



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: **June 18, 2024**

FILE(S) #: FP-24-04 Final Plat, Starpointe Subdivision No. 2

REQUEST

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision No. 2 consisting of 12 residential lots and 2 common lots on 3.08 acres. The property is located at 6777 & 6825 N. Star Road in Star, Idaho. The subject property is generally located on the west side of N. Star Road between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No's. S0419449020, R8108661520, R8108661540, R8108661560, R8108661580, R8108661600.

APPLICANT/OWNER/REPRESENTATIVE

REPRESENTATIVE:

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

OWNER/APPLICANT:

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

PROPERTY INFORMATION

Land Use Designation -	Residential (R-3-DA)
Acres -	3.08
Residential Lots -	12
Common Lots -	2
Commercial -	N/A

HISTORY

October 3, 2023	Application was originally scheduled for public hearing and was tabled to December 5, 2023.
December 5, 2023	Application was scheduled for public hearing and tabled to January 16, 2024.
January 16, 2024	Application was scheduled for public hearing and tabled to February 20, 2024.
February 20, 2024	Council approved applications for Annexation and Zoning (AZ-23-03), Development Agreement Modification (DA-21-09), Preliminary Plat (PP-23-07), Private Road (PR-23-02) and Preliminary Plat Modification (PP-21-10) for Starpointe Subdivision No. 2. The preliminary plat was approved for a maximum of 12 residential lots and 2 common lots on 3.08 acres.

GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Starpointe Subdivision No. 2 consisting of 12 residential lots and 2 common lots on 3.08 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Zone X; outside the 500-year floodplain. No special permits are required.

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

The new preliminary plat submitted contains 12 single-family attached residential lots and 2 common lots on a total of 3.08 acres and a proposed density of 3.89 dwelling units per acre. A portion of the area in the subdivision (1.08 acres) is part of the original Starpointe Subdivision preliminary plat, which requires the applicant to receive approval of an amendment to the original Starpointe Subdivision Preliminary Plat. Council may approve the attached single-family dwellings through the Development Agreement in-lieu-of a Conditional Use Permit. All lots will have access and frontage from private streets. The attached residential lots range in size from 2,500 square feet to 3,452 square feet with the average buildable lot being 2,806 square feet. The applicant is proposing private streets to access all lots within the development . All roads will be built to ACHD, City of Star and Star Fire District standards. The submitted preliminary plat is showing a 28 ft wide easement with paved streets measuring 28 feet from back of curb to back of curb. Sidewalks are proposed to be 5 feet wide attached throughout the development. The UDC requires all streets to have a minimum street width of 36 feet and detached sidewalks with planter strips between the sidewalks and the roadway. The applicant will need to request approval from the City Council for a waiver modification of the roadway and sidewalk standards.

The application has indicated that the proposed overall open space provided is 1.80 acres (58%), including at least (10%) usable open space. Amenities include a shade structure with tables and seating, in addition to access to the amenities within the Starpointe Subdivision.

ADDITIONAL DEVELOPMENT FEATURES:

Pathways

Landscape plan shows some pathways within a portion of the common area. It does not show a pathway along the Phyliss Canal out to Star Road. **Council shall review and consider the need for a pathway along the canal.**

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 streetlight location plan and but not a street light design. **Applicant shall provide a streetlight design style for City approval. This will be required at submittal of the final plat.**

Street Names

Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required at final plat application.

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 does not show street trees. **A revised landscape plan shall be submitted at final plat application.**

Setbacks – The applicant is requesting zero-lot-lines for the attached single-family dwelling lots within the development. The applicant is also requesting reductions in the front yard setbacks to 10' for living area and 5' street side setbacks for several internal lots. Per the UDC, this can be requested and approved as part of the Development Agreement process.

Fencing – The applicant has not indicated safety fencing of the Phylis Canal. Council should consider any needed fencing of the canal.

Mailbox Cluster – **Applicant has not submitted a mailbox review from the Meridian Postmaster. The applicant shall provide this information to the City prior to signing the final plat. The mailbox cluster shall be covered with an architectural structure.**

Staff Analysis of Final Plat Submittal:

The preliminary plat was approved with 12 residential lots.

Common/Open Space and Amenities – Approved open space includes a shade structure with tables and community BBQ and prep area. These amenities satisfy the code requirement for development amenities.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan as submitted appears to satisfy this requirement. The applicant shall use “Tree Selection Guide for Streets and Landscapes throughout Idaho”, as adopted by the Unified Development Code. **The included landscape plan appears to satisfy these requirements. The plan does not call for open wrought iron fence adjacent the canal as allowed by the irrigation district.**

Streetlights – Streetlight design shall be uniform throughout the development and follow the approved style and model from the original Starpointe Subdivision. Applicant has provided a streetlight design that is in compliance with the city requirements. The street light plan does not have lights at all the required locations. **Staff recommends that a streetlight be placed at each cul-de-sac and intersection, including the intersection with W. Inspirado Drive.**

Setbacks – Council approved specific setbacks as part of the Development Agreement.

Max Height	Min. Front Yard Setback	Min. Rear Yard Setback	Min. Interior Side Yard Setback	Min. Street Side Setback
35 feet	10 feet	20 feet Garage; 10 feet Living Area	Zero-Lot Lines; Min. 15 feet between buildings	5 feet

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

Street Names – Applicant has provided documentation that the proposed streets do not need to be named and the units can be addressed from Inspirado Drive.

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

Street Widths – Streets were approved by Council to be paved and measure 28 feet from back of curb to back of curb.

Sidewalks – Sidewalks were approved by Council to be 5 feet wide and attached throughout the development.

PUBLIC/DEPARTMENTAL NOTIFICATIONS

Notifications of this application were sent to agencies and City Departments having jurisdiction on May 13, 2024.

May 24, 2024

CDH

Standard Letter

FINDINGS

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

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

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

- C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

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

- E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. The conditions below were added by the Council and are part of the Development Agreement.**
 - a. The Applicant shall provide a public easement along the canal, if accepted by the Irrigation District.**
 - b. The Development is approved to include paved, private streets measuring 28 feet from back of curb to back of curb. Sidewalks are approved for 5 feet wide attached throughout the development.**

- c. **No parking signs (fire lanes) signs shall be placed on the private streets and shall be included as part of the CC&R's.**
 - d. **Trees located on the corners shall be of a variety that will accommodate large vehicles, including fire equipment and trash trucks.**
 - e. **Setbacks are approved for zero-lot lines for the attached single-family dwelling lots, front yard setbacks to 10' for living area and 5' street side setbacks for internal lots within the development.**
 - f. **The applicant shall work with the staff on the reconfiguration of the private street providing access to Lots 11 & 12. This shall be completed at the time of submittal of the final plat.**
2. The final plat for the Starpointe Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
4. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$12,000.00. These fees will be collected by the City of Star, by phase, prior to final plat signature. The development agreement shall be signed and recorded as part of the ordinance for annexation and zoning and shall contain the details of the fees to be collected.**
5. **All irrigation agreements shall be executed with the appropriate district(s) and all historic irrigation water delivery methods in place and operational prior to signing the final plat.**
6. The property 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.
7. 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.
8. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
9. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
10. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
11. All common areas shall be maintained by the Homeowner's Association.
12. 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.

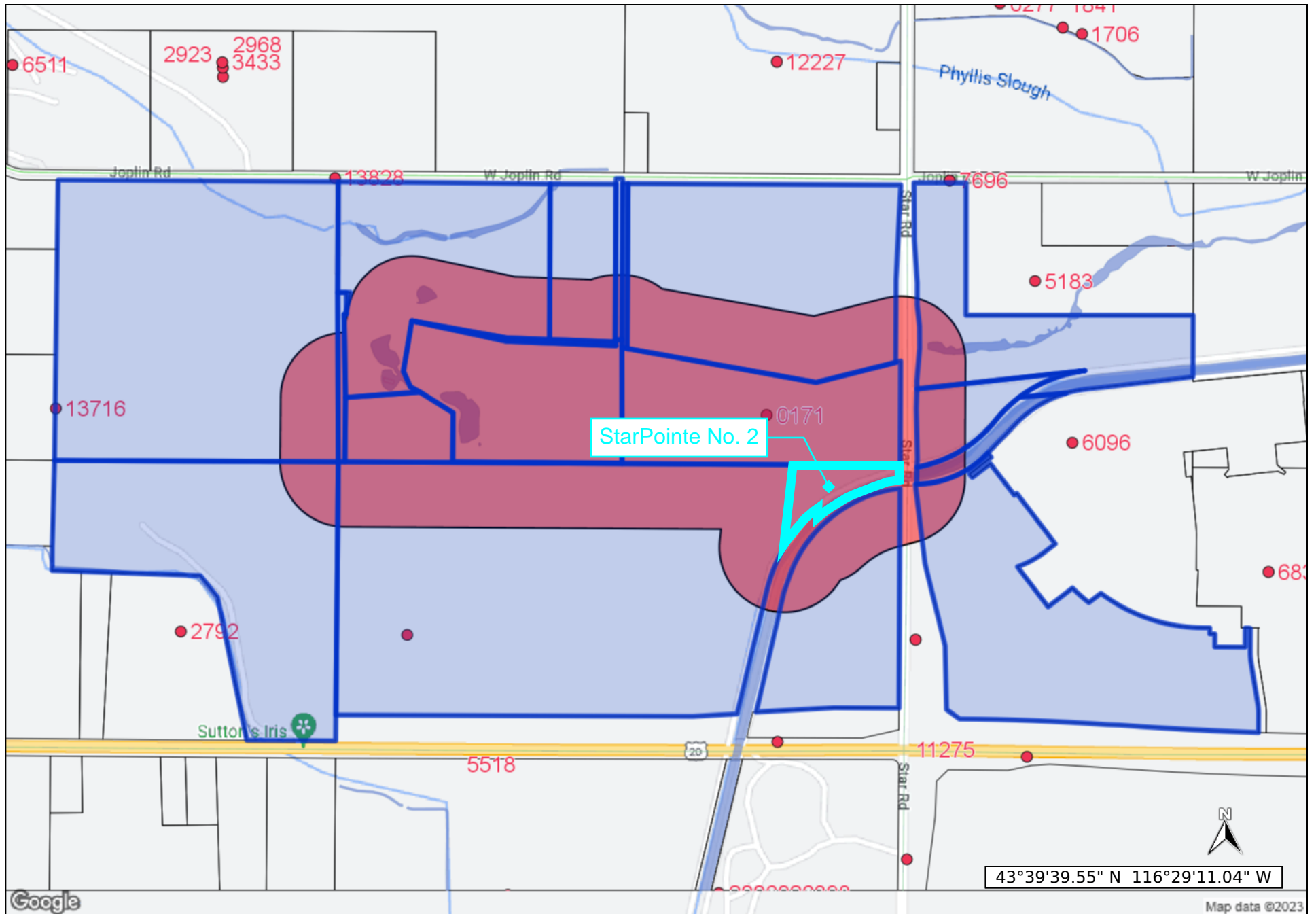
Applicant/Owner shall work with staff and submit an updated streetlight plan designating locations that meets city standards prior to Final Plat approval.

Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.

13. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. Street trees shall be installed per Chapter 4, Section B-7-C-3 Street Trees as indicated on the approved landscape plan.
14. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This shall be completed prior to final plat signature.**
15. **A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.**
16. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
17. A sign application shall be submitted to the City for any subdivision signs.
18. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
19. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
20. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
21. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
22. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
23. All common areas shall be maintained by the Homeowners Association.
24. **Owner/Developer agrees to install a 2' (High Density Polyethylene) HDPR SDR-11 roll pipe in the shared utility trench to be used for future fiber optic/high speed data cables.**
25. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-04 Starpointe Subdivision 2, Final Plat, on _____, _____ 2024.



March 29, 2024

City of Star
Ryan Morgan
10769 W. State Street
Star, ID 83669

Transmittal: StarPointe No. 2 Subdivision
Submitted via Hard Copy: 03/29/2024

Dear Ryan,

Attached for your review is the final plat submittal for the StarPointe No. 2 Subdivision. This plat has been prepared in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for StarPointe No. 2 Subdivision, approved by Star City Council on February 20, 2024. Attached with this submittal please find:

- Final Plat
- Legal Description
- Construction Documents
- Landscape Plans
- Approved Preliminary Plat
- Drainage Report
- Geotechnical Report
- Warranty Deed
- Street and Subdivision Name Approval
- Project Vicinity Map
- Plan Submittal Checklist
- Transmittal Letter

If you have any questions or need additional information, please reach out to me at 208-906-3871 or at teller.bard@kimley-horn.com.

Thanks for your review and assistance with this application,



Teller Bard, P.E.
Project Engineer



04/23/2024 1:15:13 PM

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

FINAL PLAT APPLICATION

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

FILE NO.: <u>FP-24-04</u>
Date Application Received: <u>04/24/2024</u> Fee Paid: <u>\$2440.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: GHW Holdings, LLC
 Applicant Address: 1861 W. Wells Ave #200 Meridian, Idaho Zip: 83642
 Phone: (208) 229-2021 Email: randy@criterionland.com

Owner Name: GHW Holdings, LLC
 Owner Address: 1861 W. Wells Ave #200 Meridian, Idaho Zip: 83642
 Phone: (208) 229-2021 Email: randy@criterionland.com

Representative (e.g., architect, engineer, developer):
 Contact: Teller Bard, PE Firm Name: Kimley-Horn & Associates
 Address: 1100 W Idaho Street, Suite 210, Boise, ID Zip: 83702
 Phone: 208-510-6287 Email: teller.bard@kimley-horn.com

Property Information:

Subdivision Name: StarPointe No. 2 Subdivision Phase: 2
 Parcel Number(s): S0419449020; R8108661520; R8108661540; R8108661560; R8108661580; R8108661600
 Approved Zoning: R-4 (DA) Units per acre: 3.90
 Total acreage of phase: 3.08 Total number of lots: 14
 Residential: 12 Commercial: N/A Industrial: N/A
 Common lots: 2 Total acreage of common lots: 2.23 Total Percentage: 72.42%
 Percent of common space to be used for drainage: 0.00% ^{1.81 Green Space} Acres: 0.00
 Special Flood Hazard Area: total acreage 0 number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>12</u>	<u>12</u>
Number of Common Lots:	<u>2</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u></u>	<u>No Change</u>

Amenities: _____ No Change _____

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

Subdivision Name: StarPointe No. 2 Subdivision Phase: 2

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0120J
 FIRM effective date(s): mm/dd/year 06/19/2020
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
 Base Flood Elevation(s): AE N/A .0 ft., etc.: N/A
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Completed and signed copy of Final Plat Application	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	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"> • 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
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 original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	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**	
X	One (1) 11" X 17" paper copy of the Final Plat	
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 design and location information	BN
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	BN
X	Electronic copy of all easement agreements submitted to the irrigation companies	BN
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 <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
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. 	
	After construction, a letter from the Star Sewer & Water District stating that subdivision information has been submitted to the District in GIS format and the property has been annexed into the Star Sewer & Water District. GIS to include pressurized irrigation, streetlights, and storm drains in addition to Star Sewer & Water requirements. This shall be a condition prior to Final Plat signature.	

FEE REQUIREMENT:

