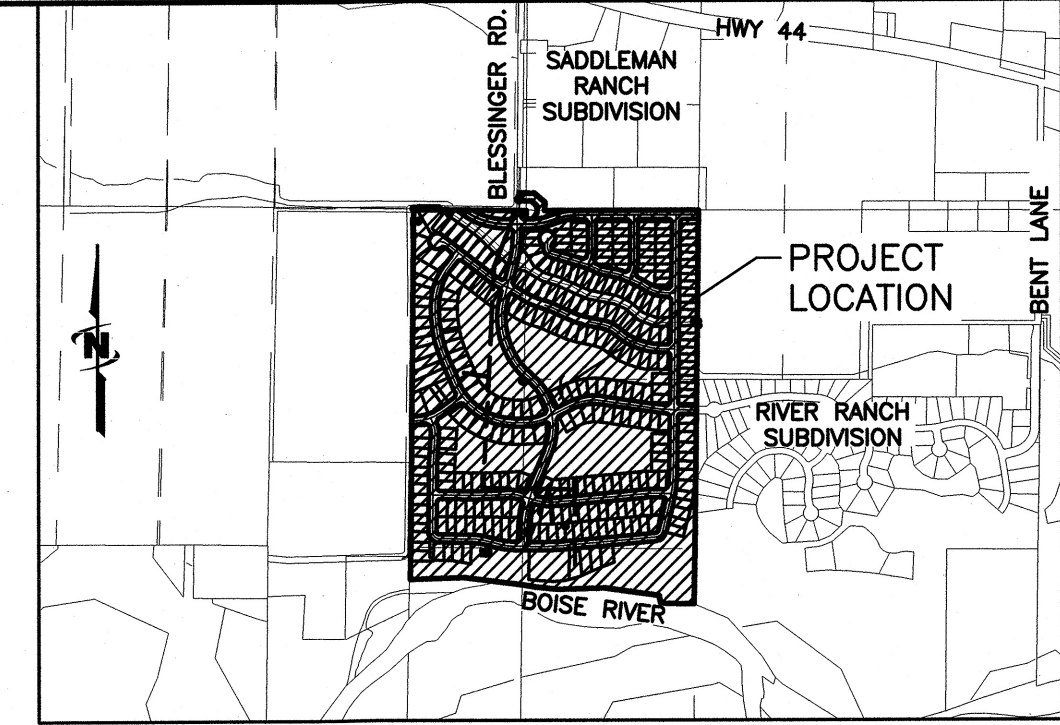
STAR, IDAHO

2021

BASIS OF BEARINGS

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner
- Calculated Point



JUB
J-U-B ENGINEERS, INC.
 2760 W. Excursion Lane
 Suite 400
 Meridian, ID 83642
 Phone: 208.376.7330
 www.jub.com

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CANYON HIGHWAY DISTRICT NO. 4 STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 15, 27, BLOCK 1, LOTS 1, 11, BLOCK 2, LOTS 1, 8, BLOCK 3, LOTS 1, 6, BLOCK 4, LOTS 1, 29, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 15, 40, BLOCK 8, LOTS 1, 17, BLOCK 9, LOT 1, BLOCK 10, LOT 1, BLOCK 11, LOTS 1, 21, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 25, BLOCK 8 IS A SHARED DRIVEWAY LOT, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE PONDS.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4603 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."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT OR WITH THE APPROVED DEVELOPMENT AGREEMENT.
11. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
12. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
13. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL RPTUNE AND HEAVY MAINTENANCE.
14. THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16001C0125 J, AND NO. 16001C120 J, COMMUNITY PANEL NO. 0125 J, AND 120 J, WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
16. STORM DRAINAGE SHALL BE TREATED AND RELEASED INTO THE POND SYSTEM.

IRRIGATION DISTRICT

CANYON COUNTY WATER CO. LTD
 PO BOX 11
 STAR, ID 83669

LAND SURVEYOR

ROBERT KAZARINOFF, P.L.S.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN. STE. 400
 MERIDIAN, ID 83642
 208-376-7330

CIVIL ENGINEER

W. SCOTT WONDERS, P.E.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN. STE. 400
 MERIDIAN, ID 83642
 208-376-7330

OWNER

KERRY J. LAWSON
 21817 BLESSINGER RD
 STAR, ID 83669

OWNER

FOR OUR FOUR PARTNERS, LP
 6111 W. THUNDERBIRD RD
 GLENDALE, AZ 85306

DEVELOPER

HHS CONSTRUCTION, LLC
 729 BRIDGEWAY PL.
 EAGLE, ID 83616
 208-577-5501

LAND USE SUMMARY

TOTAL AREA:	150.47 AC.
TOTAL LOTS:	346 LOTS
RESIDENTIAL LOTS:	320 LOTS
COMMON AREA LOTS:	25 LOTS
COMMON DRIVEWAY LOT:	1 LOT
RESIDENTIAL DENSITY:	2.12 DU/AC
TOTAL OPEN SPACE:	45.56 AC. (30.3%)
BUFFER OPEN SPACE:	1.41 AC. (0.9%)
QUALIFIED OPEN SPACE:	44.15 AC. (29.4%)
AVERAGE LOT SIZE:	10,426 S.F.
SMALLEST LOT:	7,865 S.F.
EXISTING ZONE:	AG
PROPOSED ZONE:	R-3

Line #	Direction	Length
L1	S00°32'02"W	66.69'
L2	S89°58'37"E	55.18'
L3	N30°33'44"E	55.38'
L4	N01°39'40"E	56.54'
L5	N48°46'53"W	56.99'
L6	N88°44'47"W	97.56'
L7	N00°37'41"E	60.00'
L8	S88°44'47"E	120.03'
L9	S48°46'53"E	107.07'
L10	S01°39'40"W	64.09'
L11	N09°51'37"W	62.93'
L12	N84°27'10"W	196.13'
L13	N78°58'20"W	83.43'
L14	S87°51'40"W	59.80'

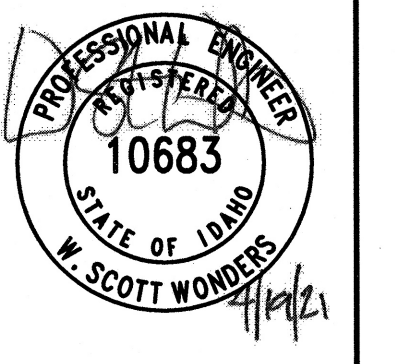
LEGEND

- | EXISTING | LEGEND | PROPOSED |
|------------|---------------------------|------------|
| -S-S- | SANITARY SEWER LINE | -S-S- |
| -W-W- | WATER LINE | -W-W- |
| -G-G- | GRAVITY IRRIGATION PIPE | -G-G- |
| -P-P- | PRESSURE IRRIGATION LINE | -P-P- |
| -SD-SD-SD- | STORM DRAIN LINE | -SD-SD-SD- |
| -C-C- | CENTERLINE | -C-C- |
| -L-L- | LOT LINE | -L-L- |
| -6"- | 6" VERTICAL CURB & GUTTER | -6"- |
| -R-R- | ROLLED CURB & GUTTER | -R-R- |
| -5'- | 5' SIDEWALK | -5'- |
| -S-M- | SEWER MANHOLE | -S-M- |
| -D-F- | DITCH FLOW LINE | -D-F- |
| -I-M- | IRRIGATION MANHOLE | -I-M- |
| -S-L- | STREET LIGHT | -S-L- |
| -T-D- | TREE DECIDUOUS | -T-D- |
| -T-C- | TREE CONIFER | -T-C- |
| -E-P- | EDGE OF PAVEMENT | -E-P- |
| -G-L- | GAS LINE | -G-L- |
| -F-L- | FENCE LINE | -F-L- |
| -F-H- | FIRE HYDRANT | -F-H- |
| -2650- | 5' CONTOUR LINE | -2650- |
| -2651- | 1' CONTOUR LINE | -2651- |
| -D-F- | DRAINAGE FACILITY | -D-F- |



