



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning Department *Shen T. Minh*

**MEETING DATE:** **June 20, 2023**

**FILE(S) #:** FP-23-07 Final Plat, Edgefield at Star River Ranch Subdivision, Phase 1

### REQUEST

The Applicant is seeking approval of a Final Plats for Edgefield at Star River Ranch Subdivision, Phase 1 consisting of 68 residential lots and 3 common lots on 9.45 acres. The subject property is generally located on the south side of W. State Street between S. Moyle Avenue and Highway 16 in Star, Idaho. Ada County Parcel Number S0416244230.

### APPLICANT/OWNER/REPRESENTATIVE

**APPLICANT/OWNER:**

Paul Larson  
Star River Development, LLC  
855 S. Calhoun Place  
Star, Idaho 83669

**REPRESENTATIVE:**

Ken Nguyen  
David Evans & Associates, Inc  
9175 W. Black Eagle Drive  
Boise, Idaho 83709

### PROPERTY INFORMATION

Land Use Designation - Residential (R-8-DA)

**Phase 1**

Acres - 9.45  
Residential Lots - 68  
Common Lots - 3  
Commercial - N/A

## HISTORY

March 2, 2010	Council approved Annexation and Zoning (AZ-09-01) of the Sundance & Laraway Properties (Ordinance 211) which included the L-O zoned property of approximately 10-acres that is part of this CUP Application for single-family dwellings. A Development Agreement was included as part of the annexation approval.
April 3, 2018	Council approved Comprehensive Plan Map Amendment (CPA-18-03), changing designation from Mixed Use to Commercial and Residential and annexation and zoning (AZ-18-03), of 9.437 acres as Commercial (C-1) and 24.02 acres as Residential (R-8). Total acreage of this request was 33.46 acres.
August 24, 2021	Council approved the rezone application from C-1 to C-2 with a development agreement.
November 16, 2021	Council approved applications for Preliminary Plat (PP-21-03), a Conditional Use Permit (CUP-21-01) and a Private Road (PR-21-02).

## GENERAL DISCUSSION

The Applicant is seeking approval of a Final Plat for Edgefield at Star River Ranch Subdivision, Phase 1 consisting of 68 residential lots and 3 common lots on 9.45 acres.

The Final Plat generally complies with the approved Preliminary Plat.

This subdivision is located in FEMA Special Flood Hazard Zone AE  
Firm Panel: 16001C130J, 16001C140J  
Firm Effective Date: 06/19/2020  
Base Flood Elevation: Lowest BFE 2486.00

Flood Hazard Development Application is required.

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

The Preliminary Plat is calling for 257 single family, attached, townhome units. These units will be accessed via private streets that will be gated, coming from W. Wildbranch Street and S. Calhoun Place. The residential attached units will be two (2) stories and have two (2) car garages. They will be built in several configurations from 2 attached unit to 6 attached units. Each home will be on an individual lot, allowing for individual ownership of each home. The applicant is providing a minimum of 45 designated guest parking spaces for these homes which satisfies the intent for guest parking (.25 per unit) in Section 8-4B-3 (B) of the Unified Development Code.

Additional guest parking may be available through shared parking agreements with the Retirement Home and Clubhouse/Events Center. Roads within the residential portion of the development are proposed to be private with gated access. A private street maintenance plan, including proposed funding, shall also be required by Staff prior to final plat signature. Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat.

The single-family detached residential lots in the southern portion of the development adjacent to the Boise River consist of one existing home and one new lot created by this plat. It is the intention of the owner that the new lot will be utilized by a family member. These two lots are part of the overall lot count and density calculations listed on the Preliminary Plat.

The applicant is proposing 5.07 acres (15%) of usable open space which satisfies the Unified Development Code. The open space breakdown includes:

- Pond Areas = 1.77 acres
- Pond Area Open Space/Pathways = .88 acres
- Lawrence-Kennedy Lateral Easement Open Area = .72 acres
- Regional Pathway = .45 acres
- Street Buffer Pathway = .29 acres
- Open Grass Area Next to Clubhouse = .96 acres

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 4 amenities. Applicant is proposing a central clubhouse/event center with a large open park area and walking paths and picnic areas throughout the community. There will also be exercise stations along the walking paths and a large pond in the center of the property. Access will also be provided to the Boise River and the Star River Walk through a public, regional pathway.

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

The preliminary plat was approved with 257 single family attached, townhome units and 8 single family residential lots. Phase 1 final plat includes 62 attached units and 6 single family residential units for a total of 68 residential units.