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

Applicant/Representative Signature

03/29/2024

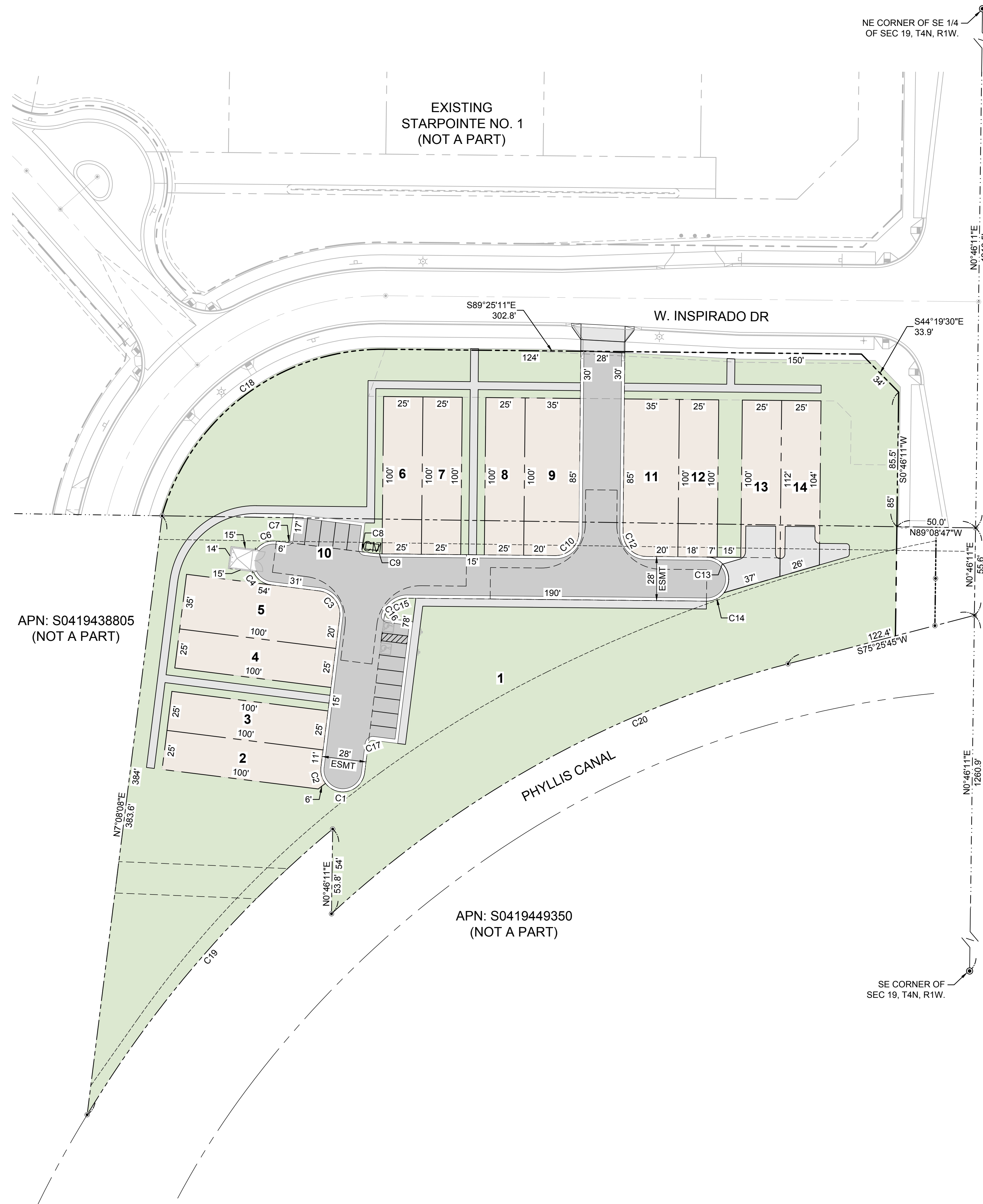
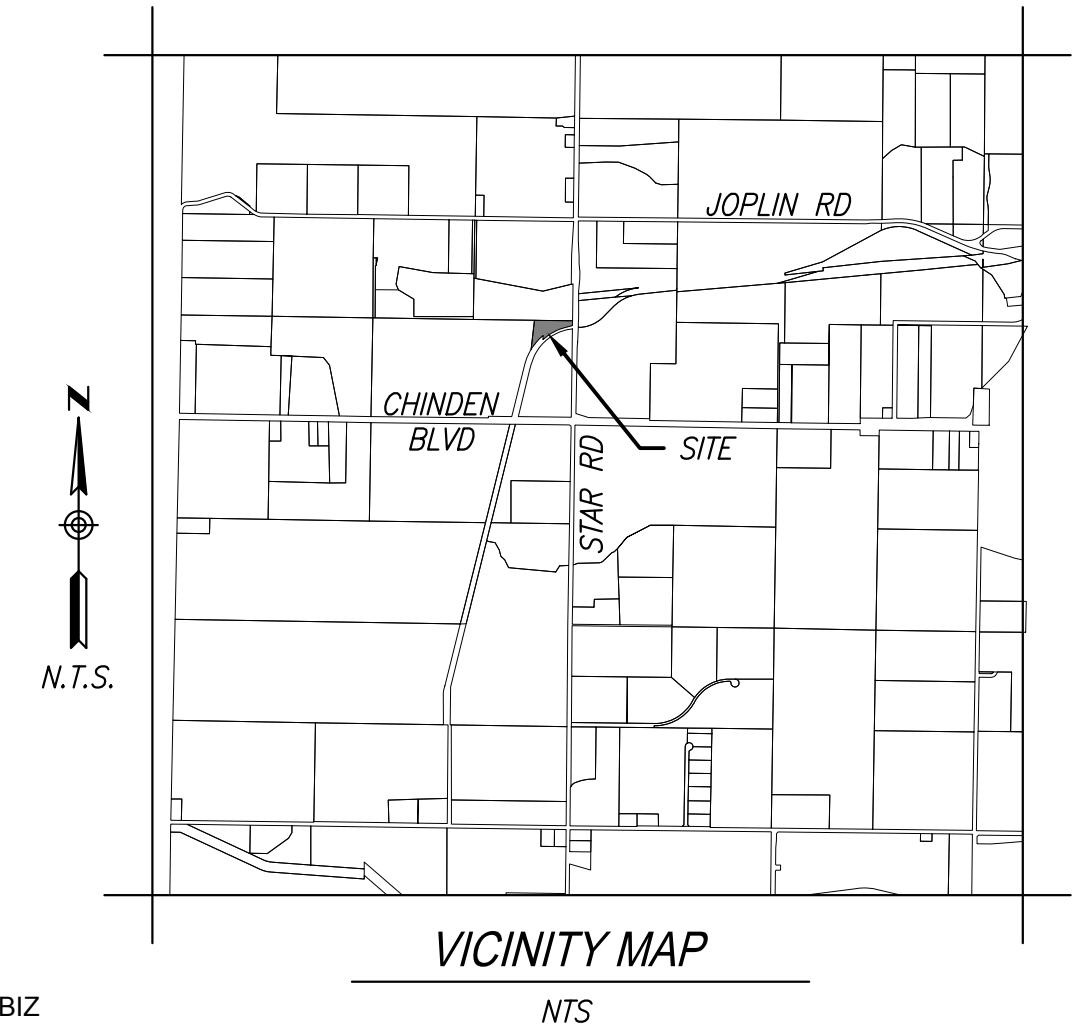
Date

STARPOINTE NO. 2 PRELIMINARY PLAT

A PORTION OF THE SE $\frac{1}{4}$ OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO

DEVELOPER CIVIL ENGINEER/LAND PLANNER LAND SURVEYOR

GHW HOLDINGS, LLC 1861 S. WELLS AVENUE #200 MERIDIAN, IDAHO 83642 PHONE: (208) 228-2021 CONTACT: RANDAL CLARNO EMAIL: RANDY@CRITERIONLAND.COM	KIMLEY-HORN AND ASSOCIATES, INC. 1100 W. IDAHO STREET SUITE 210 BOISE, IDAHO 83702 PHONE: (208) 906-3871 CONTACT: TELLER BARD, PE EMAIL: TELLER.BARD@KIMLEY-HORN.COM	LAND SOLUTIONS 231 E 5TH ST. SUITE A MERIDIAN, ID 83642 PHONE: (208) 288-2040 CONTACT: CLINT HANSEN EMAIL: CHANSEN@LANDSOLUTIONS.BIZ
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PRELIMINARY PLAT DATA

EXISTING ZONING: RUT
 PROPOSED ZONING: R-4 (DA)
 GROSS ACREAGE: 3.08 AC
 NET ACREAGE: 3.01 AC
 NUMBER OF BUILDING LOTS: 12
 NUMBER OF COMMON LOTS: 2
 TOTAL NUMBER OF LOTS: 14
 MINIMUM LOT SIZE (SF): 2500 SF
 AVERAGE LOT SIZE: 2806 SF
 RESIDENTIAL GROSS DENSITY (DU/AC): 3.90 DU/AC

OPEN SPACE DATA

COMMON LOT AREA
 STARPOINTE NO. 1: 26,015 SF | 0.60 AC (57%)
 HUTTON: 52,178 SF | 1.20 AC (60%)
 TOTAL COMMON LOT AREA: 1.80 AC (58%)
 15% OPEN SPACE REQUIRED

USABLE OPEN SPACE: 30,210 SF | 0.69 AC (23%)
 10% USABLE OPEN SPACE REQUIRED

LEGEND

	PROPOSED CENTERLINE
	SECTION LINE
	PROPOSED BOUNDARY
	ROAD RIGHT OF WAY
	LOT LINE
	EASEMENT
	PROPOSED SWALE
	PROPOSED 8" SEWER
	PROPOSED 8" WATER
	STORM WATER INFRASTRUCTURE EASEMENT
	PROPOSED CURB
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	SIDEWALK RAMP
	PROPOSED STORM DRAIN
	EXISTING SEWER MAIN
	EXISTING WATER MAIN
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL ROAD
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING GAS LINE
	PROPOSED PAVEMENT
	PROPOSED OPEN SPACE
	PROPOSED SIDEWALK

SHEET INDEX

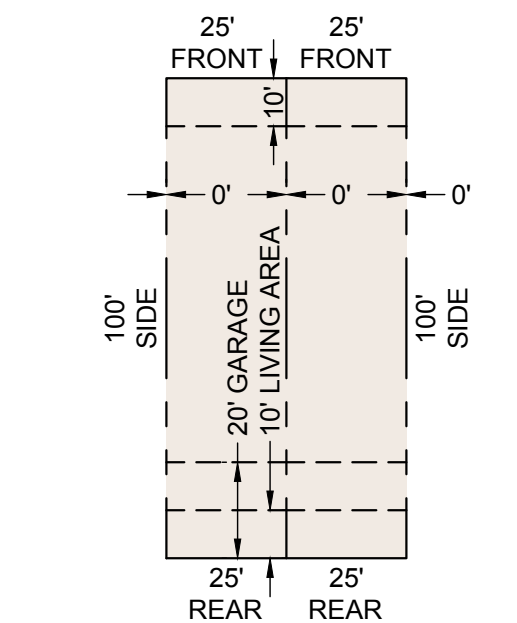
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT
02	ENGINEERING PLAN

BUILDING SETBACK DATA

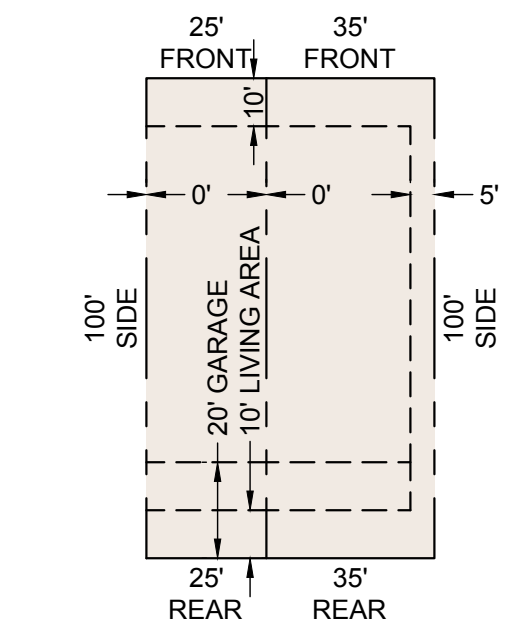
R-4 (DA)
 FRONT: 10'
 REAR: 20' TO GARAGE | 10' TO LIVING AREA
 SIDE: 0' (MINIMUM BUILDING SEPARATION 15')
 STREET SIDE: 5' (LOT 5, 9 & 11)
 20' (LOT 14 TO STAR ROAD)

PRELIMINARY PLAT NOTES

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PRIVATE STREETS.
- BLOCK 1 LOT 1 AND LOT 10 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRICAL POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATIONS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PRIVATE STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT WILL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY EXTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THE SUBDIVISION.
- SEE SHEET 02 FOR PARCEL AND CURVE DATA.