19 APR 2021

BOUNDARY CERTIFICATION



NO.	REVISION	DESCRIPTION	DATE

RIVER PARK ESTATES SUBDIVISION
 STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

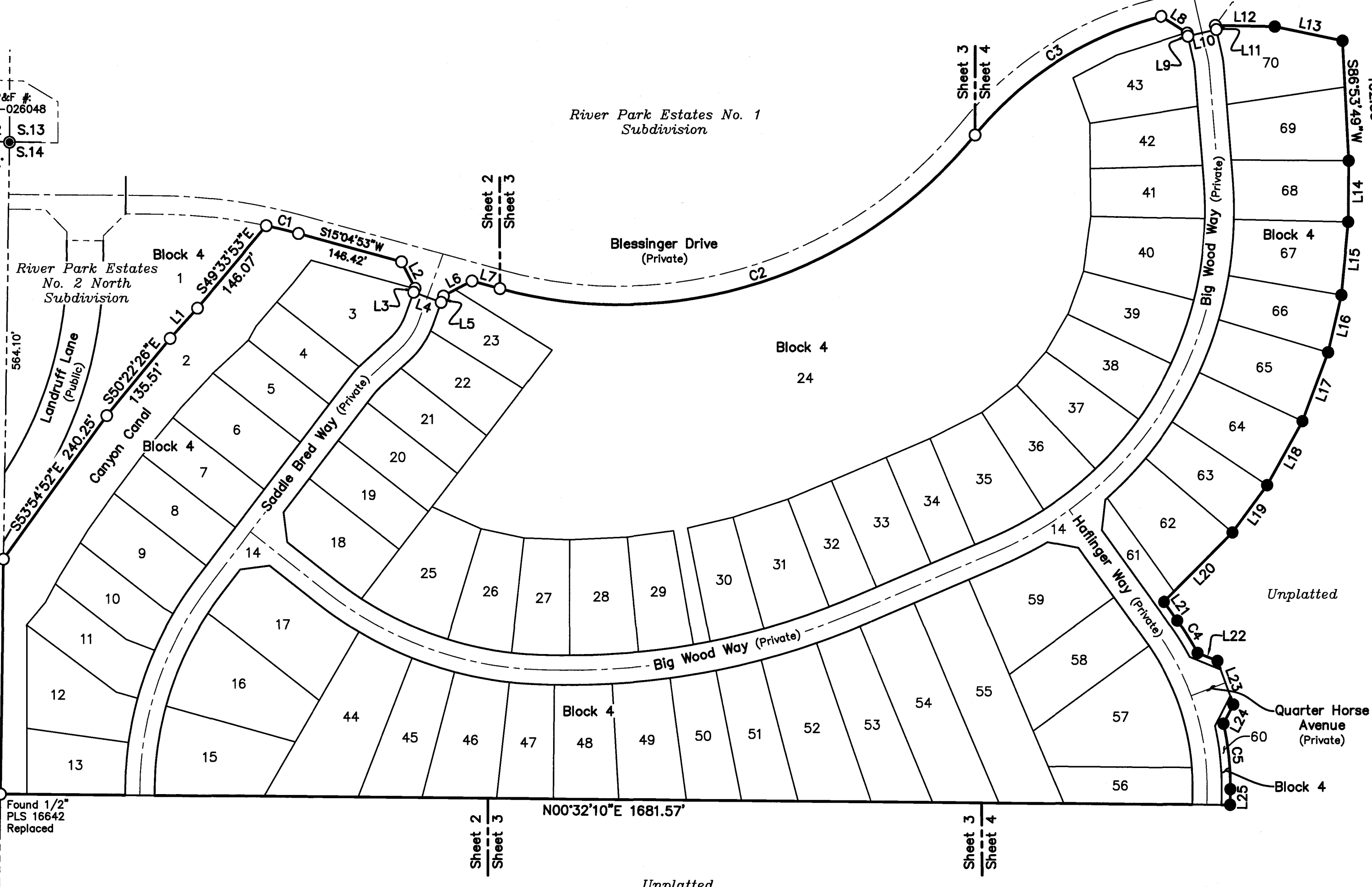
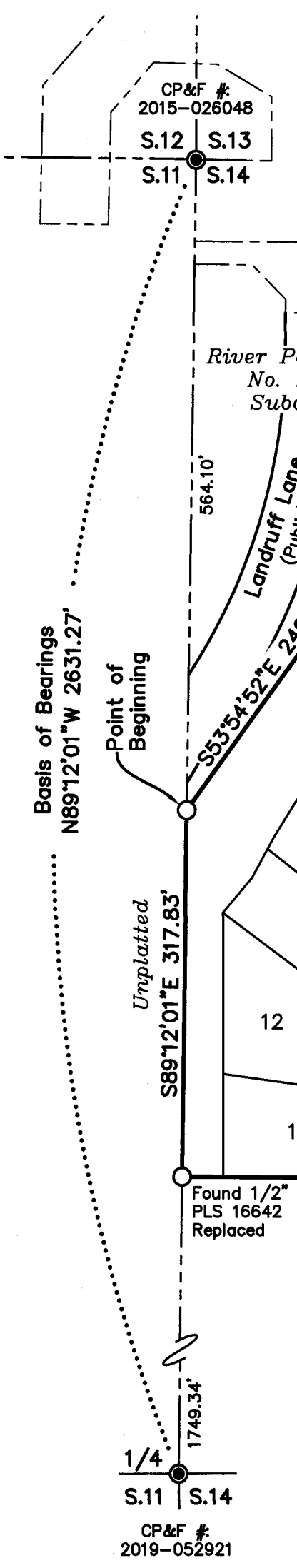
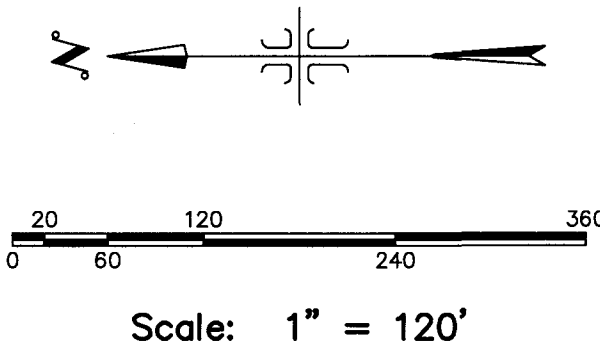
FILE:	10-20-132-PP-PLAT
JUB PROJ. #:	10-20-132
DRAWN BY:	---
DESIGN BY:	---
CHECKED BY:	---
SCALE:	ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY	---
LAST UPDATED:	4/19/2021