It appears that the Applicant is losing a total of 6 lots on the southern portion of this phase by including the single family units versus the attached town homes.

**Common/Open Space and Amenities** – *The Applicant has not provided a list of amenities for the development. This will be required before signing the final plat.*

**Landscaping** - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the

Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. The submitted landscape plan appears to satisfy these requirements.

**Streetlights** – Streetlights and parking lot lighting shall reflect the “Dark Sky” criteria with all lighting. The same streetlight design shall continue throughout the entire portions of the development. The applicant has submitted a lighting design/cut sheet that contains the preferred light of the City of Star. A lighting plan has also been submitted that meets City requirements.

**Setbacks** – Council approved the setbacks below for the townhomes:

- Street Side Yard requirement from 20’ to 5’.
- Front Yard requirement from 15’ to 10’ (facing mews and open space)
- All other setbacks and will adhere to the requirements of the R-8 zone.

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

**Street Names** – *Applicant has not provided documentation from Ada County that the street names are acceptable and have been approved. This will be required prior to signing the final plat. Names shall conform to the appropriate naming convention for private roads.*

**Mail Cluster** – Star Postmaster, Mel Norton has provided approval for 2 locations in the development, one for the commercial side and one for the residential portion. A map of these locations and the approval letter were included with the application materials.

**Conditions of Approval from the Preliminary Plat:**

*Condition of Approval Number 2.*

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. These fees will be collected by the City of Star, per construction phase, prior to signing the final plat.

*Condition of Approval Number 3.*

The private streets shall be built to ACHD and Star Fire District standards unless otherwise approved by Council. Star Fire District shall inspect and approve private streets and driveways prior to signature of final plat.

*Condition of Approval Number 5.*

The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC, prior to signature of the final plat.



*Condition of Approval Number 6.*

Applicant shall provide documentation showing approval by the Ada County Street Naming Committee that all street names have been approved and adhere to the proper naming convention for private streets, prior to signing the final plat.

*Condition of Approval Number 11.*

A copy of the CC&R's shall be submitted to the City of Star at Final Plat and shall include a condition requiring a reserve account for the future maintenance of all private roads to include specific wording in Section 8-4D-3C of the Unified Development Code.

*Condition of Approval Number 20.*

Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.

*Council added to the Preliminary Plat and Development Agreement the following conditions of approval to their decision to approve the original rezone application (RZ-21-12/DA-20-28) to include the following:*

- The applicant's contribution of a maximum of 35% of the costs towards the Moyle Road traffic signal;
- Retirement Home height allowance of 38'6" is hereby approved;
- Large, regional signage proposed by the applicant are not approved as part of this application;
- A landscape berm/buffer and privacy fencing shall be provided along the north boundary of the property located at 351 S. Crystal Springs Lane (Arbiter property) on the applicants property;
- Existing irrigation to all adjacent properties shall be provided at all times;
- A public pathway easement shall be provided to the City for all pathways with connection to the east and west to the future public pathway and bridge system;
- Private gates are approved for this development;
- Building setbacks for the attached townhome units are approved as proposed;
- Include future architectural design guidelines into Development Agreement;
- Provide emergency access at the entrance to Crystal Springs Lane;
- The Development Agreement will remain open until a future date and brought back to Council for review and approval as the pending details are worked out.

<b>FINDINGS</b>
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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.*

<b>CONDITIONS OF APPROVAL</b>
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*Council added to the Preliminary Plat and Development Agreement the following conditions of approval to their decision to approve the original rezone application (RZ-21-12/DA-20-28) to include the following:*

- 1. The applicant's contribution of a maximum of 35% of the costs towards the Moyle Road traffic signal;*
- 2. Retirement Home height allowance of 38'6" is hereby approved;*
- 3. Large, regional signage proposed by the applicant are not approved as part of this application;*
- 4. A landscape berm/buffer and privacy fencing shall be provided along the north boundary of the property located at 351 S. Crystal Springs Lane (Arbiter property) on the applicants property;*
- 5. Existing irrigation to all adjacent properties shall be provided at all times;*
- 6. A public pathway easement shall be provided to the City for all pathways with connection to the east and west to the future public pathway and bridge system;*
- 7. Private gates are approved for this development;*
- 8. Building setbacks for the attached townhome units are approved as proposed;*
- 9. Include future architectural design guidelines into Development Agreement;*
- 10. Provide emergency access at the entrance to Crystal Springs Lane;*
- 11. The Development Agreement will remain open until a future date and brought back to Council for review and approval as the pending details are worked out.*
- 12. The final plat for the Edgefield at Star River Ranch Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.*