TYPICAL LOT SETBACKS



TYPICAL LOT SETBACKS STREET SIDE

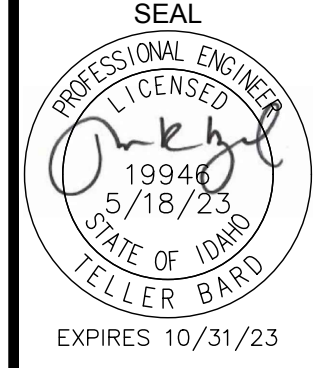
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 This document, together with the associated design presented herein, is intended only for the specific project and client for which it was prepared. Release of any improper reference of this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CAUTION: NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

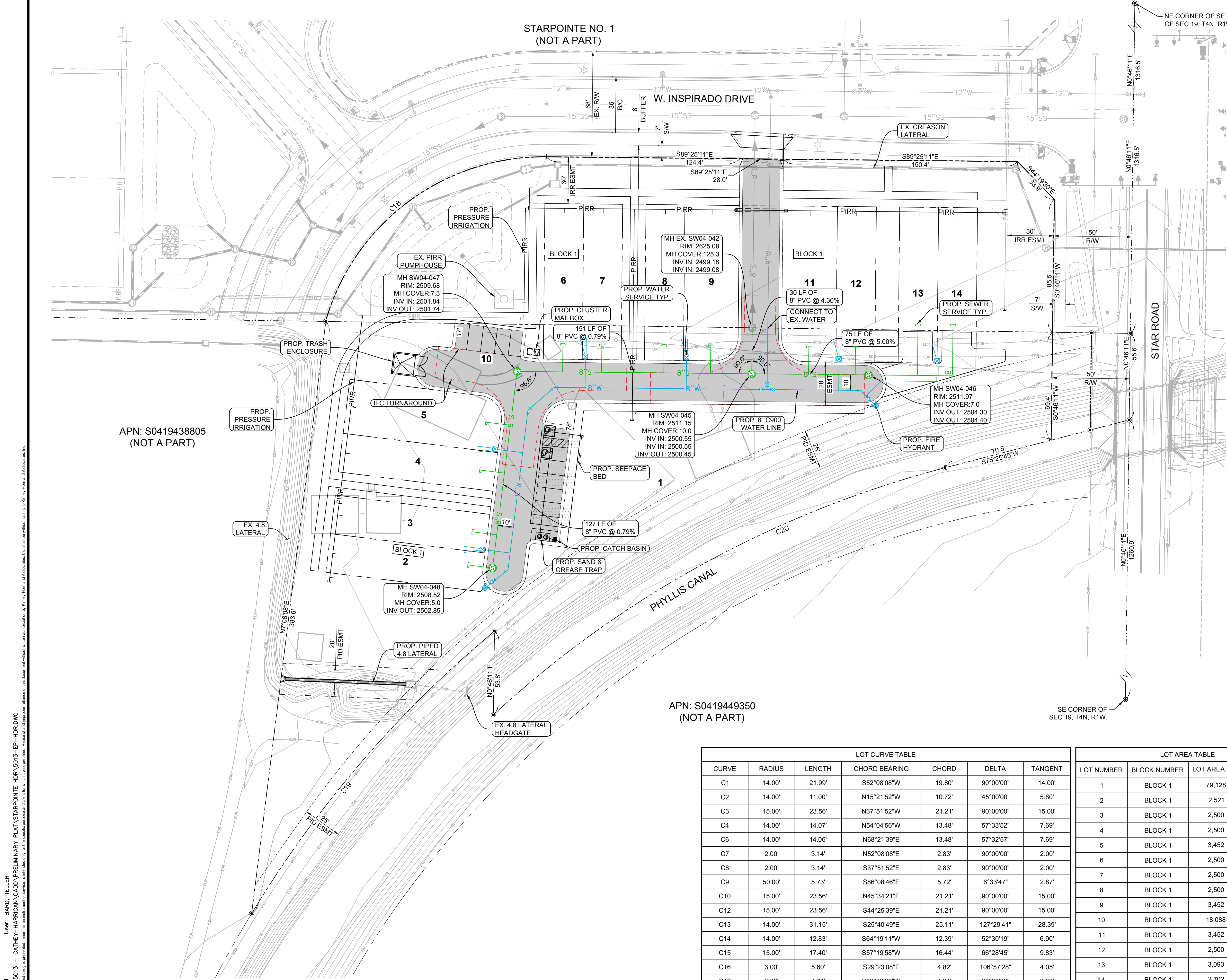


STARPOINTE SUBDIVISION NO. 2
 PRELIMINARY PLAT
 STAR, IDAHO

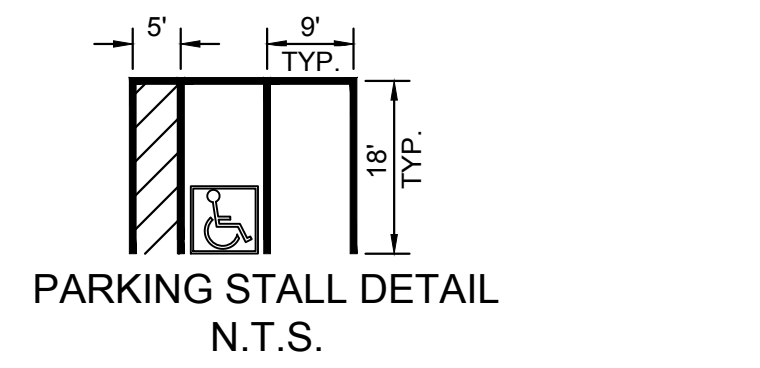
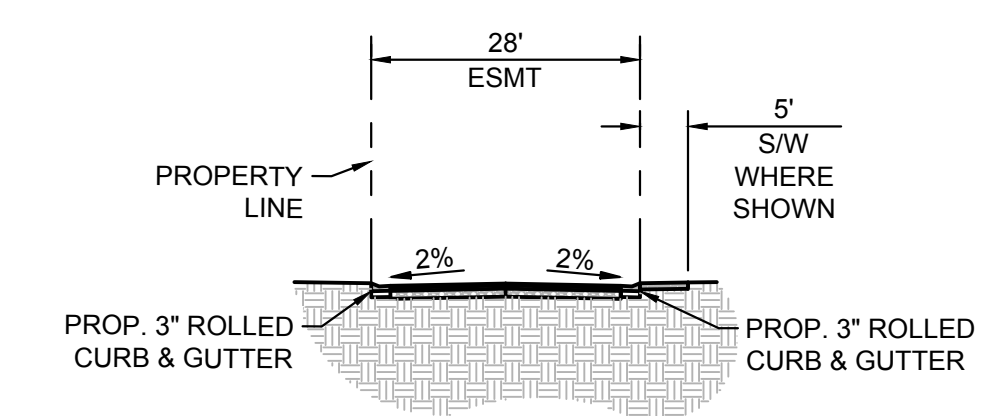
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PROJECT No.: 291015013	CHECKED BY: SRK	
SCALE (H): 1"=40'		
SCALE (V): N/A		



SHEET NO.
 01
 01 OF 02



- ### DEMOLITION, REMOVAL, AND ABANDONMENT NOTES
1. ALL BUILDINGS, OUTBUILDINGS, FENCES, CONCRETE, AND OTHER SITE IMPROVEMENTS TO BE REMOVED AND DISPOSED OF BY DEVELOPER.
 2. TREES TO BE REMOVED PER LANDSCAPE PLAN.
 3. EXISTING SEPTIC AND DRAINFIELD TO BE REMOVED PER CENTRAL DISTRICT HEALTH REQUIREMENTS.
 4. EXISTING WELL(S) TO BE ABANDONED PER IDAHO DEPT. OF WATER RESOURCES REQUIREMENTS WITH CITY OF EAGLE VERIFICATION OF DISCONNECT.

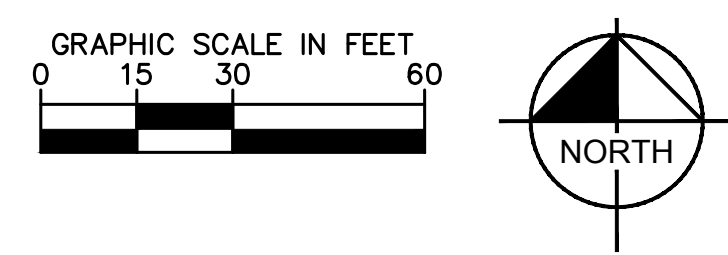


APN: S0419438805
(NOT A PART)

APN: S0419449350
(NOT A PART)

LOT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	14.00'	21.99'	S52°08'08"W	19.80'	90°00'00"	14.00'
C2	14.00'	11.00'	N15°21'52"W	10.72'	45°00'00"	5.80'
C3	15.00'	23.56'	N37°51'52"W	21.21'	90°00'00"	15.00'
C4	14.00'	14.07'	N54°04'56"W	13.48'	57°33'52"	7.69'
C6	14.00'	14.06'	N68°21'39"E	13.48'	57°32'57"	7.69'
C7	2.00'	3.14'	N52°08'08"E	2.83'	90°00'00"	2.00'
C8	2.00'	3.14'	S37°51'52"E	2.83'	90°00'00"	2.00'
C9	50.00'	5.73'	S86°08'46"E	5.72'	6°33'47"	2.87'
C10	15.00'	23.56'	N45°34'21"E	21.21'	90°00'00"	15.00'
C12	15.00'	23.56'	S44°25'39"E	21.21'	90°00'00"	15.00'
C13	14.00'	31.15'	S25°40'49"E	25.11'	127°29'41"	28.39'
C14	14.00'	12.83'	S64°19'11"W	12.39'	52°30'19"	6.90'
C15	15.00'	17.40'	S57°19'58"W	16.44'	66°28'45"	9.83'
C16	3.00'	5.60'	S29°23'08"E	4.82'	106°57'28"	4.05'
C17	3.00'	4.71'	S52°08'08"W	4.24'	90°00'00"	3.00'
C18	146.00'	190.16'	N53°16'02"E	177.00'	74°37'33"	111.27'
C19	721.97'	240.49'	S40°40'29"W	239.38'	19°05'07"	121.37'
C20	681.97'	334.10'	S61°18'07"W	330.77'	28°04'11"	170.47'