SHEET NUMBER:
PP-01

Plot Date: 4/19/2021 11:09 AM Plotted By: Everett Eamert Date Created: 4/19/2021 JUB-COMMERCIAL-CAD-CLIENTS\DISK\UNTERHORN\MES\PROJECTS\10-20-132-BLESSINGER\ROAD\DESIGN\CAD\SHEET\10-20-132-PP-PLAT.DWG

Plat Showing River Park Estates No. 2 South Subdivision

Situated in the Northwest Quarter of the Northwest Quarter and
the Southwest Quarter of the Northwest Quarter of Section 13,
and in the East Half of the Northeast Quarter of Section 14,
Township 4 North, Range 2 West, Boise Meridian,
City of Star, Canyon County, Idaho.
2024



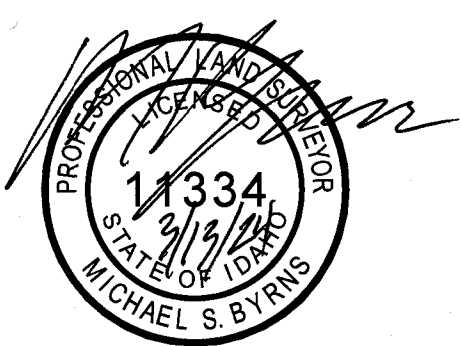
Line	Bearing	Length
L1	S47°34'05"E	55.45'
L2	S62°34'53"W	40.54'
L3	N69°55'07"W	5.56'
L4	S20°04'53"W	40.00'
L5	S69°55'07"E	9.06'
L6	S27°25'07"E	44.24'
L7	S15°04'53"W	39.53'
L8	S32°22'26"W	42.81'
L9	S76°51'22"W	4.34'
L10	S13°08'38"E	40.00'
L11	N76°51'22"E	5.70'
L12	S01°03'04"W	81.60'
L13	S11°45'30"W	94.64'
L14	N89°37'27"W	83.02'
L15	N84°33'08"W	99.27'

Line	Bearing	Length
L16	N76°58'05"W	79.69'
L17	N69°23'03"W	99.27'
L18	N60°58'08"W	99.27'
L19	N53°23'06"W	79.69'
L20	N44°56'06"W	132.98'
L21	S53°58'02"W	31.29'
L22	S21°24'27"W	29.50'
L23	S69°34'51"W	63.00'
L24	N62°35'34"W	29.34'
L25	N89°27'57"W	21.23'

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	45.59'	775.00'	3°22'14"	S13°23'46"W	45.59'
C2	717.93'	625.00'	65°48'55"	S17°49'34"E	679.11'
C3	305.22'	475.00'	36°48'57"	S32°19'33"E	299.99'
C4	51.85'	382.00'	7°46'39"	S57°51'21"W	51.81'
C5	89.26'	382.00'	13°23'17"	S83°50'24"W	89.06'

- Legend**
- Found 5/8" Iron Pin with Plastic Cap, "ISG PLS 11334", or as Noted
 - Found Aluminum Cap Monument
 - △ Calculated Point, Nothing Found or Set
 - Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
 - Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
 - s.f. Square Feet
 - 1/1 Lot Number

- Subdivision Boundary Line
- Right-of-Way Line
- Lot Line
- Parcel Line
- Section Line
- Centerline
- Easement Line (See Easement Note 1)
- Idaho Power Easement Line (See Easement Note 4)
- Approximate Canyon Canal Easement Line (See Easement Note 8)
- Access Easement Line (See Easement Note 10)
- Match Line
- EDR Edge of Road Line
- TOB Top of Bank Line



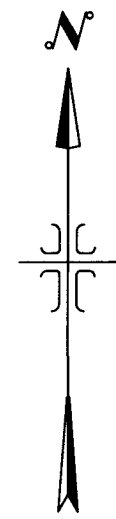
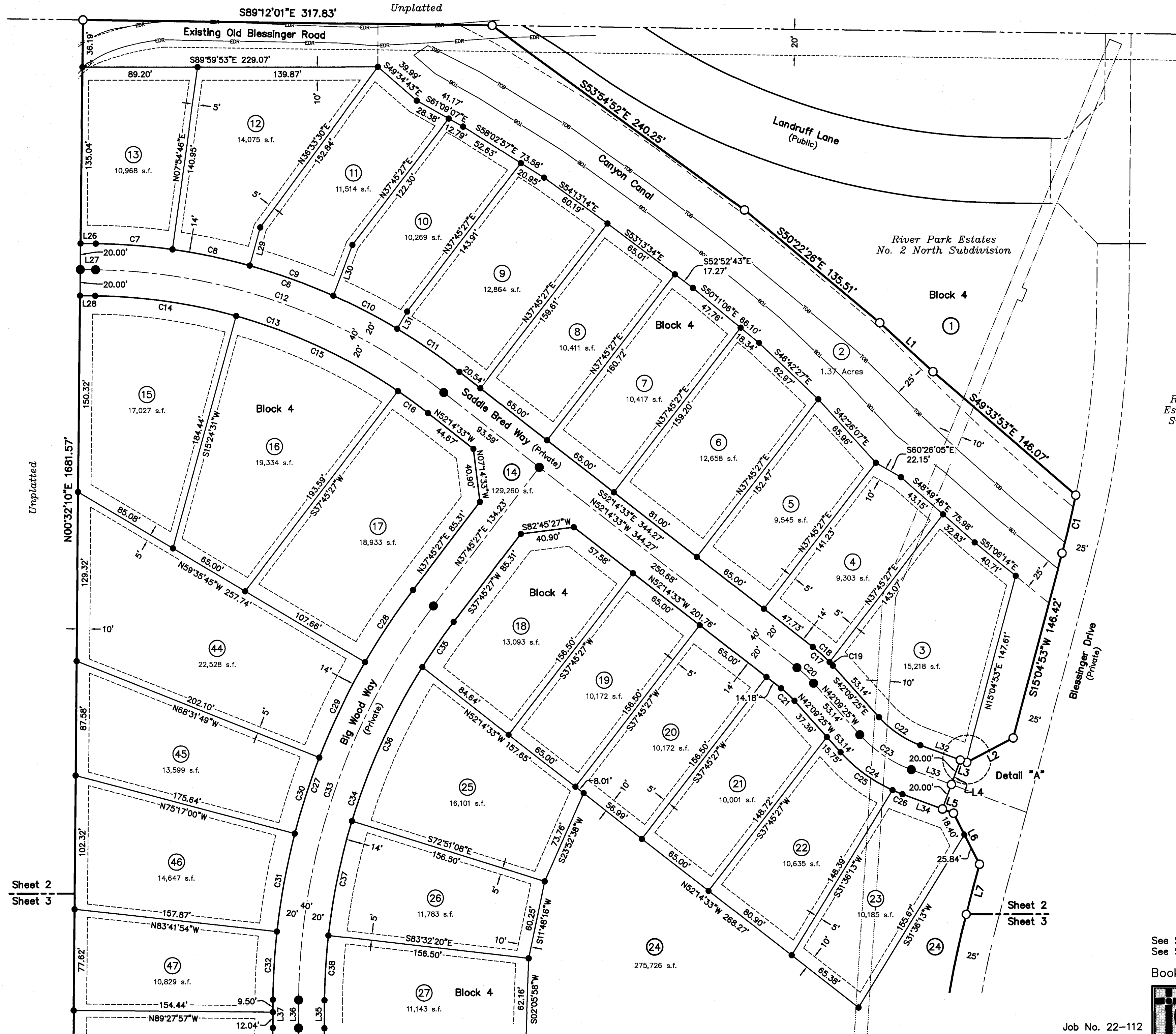
See Sheet 5 for Notes.
Book _____ Page _____