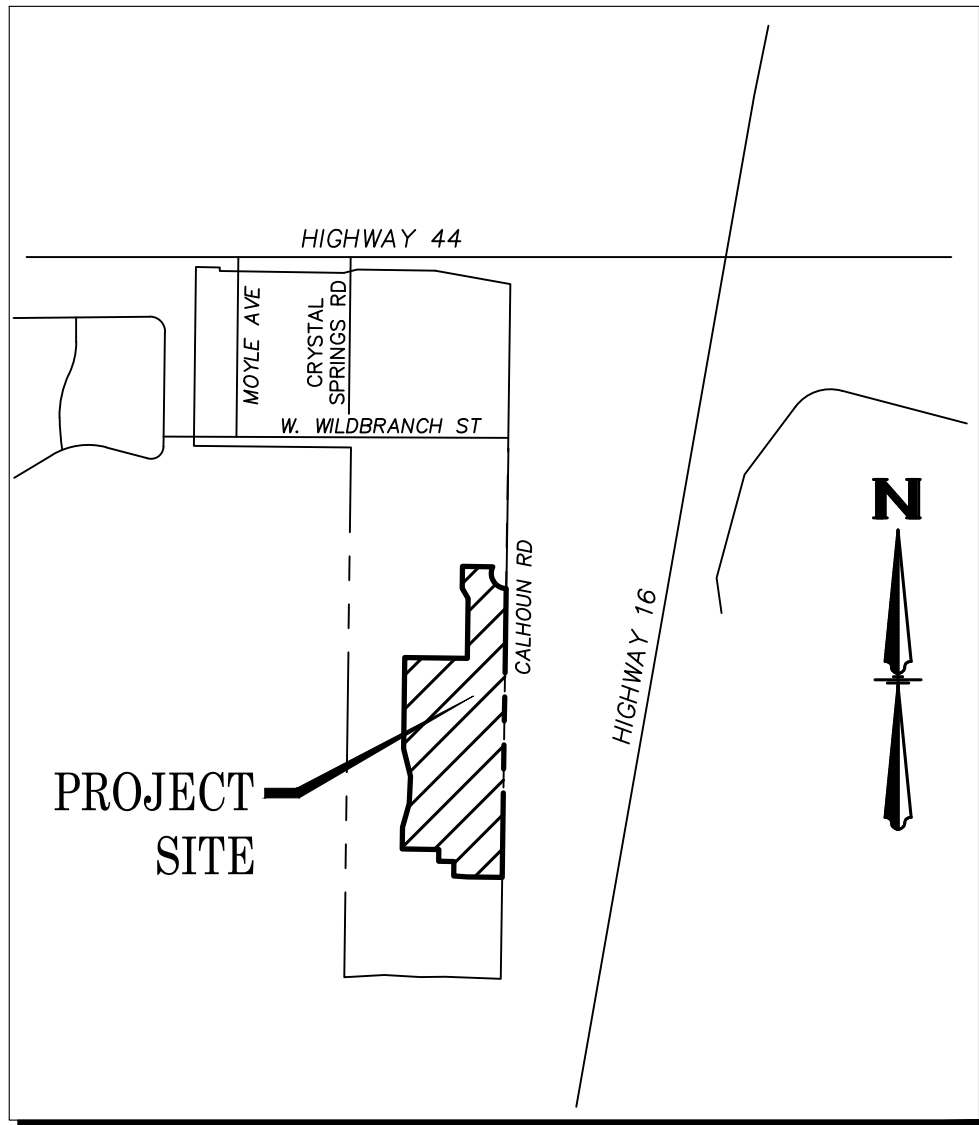
13. *The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.*
14. **The applicant shall enter into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. ITD has calculated the fees to be \$1000.00 per residential unit. These fees will be collected by the City of Star, by phase, prior to final plat signature. Phase 1 has 68 residential lots for a fee of \$68,000.00 (68 x \$1000.00).**
15. **The Applicant/Owner shall submit a private street maintenance plan, including future funding, in compliance with Section 8-4D-3C of the UDC.**
16. **All private drive shall be built to Fire Department specifications and receive their approval before certificate of occupancy is issued.**
17. **Prior to signing the final plat, the Applicant must provide a list of site amenities and the timeline for their installation and availability to the development.**
18. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
19. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
20. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
21. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance.
22. 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.
23. All common areas shall be maintained by the Homeowner's Association.
24. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.
25. 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.
26. 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.**

27. 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.
28. 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.
29. A sign application shall be submitted to the City for any subdivision signs.
30. 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.**
31. 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.**
32. 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.**
33. 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.**
34. 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.**
35. All common areas shall be maintained by the Homeowners Association.
36. Any additional Condition of Approval as required by Staff and City Council.
- 37. 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.**

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # FP-23-07 Edgefield at Star River Ranch  
Subdivision, Phase 1 Final Plat, on \_\_\_\_\_, 2023.