LOT AREA TABLE			
LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	79,128	1.82
2	BLOCK 1	2,521	0.06
3	BLOCK 1	2,500	0.06
4	BLOCK 1	2,500	0.06
5	BLOCK 1	3,452	0.08
6	BLOCK 1	2,500	0.06
7	BLOCK 1	2,500	0.06
8	BLOCK 1	2,500	0.06
9	BLOCK 1	3,452	0.08
10	BLOCK 1	18,088	0.42
11	BLOCK 1	3,452	0.08
12	BLOCK 1	2,500	0.06
13	BLOCK 1	3,093	0.07
14	BLOCK 1	2,702	0.06



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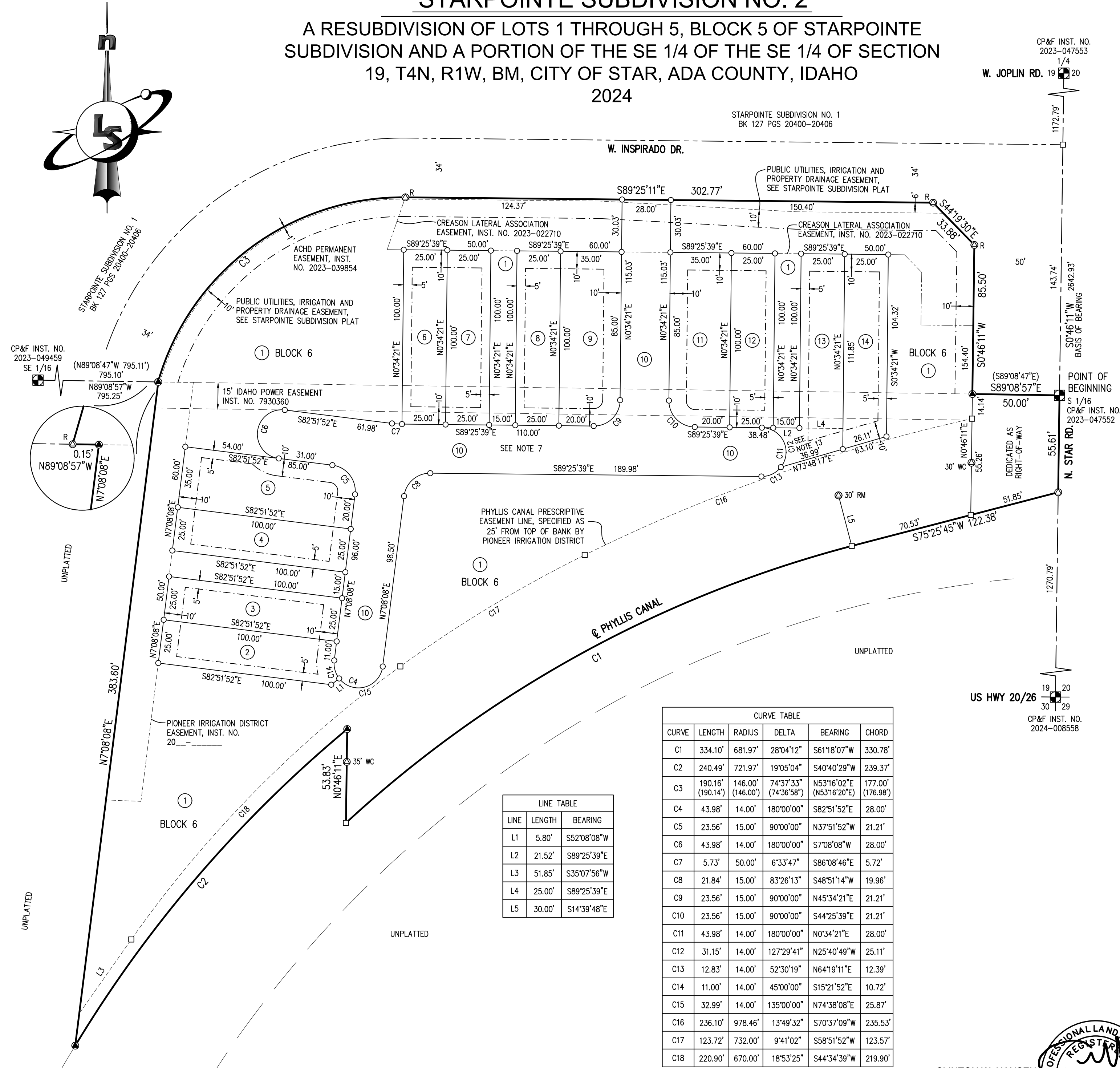
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DATE		DESCRIPTION	
© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1100 W. Idaho Street, Suite 210 Boise, Idaho 83702 (208) 297-8885			
STARPOINTE SUBDIVISION NO. 2			
ENGINEERING PLAN			
STAR, IDAHO			
DRAWING NAME: 5013-EP-HDR.dwg	PROJECT No.: 291015013	DRAWN BY: TC	CHECKED BY: SRK
		SCALE (H): 1"=30'	SCALE (V): N/A
DESIGNED BY: TRB			
SHEET NO.			
02			
02 OF 02			

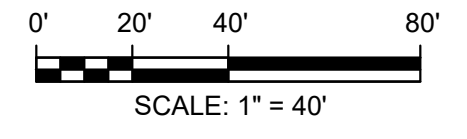
STARPOINTE SUBDIVISION NO. 2

A RESUBDIVISION OF LOTS 1 THROUGH 5, BLOCK 5 OF STARPOINTE SUBDIVISION AND A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO 2024



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- FOUND 1/2" REBAR WITH PLS 11779 PLASTIC CAP, REPLACED WITH 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- SET REFERENCE MARKER AT INDICATED LOCATION WITH PLASTIC CAP MARKED "REFERENCE, PLS 11118"
- SET WITNESS CORNER AT INDICATED LOCATION WITH PLASTIC CAP MARKED "WITNESS, PLS 11118"
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- EASEMENT LINE, SEE NOTES 1 AND 2
- CREASON LATERAL ASSOCIATION, INC. EASEMENT LINE, INST. NO. 2023-022710
- EASEMENT LINE, AS NOTED
- IDAHO POWER EASEMENT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- LOT NUMBER
- RECORD DATA PER STARPOINTE SUBDIVISION PLAT



NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND PROPERTY DRAINAGE OVER THE TEN (10) FEET ADJACENT TO THE PRIVATE DRIVE AND ADJACENT TO ANY REAR LOT LINE UNLESS OTHERWISE SHOWN AND DIMENSIONED. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND PROPERTY DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY SIDE LOT LINE ADJACENT TO THE COMMON AREA LOT 1.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY CREASON LATERAL ASSOCIATION, INC., IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CREASON LATERAL ASSOCIATION, INC.
5. 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.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. LOTS 1 AND 10, BLOCK 6 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. LOT 10, BLOCK 6 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, EMERGENCY ACCESS, AND INGRESS/EGRESS TO PROVIDE ACCESS FOR THE RESIDENTIAL LOTS ADJACENT TO SAID LOT. THE COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE RIGHTS, RESTRICTIONS, AND RESPONSIBILITIES FOR SAID COMMON DRIVE SHALL BE DEFINED IN THE CC&R DOCUMENTS AND SUBSEQUENT AMENDMENTS FOR THIS SUBDIVISION.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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 PROVIDED THAT 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 DEVELOPMENT IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
10. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
11. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STARPOINTE COMMUNITY, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.
12. WITH THE EXCEPTION OF LOT 10, BLOCK 6, DIRECT LOT ACCESS TO W. INSPIRADO DR. AND N. STAR ROAD IS PROHIBITED.
- 13- LOT 13, BLOCK 6 IS SUBJECT TO A CROSS ACCESS SHARED DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 14, BLOCK 6 AS SHOWN. THE RIGHTS, RESTRICTIONS, AND RESPONSIBILITIES FOR SAID EASEMENT SHALL BE DEFINED IN THE CC&R DOCUMENTS AND SUBSEQUENT AMENDMENTS FOR THIS SUBDIVISION.