IDAHO SURVEY GROUP, LLC

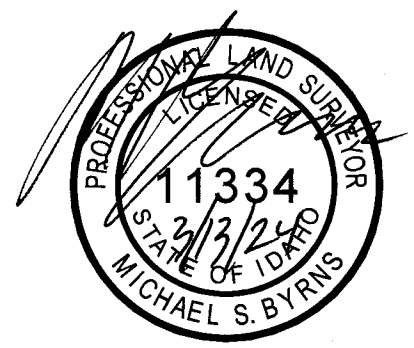
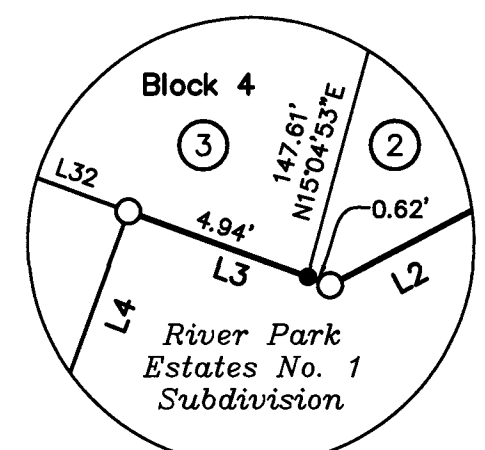
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 22-112
Sheet 1 of 7

River Park Estates No. 2 South Subdivision



Scale: 1" = 50'



See Sheet 1 for Legend.
See Sheet 5 for Notes, Line & Curve Tables.

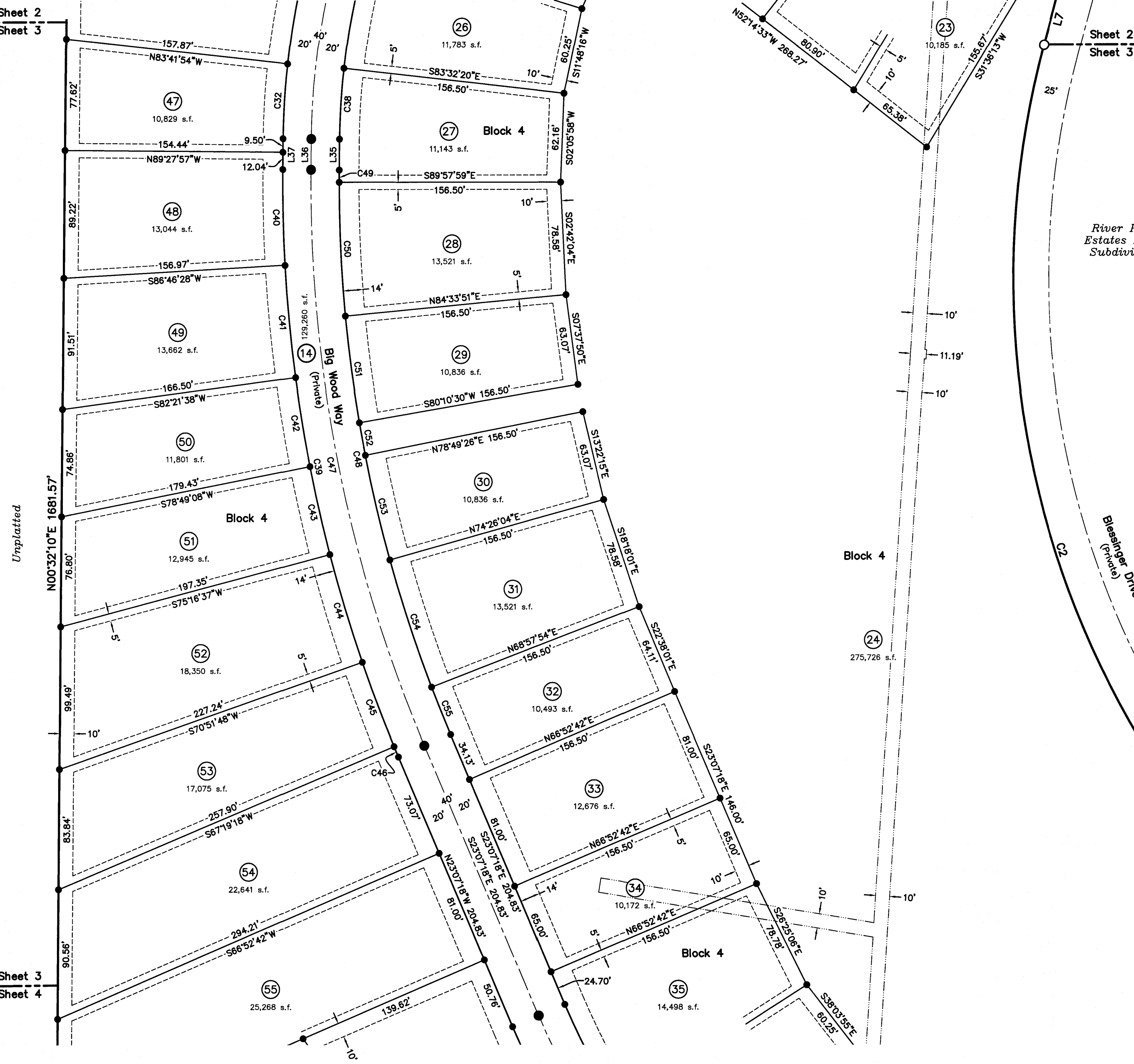
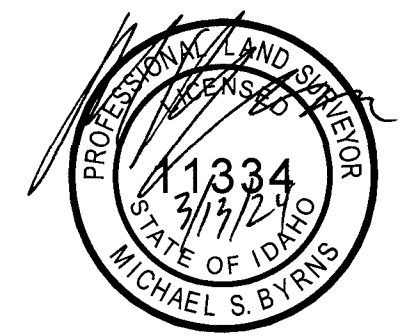
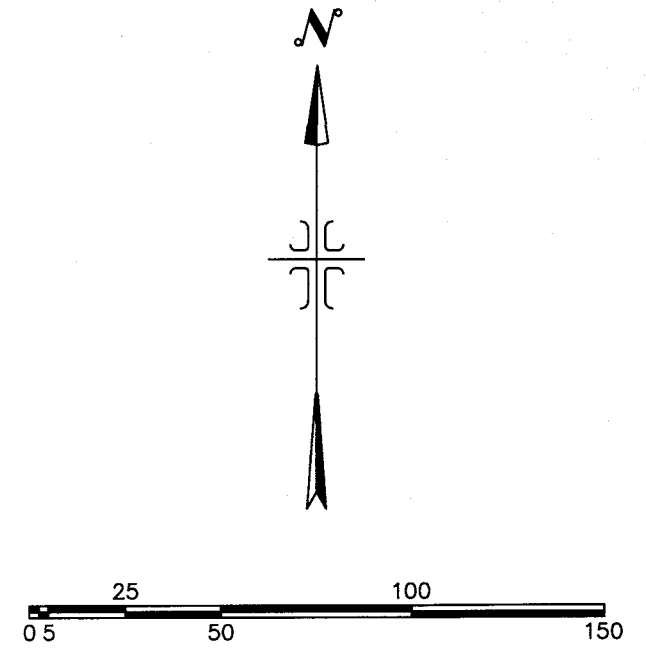
Book	Page
ISG	IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM	