VICINITY MAP FOR  
***EDGEFIELD AT STAR RIVER RANCH SUBDIVISION NO. 1***  
E 1/2 OF THE NW 1/4 OF SECTION 16, T.4N., R.1W., B.M.  
STAR, ADA COUNTY, IDAHO  
2023



VICINITY MAP

1"= 800'

This project was assigned by Rock Solid Civil LLC to David Evans and Associates, Inc. effective October 29, 2022. This plan was initiated by Rock Solid Civil LLC and this deliverable was completed by David Evans and Associates, Inc. The licensed professional whose stamp is affixed hereto has continuously acted as the professional in responsible charge and prepared or directed all phases of the work and plan.



**DAVID EVANS  
AND ASSOCIATES INC.**



**ROCK SOLID  
CIVIL**

9175 West Black Eagle Drive, Boise, ID 83709  
Office Phone: 208.900.9049  
[www.deainc.com](http://www.deainc.com)



## FINAL PLAT APPLICATION

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

FILE NO.: **FP-23-07**

Date Application Received: **6-01-23** Fee Paid: \_\_\_\_\_

Processed by: City: **Barbara Norgrove**

### Applicant Information:

**PRIMARY CONTACT IS:** Applicant \_\_\_\_\_ Owner ☒ Representative \_\_\_\_\_

Applicant Name: Star River Development, LLC / Paul Larson

Applicant Address: 855 S Calhoun Pl, Star, ID Zip: 83669

Phone: 925-922-9201 Email: paul@pdlarson.com

Owner Name: Paul Larson

Owner Address: 855 S Calhoun Pl, Star, ID Zip: 83669

Phone: 925-922-9201 Email: paul@pdlarson.com

Representative (e.g., architect, engineer, developer):

Contact: Ken Nguyen Firm Name: David Evans and Associates, Inc

Address: 9175 W Black Eagle Dr, Boise, ID Zip: 83709

Phone: 208-900-9049 Email: ken.nguyen@deainc.com

### Property Information:

Subdivision Name: Edgefield at Star River Ranch Subdivision Phase: No. 1

Parcel Number(s): S0416244230

Approved Zoning: R-A/DA Units per acre: 68 units / 9.45 ac = 7.20 unit per ac

Total acreage of phase: 9.45 ac Total number of lots: 68 residential lots + 3 common lots

Residential: ☒ Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_

Common lots: 3 Total acreage of common lots: 4.65 Percentage: 49.2

Percent of common space to be used for drainage: 48.17 Acres: 2.24

Special Flood Hazard Area: total acreage 9.45 number of homes 68 residential

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>68 lots</u>	<u>68 lots</u>
Number of Common Lots:	<u>3 lots</u>	<u>3 lots</u>
Number of Commercial Lots:	<u>n/a</u>	<u>n/a</u>
Roads:	<u>1</u>	<u>1</u>



Amenities: n/a

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

Subdivision Name: Edgefield at Star River Ranch Subdivision Phase: No. 1

Special Flood Hazard Area: total acreage 9.45 number of homes 68 residential

- 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.
- FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 16001C130J, 16001C140J  
FIRM effective date(s): mm/dd/year 06-19-2020  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE  
Base Flood Elevation(s): AE .0 ft., etc.: Lowest BFE 2486.00
- 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	
	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.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>Gross density of the phase of the Final Plat submitted 68 units / 9.45 ac = 7.20 unit per ac</li> <li>Lot range and average lot size of phase TH lot ranges 1,811sf - 3,993 sf. Average lot size 2,682 sf</li> <li>Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>List any specific approved building setbacks previously approved by Council.</li> </ul>	None phase I No specific setbacks
Compass LS	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
Paul	Electronic copy of current recorded warranty deed for the subject property	
	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
Compass LS	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy	
	One (1) 11" X 17" paper copy of the Final Plat	
✓	Electronic copy of the Final Landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
✓	Storm drainage calculations must be submitted for private streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight design and location information	
✓	Special Flood Information - Must be included on Preliminary/Final Plat and Application form.	
✓	Electronic copy of all easement agreements submitted to the irrigation companies	
Paul	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.	
	<p><b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.</li> </ul>	
	<b>**NOTE:</b> No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