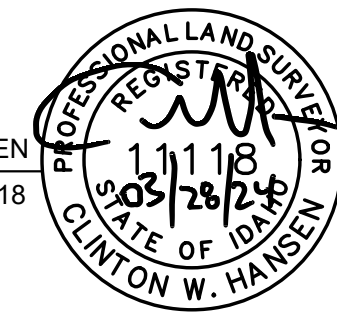
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	334.10'	681.97'	28°04'12"	S61°18'07"W	330.78'
C2	240.49'	721.97'	19°05'04"	S40°40'29"W	239.37'
C3	190.16' (190.14')	146.00' (146.00')	74°37'33" (74°36'58")	N53°16'02"E (N53°16'20"E)	177.00' (176.98')
C4	43.98'	14.00'	180°00'00"	S82°51'52"E	28.00'
C5	23.56'	15.00'	90°00'00"	N37°51'52"W	21.21'
C6	43.98'	14.00'	180°00'00"	S7°08'08"W	28.00'
C7	5.73'	50.00'	6°33'47"	S86°08'46"E	5.72'
C8	21.84'	15.00'	83°26'13"	S48°51'14"W	19.96'
C9	23.56'	15.00'	90°00'00"	N45°34'21"E	21.21'
C10	23.56'	15.00'	90°00'00"	S44°25'39"E	21.21'
C11	43.98'	14.00'	180°00'00"	N0°34'21"E	28.00'
C12	31.15'	14.00'	127°29'41"	N25°40'49"W	25.11'
C13	12.83'	14.00'	52°30'19"	N64°19'11"E	12.39'
C14	11.00'	14.00'	45°00'00"	S15°21'52"E	10.72'
C15	32.99'	14.00'	135°00'00"	N74°38'08"E	25.87'
C16	236.10'	978.46'	13°49'32"	S70°37'09"W	235.53'
C17	123.72'	732.00'	9°41'02"	S58°51'52"W	123.57'
C18	220.90'	670.00'	18°53'25"	S44°34'39"W	219.90'

LINE	LENGTH	BEARING
L1	5.80'	S52°08'08"W
L2	21.52'	S89°25'39"E
L3	51.85'	S35°07'56"W
L4	25.00'	S89°25'39"E
L5	30.00'	S14°39'48"E

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF STARPOINTE SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 171, 5518, 6096, 11275, 13828, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN
PLS 11118



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A RESUBDIVISION OF LOTS 1 THROUGH 5, BLOCK 5 OF STARPOINTE SUBDIVISION AS SHOWN IN BOOK 127 OF PLATS ON PAGES 20400 THROUGH 20406, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE SE ¼ OF THE SE ¼ OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ BEARS S 0°46'11" W A DISTANCE OF 2642.93 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ S 0°46'11" W A DISTANCE OF 1316.53 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SE ¼ OF THE SE ¼ AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY S 0°46'11" W A DISTANCE OF 55.61 FEET TO A POINT ON THE CENTERLINE OF THE PHYLLIS CANAL;

THENCE ALONG SAID CENTERLINE OF THE PHYLLIS CANAL THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE S 75°25'45" W A DISTANCE OF 122.38 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 334.10 FEET ALONG THE ARC OF A 681.97 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 28°04'12" AND A LONG CHORD BEARING S 61°18'07" W A DISTANCE OF 330.78 FEET TO A POINT;

THENCE LEAVING SAID CENTERLINE N 0°46'11" E A DISTANCE OF 53.83 FEET TO A POINT ON A CURVE;

THENCE A DISTANCE OF 240.49 FEET ALONG THE ARC OF A 721.97 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°05'04" AND A LONG CHORD BEARING S 40°40'29" W A DISTANCE OF 239.37 FEET TO A POINT;

THENCE N 7°08'08" E A DISTANCE OF 383.60 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ AND THE SOUTHERLY BOUNDARY OF SAID STARPOINTE SUBDIVISION;

THENCE ALONG SAID BOUNDARY N 89°08'57" W A DISTANCE OF 0.15 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID BLOCK 5;

THENCE ALONG THE BOUNDARY OF SAID BLOCK 5 THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE A DISTANCE OF 190.16 FEET ALONG THE ARC OF A 146.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 74°37'33" AND A LONG CHORD BEARING N 53°16'02" E A DISTANCE OF 177.00 FEET TO A POINT OF TANGENCY;

THENCE S 89°25'11" E A DISTANCE OF 302.77 FEET TO A POINT;

THENCE S 44°19'30" E A DISTANCE OF 33.88 FEET TO A POINT;

THENCE S 0°46'11" W A DISTANCE OF 85.50 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SAID BLOCK 5;

THENCE LEAVING THE BOUNDARY OF SAID BLOCK 5 AND ALONG THE NORTHERLY BOUNDARY OF SAID SE ¼ OF THE SE ¼ S 89°08'57" E A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 3.08 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PRIVATE ROAD AND THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER, THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

W. WEST DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY GRAYE H. WOLFE SR., MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GRAYE H. WOLFE SR., KNOWN TO ME TO BE A MEMBER OF W. WEST DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



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HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK

APPROVAL OF THE 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 ~ STAR, IDAHO

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____.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____ COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

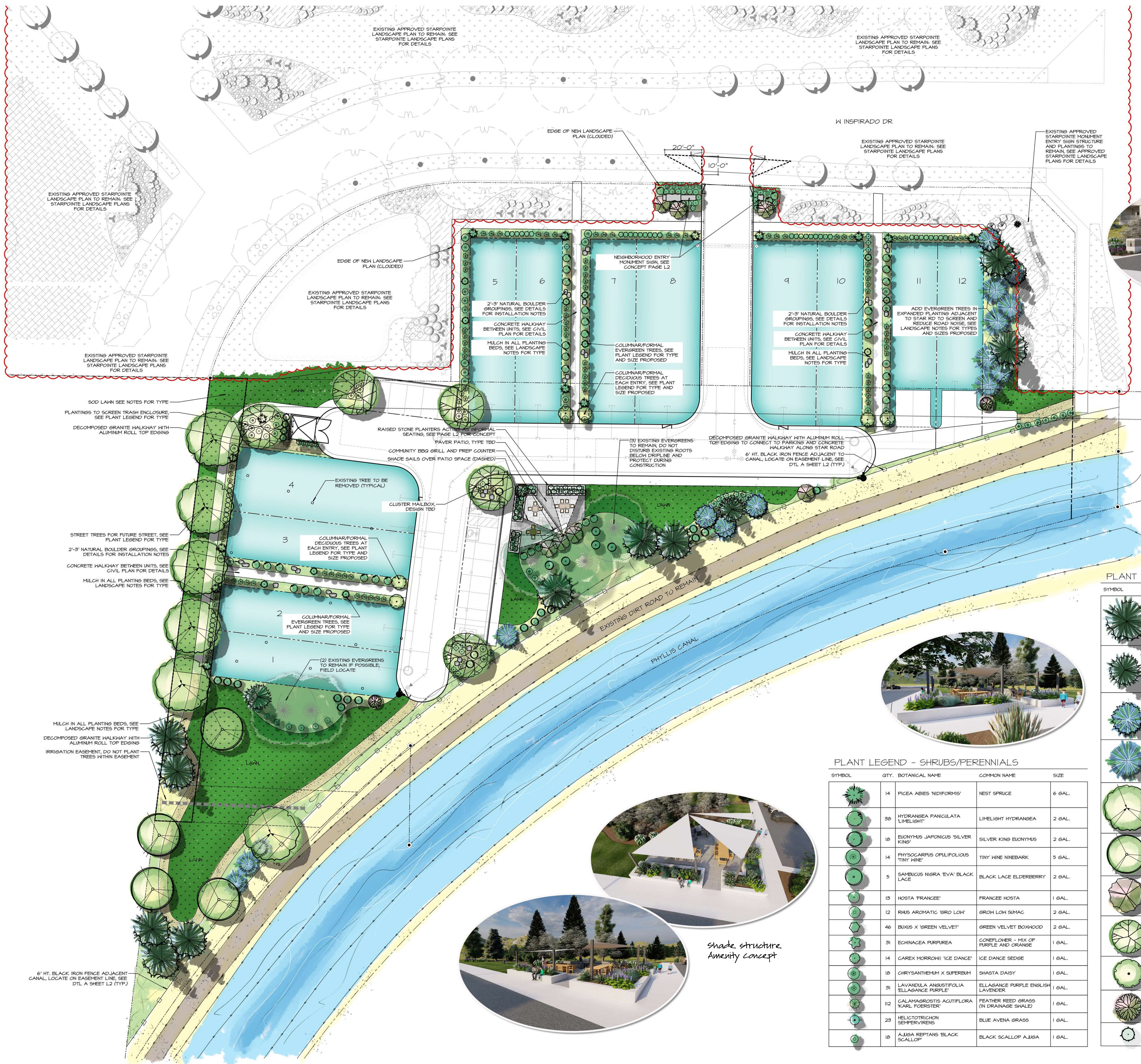
DEPUTY EX-OFFICIO RECORDER

FEE: _____

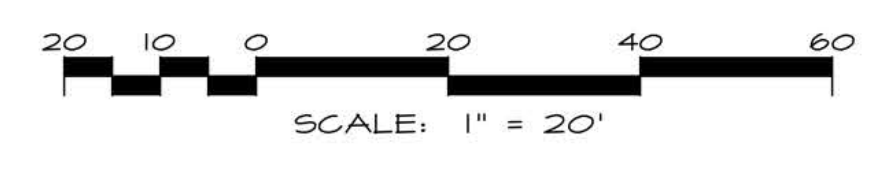
CLINTON W. HANSEN PLS 11118



231 E. 5TH ST. MERIDIAN, ID 83642 (208) 288-2040 fax (208) 288-2557 www.landsolutions.biz



Entry Concept



PLANT LEGEND - TREES

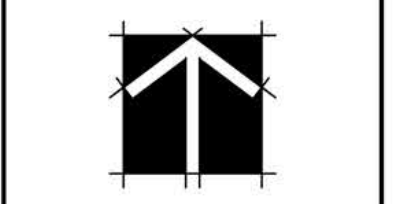
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	5	PICEA PENSILVANA	COLORADO SPRUCE	8'-10' HT.
	5	PICEA ABIES	NORWAY SPRUCE	8'-10' HT.
	2	METASEQUOIA GILBERTI	GOLD RUSH DAWN REDWOOD	8'-4' HT.
	5	CEDRUS ATLANTICA	BLUE ATLAS CEDAR	8'-4' HT.
	10	PINUS FLEXILIS	VANDERHOF PINE	8' HT.
	6	LIRIODENDRON TULIPIFERA	EMERALD CITY TULIP TREE	2" CALIFER
	4	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2" CALIFER
	7	CRATAEGUS CRUS-GALLI	CRUSADER THORNLESS COCKSPUR HAWTHORN	2" CALIFER
	5	TILIA CORDATA	GREENSPIRE LINDEN	2" CALIFER
	6	BETULA PLATYPHYLLA	PARKLAND PILLAR BIRCH	2" CALIFER
	3	PRUNUS 'SNOWFLAKE'	SNOW FOUNTAINS CHERRY	6'-7' HT.
	15	JUNIPERUS VIRGINIANA	TAYLOR UPRIGHT JUNIPER	6'-7' HT.