Job No. 22-112
Sheet 2 of 7

River Park Estates No. 2 South Subdivision

Sheet 2
Sheet 3

Sheet 2
Sheet 3



River Park Estates No. 1 Subdivision

Blessinger Drive (Private)

See Sheet 1 for Legend.
See Sheet 5 for Notes, Line & Curve Tables.
Book _____ Page _____


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 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570
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Job No. 22-112
Sheet 3 of 7

River Park Estates No. 2 South Subdivision

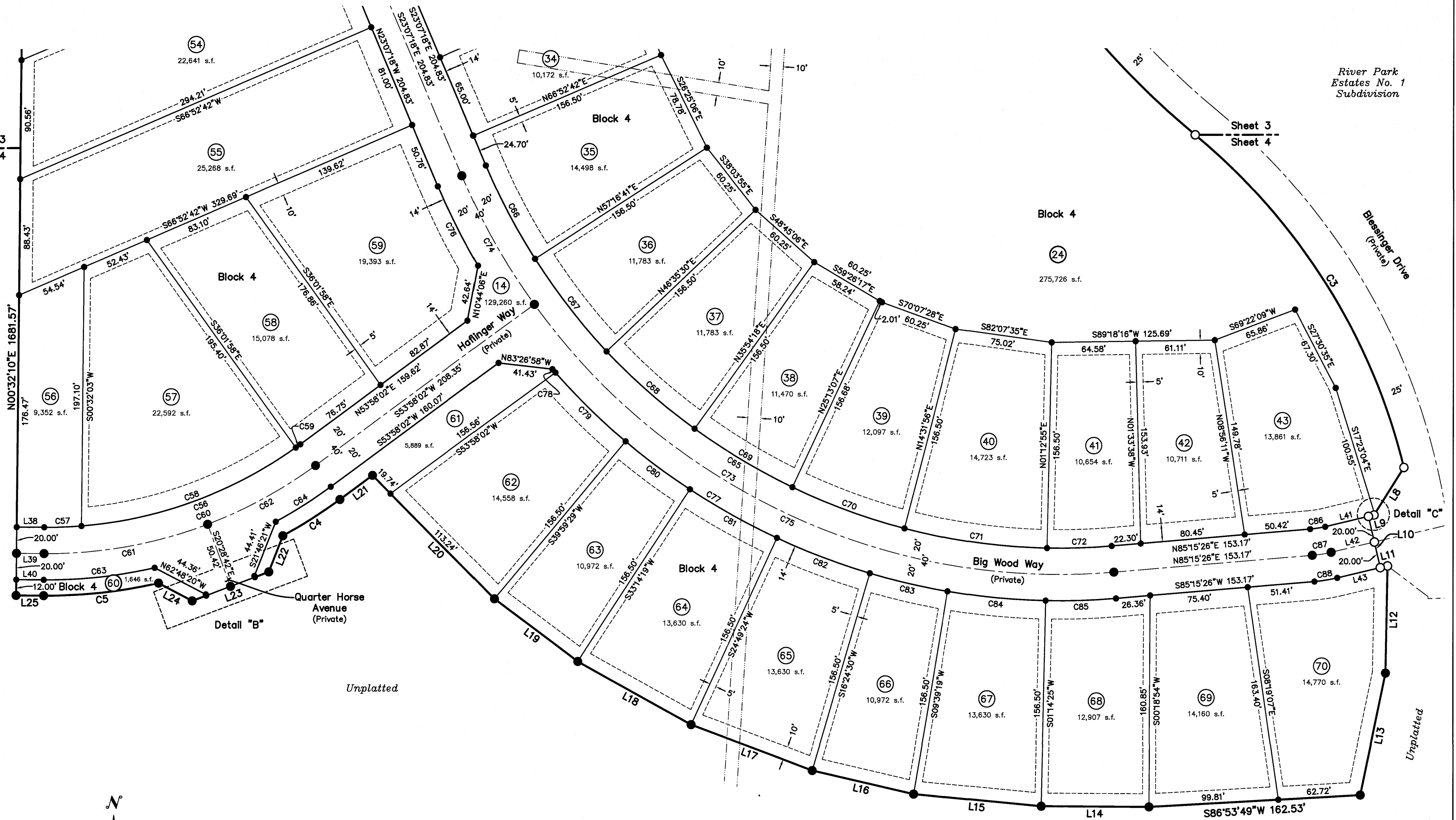
River Park Estates No. 1 Subdivision

Sheet 3
Sheet 4

Sheet 3
Sheet 4

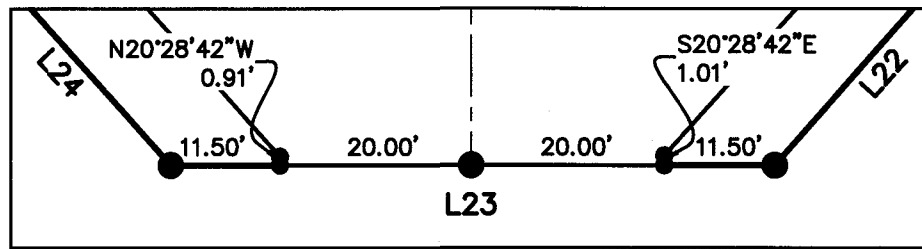
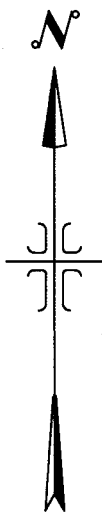
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Blesinger Drive (Private)

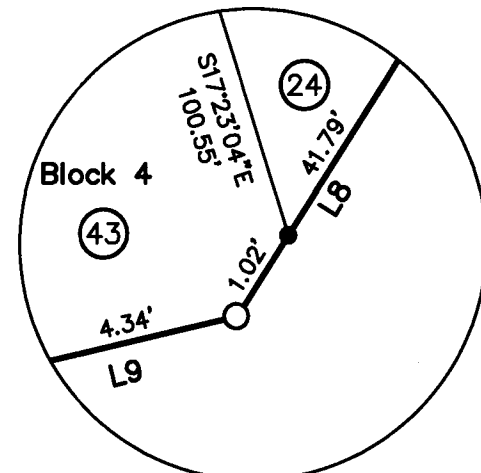


Detail "B"

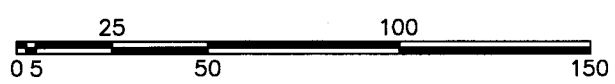
Detail "C"



Detail "B"
Scale: 1" = 20'



Detail "C"
Not Scaled



Scale: 1" = 50'

See Sheet 1 for Legend.
See Sheet 5 for Notes, Line & Curve Tables.
Book _____ Page _____

	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM
	Job No. 22-112 Sheet 4 of 7	

River Park Estates No. 2 South Subdivision

Boundary Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	45.59'	775.00'	3'22'14"	S13'23'46"W	45.59'
C2	717.93'	625.00'	65'48'55"	S17'49'34"E	679.11'
C3	305.22'	475.00'	36'48'57"	S32'19'33"E	299.99'
C4	51.85'	382.00'	7'46'39"	S57'51'21"W	51.81'
C5	89.26'	382.00'	13'23'17"	S83'50'24"W	89.06'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C6	304.24'	470.00'	37'05'19"	S70'47'12"E	298.96'
C7	59.42'	470.00'	7'14'38"	N85'42'33"W	59.38'
C8	61.49'	470.00'	7'29'44"	N78'20'22"W	61.44'
C9	68.78'	470.00'	8'23'04"	N70'23'57"W	68.72'
C10	55.84'	470.00'	6'48'25"	N62'48'13"W	55.81'
C11	58.71'	470.00'	7'09'27"	N55'49'16"W	58.68'
C12	291.29'	450.00'	37'05'19"	N70'47'12"W	286.23'
C13	278.35'	430.00'	37'05'19"	N70'47'12"W	273.51'
C14	110.62'	430.00'	14'44'23"	S81'57'41"E	110.31'
C15	138.80'	430.00'	18'29'39"	S65'20'40"E	138.20'
C16	28.93'	430.00'	3'51'18"	S54'10'12"E	28.93'
C17	21.12'	120.00'	10'05'17"	S47'11'59"E	21.10'
C18	17.33'	120.00'	8'16'31"	N48'06'22"W	17.31'
C19	3.80'	120.00'	1'48'46"	N43'03'48"W	3.80'
C20	17.60'	100.00'	10'05'07"	N47'11'59"W	17.58'
C21	14.08'	80.00'	10'05'10"	N47'11'59"W	14.06'
C22	38.76'	80.00'	27'45'41"	S56'02'16"E	38.38'
C23	48.45'	100.00'	27'45'41"	S56'02'16"E	47.98'
C24	58.14'	120.00'	27'45'41"	N56'02'16"W	57.58'
C25	49.87'	120.00'	23'48'45"	S54'03'48"E	49.51'
C26	8.27'	120.00'	3'56'56"	S67'56'38"E	8.27'
C27	337.83'	520.00'	37'13'25"	N19'08'45"E	331.92'
C28	66.74'	520.00'	7'21'12"	S34'04'51"W	66.69'
C29	81.09'	520.00'	8'56'05"	S25'56'13"W	81.01'
C30	61.29'	520.00'	6'45'10"	S18'05'36"W	61.25'
C31	76.37'	520.00'	8'24'55"	S10'30'33"W	76.30'
C32	52.34'	520.00'	5'46'03"	S03'25'04"W	52.32'
C33	324.84'	500.00'	37'13'25"	S19'08'45"W	319.15'
C34	311.84'	480.00'	37'13'25"	S19'08'45"W	306.39'
C35	42.32'	480.00'	5'03'07"	N35'13'54"E	42.31'

Boundary Line Table		
Line	Bearing	Length
L1	S47'34'05"E	55.45'
L2	S62'34'53"W	40.54'
L3	N69'55'07"W	5.56'
L4	S20'04'53"W	40.00'
L5	S69'55'07"E	9.06'
L6	S27'25'07"E	44.24'
L7	S15'04'53"W	39.53'
L8	S32'22'26"W	42.81'
L9	S76'51'22"W	4.34'
L10	S13'08'38"E	40.00'
L11	N76'51'22"E	5.70'
L12	S01'03'04"W	81.60'
L13	S11'45'30"W	94.64'
L14	N89'37'27"W	83.02'
L15	N84'33'08"W	99.27'

Boundary Line Table		
Line	Bearing	Length
L16	N76'58'05"W	79.69'
L17	N69'23'03"W	99.27'
L18	N60'58'08"W	99.27'
L19	N53'23'06"W	79.69'
L20	N44'56'06"W	132.98'
L21	S53'58'02"W	31.29'
L22	S21'24'27"W	29.50'
L23	S69'34'51"W	63.00'
L24	N62'35'34"W	29.34'
L25	N89'27'57"W	21.23'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C36	130.34'	480.00'	15'33'28"	N24'55'36"E	129.94'
C37	89.53'	480.00'	10'41'11"	N11'48'16"E	89.40'
C38	49.65'	480.00'	5'55'38"	N03'29'52"E	49.63'
C39	421.13'	1020.00'	23'39'21"	N11'17'37"W	418.14'
C40	66.93'	1020.00'	3'45'35"	S01'20'45"E	66.92'
C41	78.57'	1020.00'	4'24'49"	S05'25'57"E	78.55'
C42	63.05'	1020.00'	3'32'31"	S09'24'37"E	63.04'
C43	63.05'	1020.00'	3'32'31"	S12'57'07"E	63.04'
C44	78.57'	1020.00'	4'24'49"	S16'55'47"E	78.55'
C45	63.05'	1020.00'	3'32'31"	S20'54'27"E	63.04'
C46	7.89'	1020.00'	0'26'35"	S22'54'00"E	7.89'
C47	412.87'	1000.00'	23'39'21"	S11'17'37"E	409.94'
C48	404.61'	980.00'	23'39'21"	S11'17'37"E	401.74'
C49	8.56'	980.00'	0'30'01"	N00'17'02"E	8.56'
C50	93.55'	980.00'	5'28'11"	N02'42'04"W	93.52'
C51	75.07'	980.00'	4'23'21"	N07'37'50"W	75.06'
C52	23.11'	980.00'	1'21'04"	N10'30'02"W	23.11'
C53	75.07'	980.00'	4'23'21"	N13'22'15"W	75.06'
C54	93.55'	980.00'	5'28'11"	N18'18'01"W	93.52'
C55	35.69'	980.00'	2'05'12"	N22'04'42"W	35.69'
C56	210.61'	330.00'	36'34'01"	N72'15'02"E	207.05'
C57	28.77'	330.00'	4'59'43"	S88'02'11"W	28.76'
C58	177.59'	330.00'	30'50'00"	S70'07'20"W	175.45'
C59	4.25'	330.00'	0'44'18"	S54'20'11"W	4.25'
C60	223.38'	350.00'	36'34'01"	N72'15'02"E	219.60'
C61	128.85'	350.00'	21'05'35"	N79'59'15"E	128.12'
C62	94.52'	350.00'	15'28'26"	N61'42'15"E	94.24'
C63	86.17'	370.00'	13'20'36"	S83'51'45"W	85.97'
C64	49.94'	370.00'	7'43'58"	N57'50'00"E	49.90'
C65	600.01'	480.00'	71'37'17"	S58'55'56"E	561.70'