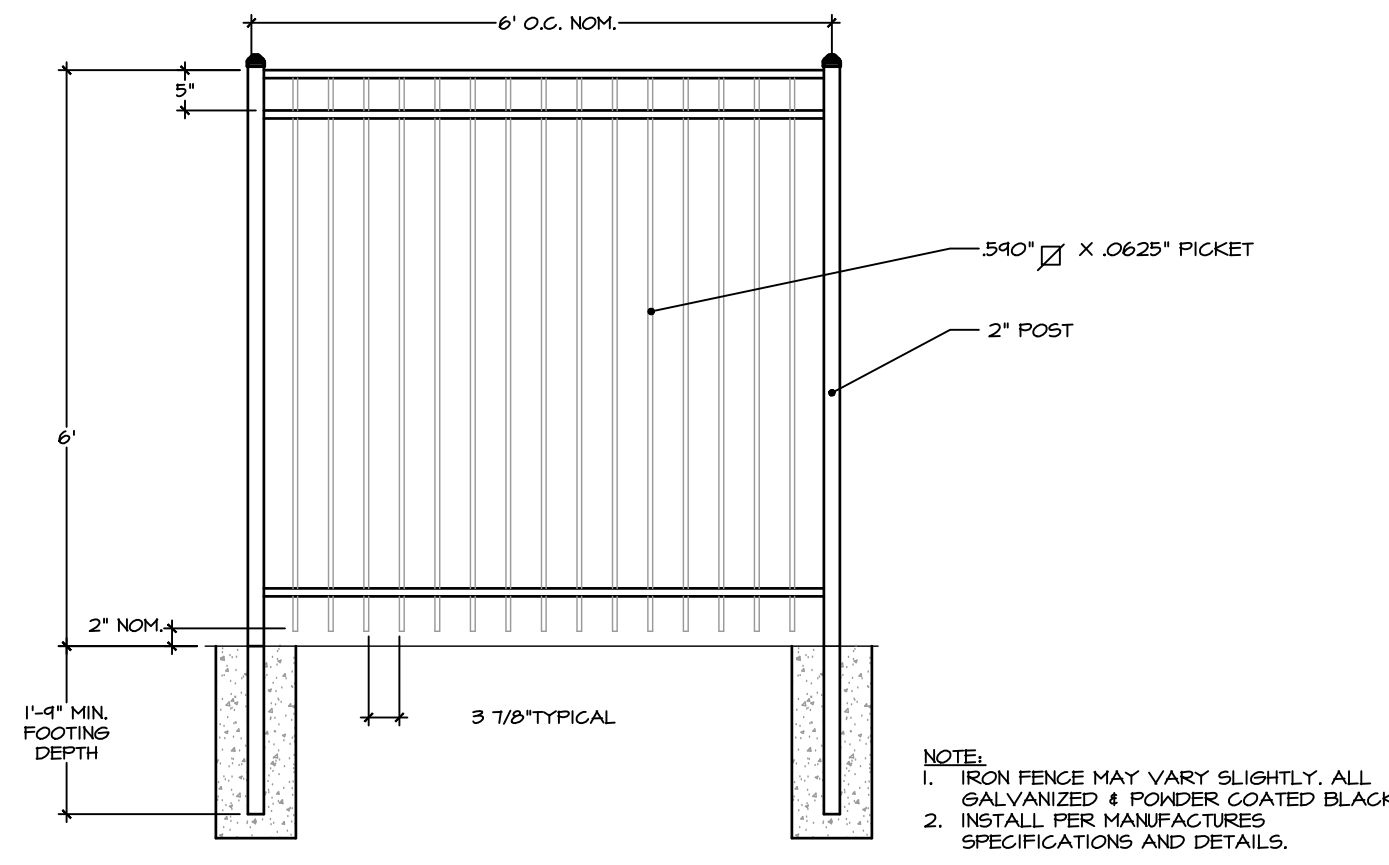
PLANT LEGEND - SHRUBS/PERENNIALS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	14	PICEA ABIES NIDIFORMIS	NEST SPRUCE	6 GAL.
	38	HYDRANGEA PANICULATA	LIMELIGHT HYDRANGEA	2 GAL.
	18	EVONYMUS JAPONICUS	SILVER KING EVONYMUS	2 GAL.
	14	PHYSCOCARPUS OPULIFOLIUS	TINY WINE NINEBARK	5 GAL.
	5	SAMBUCUS NIGRA 'EVA'	BLACK LACE ELDERBERRY	2 GAL.
	13	HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GAL.
	12	RHUS AROMATIC 'GRO LOW'	GROW LOW SUMAC	2 GAL.
	46	BUXUS 'GREEN VELVET'	GREEN VELVET BOXHOOD	2 GAL.
	31	ECHINACEA PURPUREA	CONFLOWER - MIX OF PURPLE AND ORANGE	1 GAL.
	14	CAREX MORROWII	ICE DANCE SEDGE	1 GAL.
	18	CHRYSANTHEMUM X SUPERBUM	SHASTA DAISY	1 GAL.
	31	LAVANDELLA ANGSTIFOLIA	ELLAGANCE PURPLE ENGLISH LAVENDER	1 GAL.
	112	GALAMAGROSSTIS ACUTIFLORA	FEATHER REED GRASS (IN DRAINAGE SWALE)	1 GAL.
	25	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	1 GAL.
	18	AJUGA REPTANS	BLACK SCALLOP AJUGA	1 GAL.



shade structure Amenity Concept





A 6' HT. OPEN VIEW FENCE DETAIL
NOT TO SCALE

FENCE PANEL EXAMPLE PHOTO

IRRIGATION NOTES & SPECIFICATIONS:

1. AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES AND SHRUBS IN PLANTING BEDS. AUTOMATIC 6" POP-UP SPRAY HEADS OR ROTORS SHALL BE PROVIDED FOR LAWN AREAS. ALL OVERHEAD IRRIGATION HEADS SHALL BE SPACED ON CENTER PER THEIR COVERAGE RADIUS TO PROVIDE EVEN AND EFFICIENT WATERING.
2. FLUSH DIRT AND DEBRIS FROM PIPING BEFORE INSTALLING SPRINKLERS AND OTHER DEVICES.
3. A LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF AN IRRIGATION SYSTEM SHALL BE INSTALLED. SYSTEM SHALL INCLUDE AN ADJUSTABLE 24 HOUR TIME CLOCK WHICH WILL ALLOW FOR AUTOMATIC, SEMI-AUTOMATIC, OR MANUAL OPERATION CIRCUIT CONTROL, WHICH ALLOWS FOR MANUAL OR AUTOMATIC OPERATION, PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE, AND RAIN SENSOR. THE SYSTEM SHALL INCLUDE A PRESSURE REGULATOR AND BACKFLOW PREVENTOR DEVICE.
4. PROVIDE 4" PVC SLEEVING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS.
5. MAINLINE IS TO BE BURIED 12"-16" BELOW FINISHED GRADE. LATERAL PIPES SHALL BE BURIED 8"-12" BELOW FINISHED GRADE IN LANDSCAPED AREAS AND A MINIMUM OF 2" BELOW FINISHED GRADE IN NATIVELY UNDISTURBED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
6. INSTALL ALL DRIP IRRIGATION LINES PER MANUFACTURER SPECIFICATIONS.
7. CONTRACTOR IS TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.
8. THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
 - a.1. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS, REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
 - a.2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
 - a.3. TEST AND ADJUST CONTROLS AND SAFETIES, REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
9. CONTRACTOR IS TO PROVIDE START UP AND BLOW-OUT SERVICES FOR IRRIGATION SYSTEM FOR THE FIRST SEASON IT IS INSTALLED.

GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTER, THAT MAY EFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
2. EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE LANDSCAPE DESIGNER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM. RESTORATION OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER. ANY ADJUSTMENTS OF PROPOSED WORK WILL BE APPROVED BY LANDSCAPE DESIGNER. ADJUSTMENTS OF PLANT MATERIAL DUE TO CONFLICTS WITH UTILITIES SHALL BE APPROVED BY OWNER OR LANDSCAPE DESIGNER. CALL UNDERGROUND LOCATES 1 WEEK PRIOR TO PLANTING.
3. PROVIDE OWNER OR LANDSCAPE ARCHITECT WITH NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
4. LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN HIS WORK FOR THE DURATION OF THE CONTRACT.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
6. NOTES AND DETAILS ON SPECIFIC DRAININGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
7. NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE DESIGNER'S OR OWNER'S APPROVAL.
8. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DESIGN Criterias AS NOTED BY THE DRAININGS OR TECHNICAL SPECIFICATIONS. ANY DISCREPANCIES, DELETIONS, ADDITIONS OR ALTERATIONS TO THE DRAININGS OR SPECIFICATIONS SHALL BE PRESENTED IN WRITING TO THE PROJECT LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
9. CIVIL ENGINEERING IS THE RESPONSIBILITY OF THE CLIENT OR GENERAL CONTRACTOR.
10. GENERAL CONTRACTOR TO BRING ROUGH GRADE WITHIN +/- 0.25' OF FINISHED GRADE & LANDSCAPE CONTRACTOR TO FINISH GRADE.
11. ALL WORK AND PARTS SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR FROM DATE OF COMPLETION.
12. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED FOR ALL MODIFICATIONS, REVIEW & APPROVAL REQUESTS TO LANDSCAPE DESIGNER.
13. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND ARRANGE A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETE IN GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

LANDSCAPE CALCULATIONS

LANDSCAPE REQUIREMENTS:	
- (1) REQUIRED AMENITIES	
- (5) PROPOSED AMENITIES BELOW	
- PATHWAY	
- PICNIC TABLES	
- TRASH RECEPTACLE	
- SEATING BENCH	
- SHADE STRUCTURE	
PLANTING REQUIREMENTS PER STAR CODE:	
(1) DECIDUOUS SHADE TREE PER EVERY 4000 SF OF COMMON SPACE	
(4) SHRUBS PER TREE	
SITE SPECIFIC PLANTING REQUIREMENTS:	
- TOTAL OPEN SPACE = 10,221 SF (1.00 AC)	
TREES REQUIRED:	
- TOTAL OPEN SPACE = 10,221 SF (1.00 AC)	
= 10,221 SF / 4000 = 2.55 TREES REQUIRED	
= 27 EVERGREEN X 0.5 HEIGHT OF SHADE TREE = 13.5 COUNT	
= DECIDUOUS = 31	
= TOTAL QUALIFIED TREES PROPOSED: 44.5 / 13.5 REQUIRED	



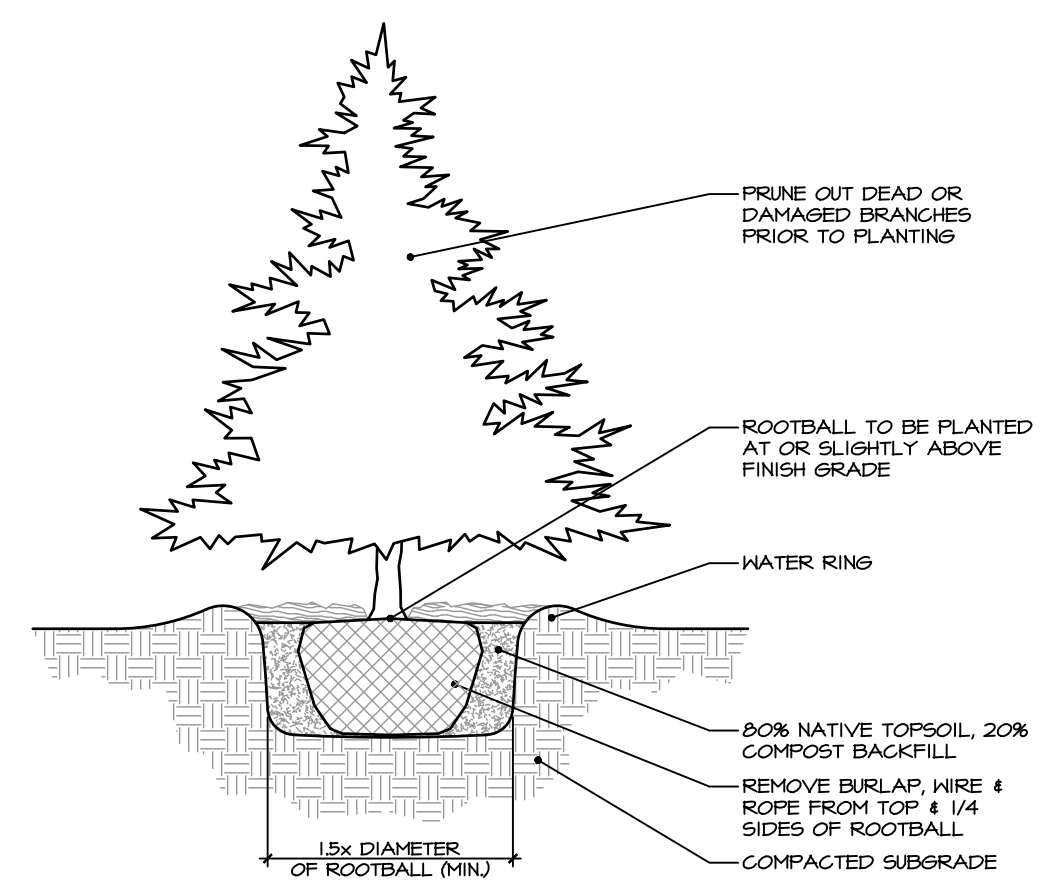
B ENTRY MONUMENT AT LEFT SIDE OF ENTRY ROAD
NOT TO SCALE

ENTRY ROAD WITH MONUMENT ON EACH SIDE

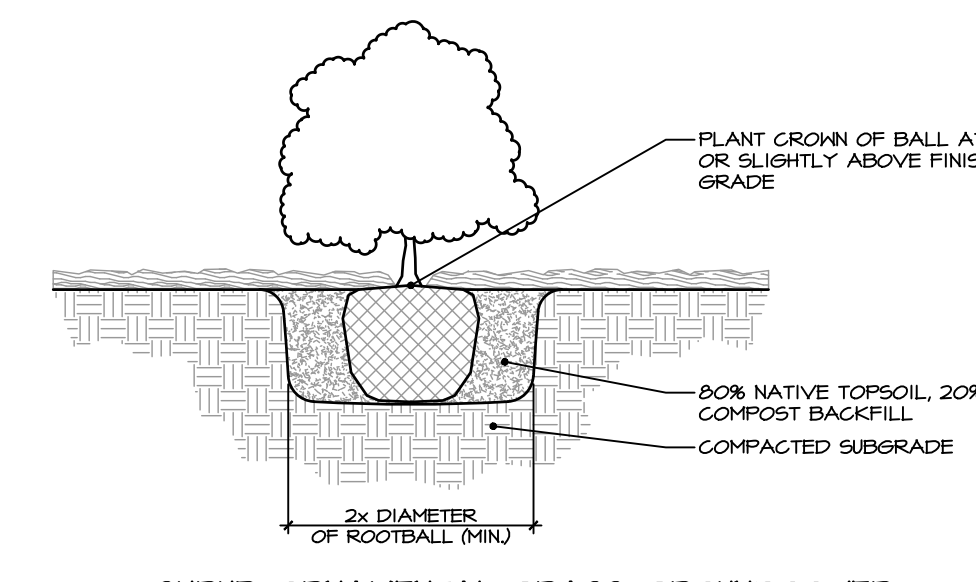
ENTRY MONUMENT AT RIGHT SIDE OF ENTRY



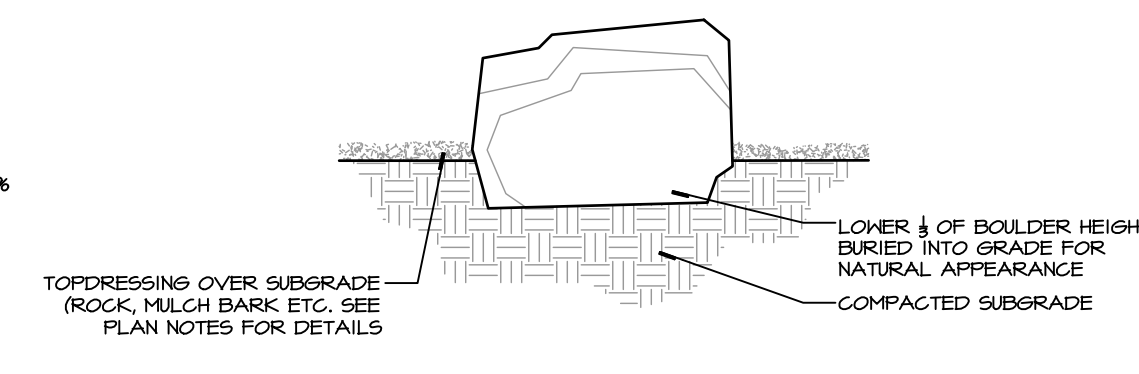
C AMENITY CONCEPT WITH SHADE SALES, RAISED PLANTER SEATING WALL AND POTENTIAL NEIGHBORHOOD BBQ SPACE
NOT TO SCALE



1 TREE PLANTING SECTION
NOT TO SCALE



2 SHRUB, ORNAMENTAL GRASS, GROUND COVER & PERENNIAL PLANTINGS
NOT TO SCALE



3 LANDSCAPE BOULDER SECTION
NOT TO SCALE



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-24-04

Development Name/Section Starpointe No.2 CDH File # _____

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

14. _____

Reviewed By: Row Boof Date: 5/24/24