Line Table		
Line	Bearing	Length
L26	S89'19'52"E	11.84'
L27	S89'19'52"E	11.80'
L28	N89'19'52"W	11.75'
L29	N15'24'31"E	30.34'
L30	N20'52'41"E	41.48'
L31	N30'36'00"E	15.28'
L32	S69'55'07"E	32.86'
L33	N69'55'07"W	32.86'
L34	N69'55'07"W	32.86'
L35	S00'32'03"W	21.54'

Line Table		
Line	Bearing	Length
L36	N00'32'03"E	21.54'
L37	N00'32'03"E	21.54'
L38	S89'27'57"E	21.23'
L39	N89'27'57"W	21.23'
L40	N89'27'57"W	21.23'
L41	N76'51'22"E	33.79'
L42	N76'51'22"E	33.93'
L43	S76'51'22"W	33.79'

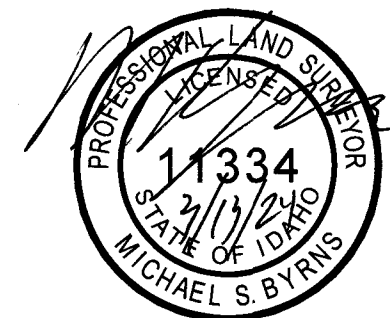
Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C66	80.43'	480.00'	9'36'02"	N27'55'18"W	80.33'
C67	89.53'	480.00'	10'41'11"	N38'03'55"W	89.40'
C68	89.53'	480.00'	10'41'11"	N48'45'06"W	89.40'
C69	87.53'	480.00'	10'26'52"	N59'19'08"W	87.41'
C70	91.53'	480.00'	10'55'31"	N70'00'19"W	91.39'
C71	111.56'	480.00'	13'19'01"	N82'07'35"W	111.31'
C72	49.91'	480.00'	5'57'29"	S88'14'10"W	49.89'
C73	625.01'	500.00'	71'37'17"	S58'55'56"E	585.11'
C74	112.67'	500.00'	12'54'41"	S29'34'38"E	112.43'
C75	512.34'	500.00'	58'42'36"	S65'23'16"E	490.22'
C76	67.90'	520.00'	7'28'54"	N26'51'45"W	67.85'
C77	484.73'	520.00'	53'24'36"	N68'02'16"W	467.37'
C78	3.48'	520.00'	0'23'02"	S41'31'29"E	3.48'
C79	75.25'	520.00'	8'17'30"	S45'51'45"E	75.19'
C80	61.29'	520.00'	6'45'10"	S53'23'06"E	61.25'
C81	76.37'	520.00'	8'24'55"	S60'58'08"E	76.30'
C82	76.37'	520.00'	8'24'55"	S69'23'03"E	76.30'
C83	61.29'	520.00'	6'45'10"	S76'58'05"E	61.25'
C84	76.37'	520.00'	8'24'55"	S84'33'08"E	76.30'
C85	54.30'	520.00'	5'58'59"	N88'14'55"E	54.28'
C86	11.73'	80.00'	8'24'04"	N81'03'24"E	11.72'
C87	14.66'	100.00'	8'24'04"	N81'03'24"E	14.65'
C88	17.60'	120.00'	8'24'04"	N81'03'24"E	17.58'

Reference Documents:

CP&F Inst. No.s: 2019-052921, & 2015-026048.
 ROS No.s: 9104829, 200368353, 2021-086760, 2021-067939,
 2022-016089, 2022-021036, 200553877, 2007017950,
 2017-034928, & 2021-072946.
 Subdivisions: River Park Estates No. 1 Subdivision, River Park Estates
 No. 2 North Subdivision.
 Agreement: 200639730
 Deeds: 2021-057299, 2022-039559, & 2021-057388.

Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown hereon. The boundary was determined prior to platting, see Record of Survey Instrument Number 2021-086760 for additional information.
 The bearing system is: NAD83(2011) Epoch 2010 IDWest 1103.
 The convergence angle at the corner of Sections 11, 12, 13, & 14 is -0'32'28".



Notes:

- Irrigation water has been provided from Canyon County Water Company LTD. via the Homeowners Association, 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 Canyon County Water Company LTD.
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
- The homeowners association, underlying property owner, or adjacent property owner is responsible for all storm drainage facilities located outside the public right-of-way, including all routine and heavy maintenance.
- Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of any building permit. All lot, parcel and tract sizes shall meet dimensional standards established in the zoning ordinance.
- 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."
- Restrictions and covenants will be in effect for this subdivision.
- The areas depicted hereon are for convenience, and are subordinate to the dimensions depicted hereon.
- Lot 1, Block 5; Lot 1, Block 6; Lot 19, Block 7; Lot 1, Block 10; and Lot 1, Block 8 are common lots and will be owned and maintained by the homeowners association.
- This subdivision is located in zone AE as shown on the firm panel 16027C0258G, 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.
- Sewer and water service will be provided by Star Sewer and Water District.

Easement Notes:

- All utility easements shown or designated hereon are non-exclusive and hereby reserved for installation, maintenance, operation, and use of public & private utilities, pressurized irrigation, sewer service, cable television/data, appurtenances thereto; and lot drainage and shall not preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, side & rear property lines fences, or other such nonpermanent improvements. All lots shall have permanent 5' wide easements along the side lot lines, 10' wide easements along the rear lot lines, and 14' wide easements along the street frontage lines, for these purposes, and for sidewalks along street frontages.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- See Amended Easement Agreement recorded as Instrument Number 2019-041417, Canyon County Records, for the purposes described in said agreement. The exact location of said easement could not be determined from the record documents.
- See Idaho Power Company Underground Easement Instrument Number 200669415.
- See blanket Power Line Easement Instrument Numbers 250234 & 304037.
- There is an existing power pole-line along the west boundary of the subdivision.
- See sewer agreement Instrument Number 200639730, its location cannot be determined from the record documents.
- See Canyon Canal License Agreement Instrument Number 2022-052667. The Canyon Canal easement is 25' on either side of the centerline of pipe or top of bank.
- See Temporary Access Easement Agreement Instrument Number 2022-019044.
- All of the common lots hereon are hereby designated as having a utility easement co-situated (i.e. blanket easement) with said lots.

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

River Park Estates No. 2 South Subdivision

Certificate Of Owners

Know all men by these presents: that Boise Hunter Developers LLC, an Idaho limited liability company does hereby certify that it is the owner of the real property described below and that it intends to include said real property in this plat:

A parcel of land situated in the northwest quarter of the northwest quarter and the southwest quarter of the northwest quarter of Section 13 and the east half of the northeast quarter of Section 14, Township 4 North, Range 2 West, Boise Meridian, City of Star, Canyon County, Idaho, being more particularly described as follows:

Commencing at the corner common to Section 11, 12, 13, & 14, Township 4 North, Range 2 West, Boise Meridian, from which the quarter-section corner common to Sections 11 and 14 bears N89°12'01"W, 2631.27 feet;

Thence N89°12'01"W, 564.10 feet along the north line of Section 14 and partially along the north lines of River Park Estates No. 1 Subdivision (Book 56 of Plats at Page 48, records of Canyon County, Idaho) and River Park Estates No. 2 North Subdivision (Book _____ of Plats at Page _____, records of Canyon County, Idaho) to the POINT OF BEGINNING:

Along the boundary of River Park Estates No. 2 North Subdivision:

Thence S53°54'52"E, 240.25 feet;
Thence S50°22'26"E, 135.51 feet;
Thence S47°34'05"E, 55.45 feet;
Thence S49°33'53"E, 146.07 feet to the boundary of River Park Estates No. 1;

Along the boundary of River Park Estates No. 1 Subdivision:

Thence 45.59 feet on a non-tangent curve to the right, having a radius of 775.00 feet, a central angle of 3°22'14", a chord bearing of S13°23'46"W, and a chord length of 45.59 feet;
Thence S15°04'53"W, 146.42 feet;
Thence S62°34'53"W, 40.54 feet;
Thence N69°55'07"W, 5.56 feet;
Thence S20°04'53"W, 40.00 feet;
Thence S69°55'07"E, 9.06 feet;
Thence S27°25'07"E, 44.24 feet;
Thence S15°04'53"W, 39.53 feet;
Thence 717.93 feet on a curve to the left, having a radius of 625.00 feet, a central angle of 65°48'55", a chord bearing of S17°49'34"E, and a chord length of 679.11 feet;
Thence 305.22 feet on a reverse curve to the right, having a radius of 475.00 feet, a central angle of 36°48'57", a chord bearing of S32°19'33"E, and a chord length of 299.99 feet;
Thence on a non-tangent line S32°22'26"W, 42.81 feet;
Thence S76°51'22"W, 4.34 feet;
Thence S13°08'38"E, 40.00 feet;
Thence N76°51'22"E, 5.70 feet;

Thence S01°03'04"W, 81.60 feet leaving the boundary of River Park Estates No. 1 Subdivision;

Thence S11°45'30"W, 94.64 feet;
Thence S86°53'49"W, 162.53 feet;
Thence N89°37'27"W, 83.02 feet;
Thence N84°33'08"W, 99.27 feet;
Thence N76°58'05"W, 79.69 feet;
Thence N69°23'03"W, 99.27 feet;
Thence N60°58'08"W, 99.27 feet;
Thence N53°23'06"W, 79.69 feet;
Thence N44°56'06"W, 132.98 feet;
Thence S53°58'02"W, 31.29 feet;
Thence 51.85 feet on a curve to the right, having a radius of 382.00 feet, a central angle of 7°46'39", a chord bearing of S57°51'21"W, and a chord length of 51.81 feet;
Thence on a non-tangent line S21°24'27"W, 29.50 feet;
Thence S69°34'51"W, 63.00 feet;
Thence N62°35'34"W, 29.34 feet;
Thence 89.26 feet on a non-tangent curve to the right, having a radius of 382.00 feet, a central angle of 13°23'17", a chord bearing of S83°50'24"W, and a chord length of 89.06 feet;
Thence N89°27'57"W, 21.23 feet to the west line of the east 53 rods & 11 links of the east half of the northeast quarter;
Thence N00°32'10"E, 1681.57 feet along the said west line to the north line of Section 14;
Thence S89°12'01"E, 317.83 feet along the north line of Section 14 to the POINT OF BEGINNING.

The above-described parcel contains 30.62 acres, more or less.

The public streets as 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 purposed designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the Star Sewer and Water District, and the Star Sewer and Water District has agreed in writing to serve all the lots in this Subdivision.

In witness whereof, I have hereunto set my hand:

James H. Hunter, Manager
Boise Hunter Capital LLC, Sole Member
Boise Hunter Developers LLC

Acknowledgment

State of Idaho }
County of _____ } s.s.

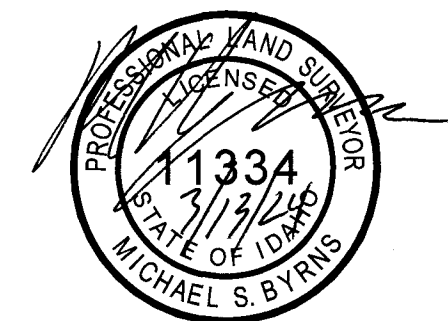
This record was acknowledged before me on this _____ day of _____, 20____,
by Jeffery H. Hunter as Manager of Boise Hunter Capital LLC, as Sole Member of Boise Hunter
Developers LLC.

Signature of Notary Public

My Commission Expires: _____

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.



Book _____ Page _____

	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM
	Job No. 22-112 Sheet 6 of 7	

River Park Estates No. 2 South Subdivision

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing Star Sewer and Water District, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, REHS Date _____

Approval of Highway District No. 4

Highway District No. 4 does hereby accept this plat, in accordance with the provisions of Idaho Code 50-1312 and 50-1313 and pursuant to its authority as set forth in the public agency coordination agreement between Canyon Highway District No. 4 and the City of Star dated June 6th, 2007. Pursuant to Idaho Code 50-1309(3), private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman Date _____

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Star, Canyon County, Idaho, hereby approve this plat.

City Engineer for Caldwell PE _____ Date _____

Approval of City Council

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

City Clerk, Star, Idaho Date _____

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

Professional Land Surveyor, PLS _____ Date _____
Under IC 50-1305, for Canyon County

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, 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 for Canyon County Date _____



Book _____ Page _____

	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570 WWW.IDAHOSURVEY.COM
	Job No. 22-112 Sheet 7 of 7	

Shawn Nickel

From: Ryan Morgan
Sent: Thursday, May 16, 2024 4:55 PM
To: Barbara Norgrove
Cc: Shawn Nickel; Ryan Field
Subject: RE: Agency Transmittal - River Park Subdivision Final Plat Phase 2 South

I have sent my initial review on these subdivision. While not approved yet, they are close enough I feel comfortable with it going to City Council.

Ryan V. Morgan; P.E., CFM
City Engineer
City of Star
P.O. Box 130
Star, ID 83669
208-286-7247 x3002



"The brightest jewel in the Gem State"

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From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, May 13, 2024 11:56 AM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@midstarfire.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.Implach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@staridaho.org>; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; CalahanH@landproDATA.com;

Shawn Nickel

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, May 31, 2024 8:10 AM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: RE: Agency Transmittal - River Park Subdivision Final Plat Phase 2 South
Attachments: 8-2-21 REVISED River Park Development Condition Memo (1).pdf

Hello Shawn –

ITD has no comments in reference to the River Park Subdivision Final Plat Phase 2 South as long as conditions that were set forth in the attached ITD Development Conditions Memo have been met.

Please let me know if there are any questions.

Thanks!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, May 13, 2024 11:56 AM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@midstarfire.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.Implach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; Richard Girard <rgirard@staridaho.org>; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Daniel.Lister@CanyonCounty.id.gov; zsmith@adacounty.id.gov; CalahanH@landproDATA.com; Brian Duran <Brian.Duran@itd.idaho.gov>; anthony.lee@phd3.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; gmprdclerk@gmail.com; gtiminsky@midstarfire.org; chopper@hwydistrict4.org; Iriccio@hwydistrict4.org
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - River Park Subdivision Final Plat Phase 2 South