### FEE REQUIREMENT:

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

Applicant/Representative **Signature**

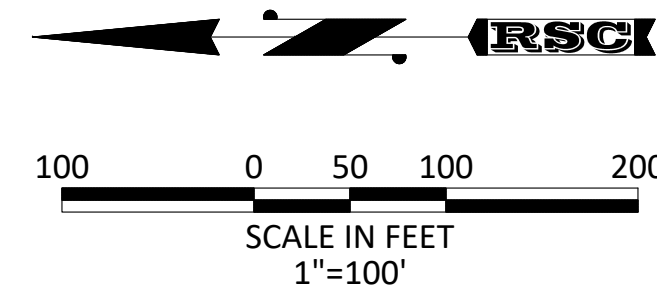
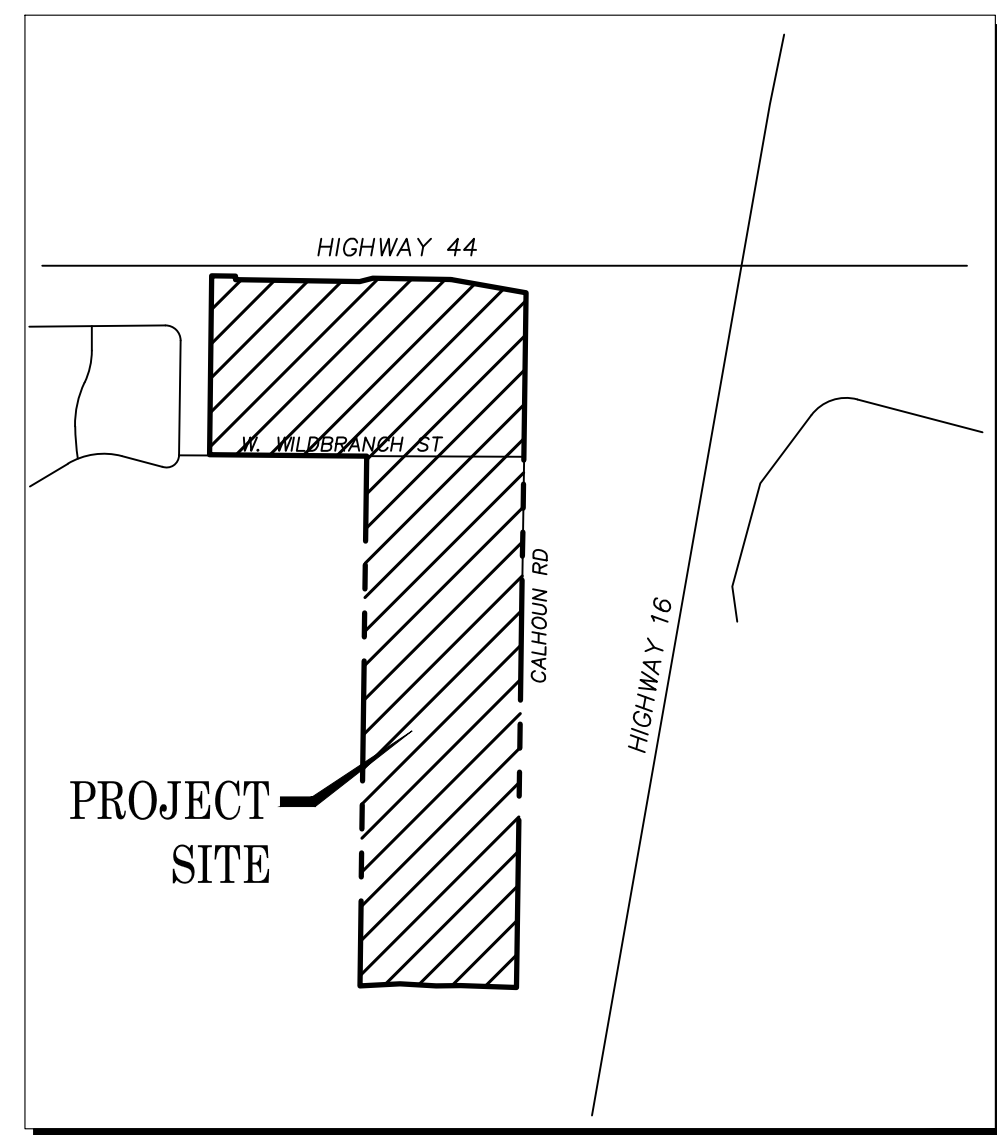
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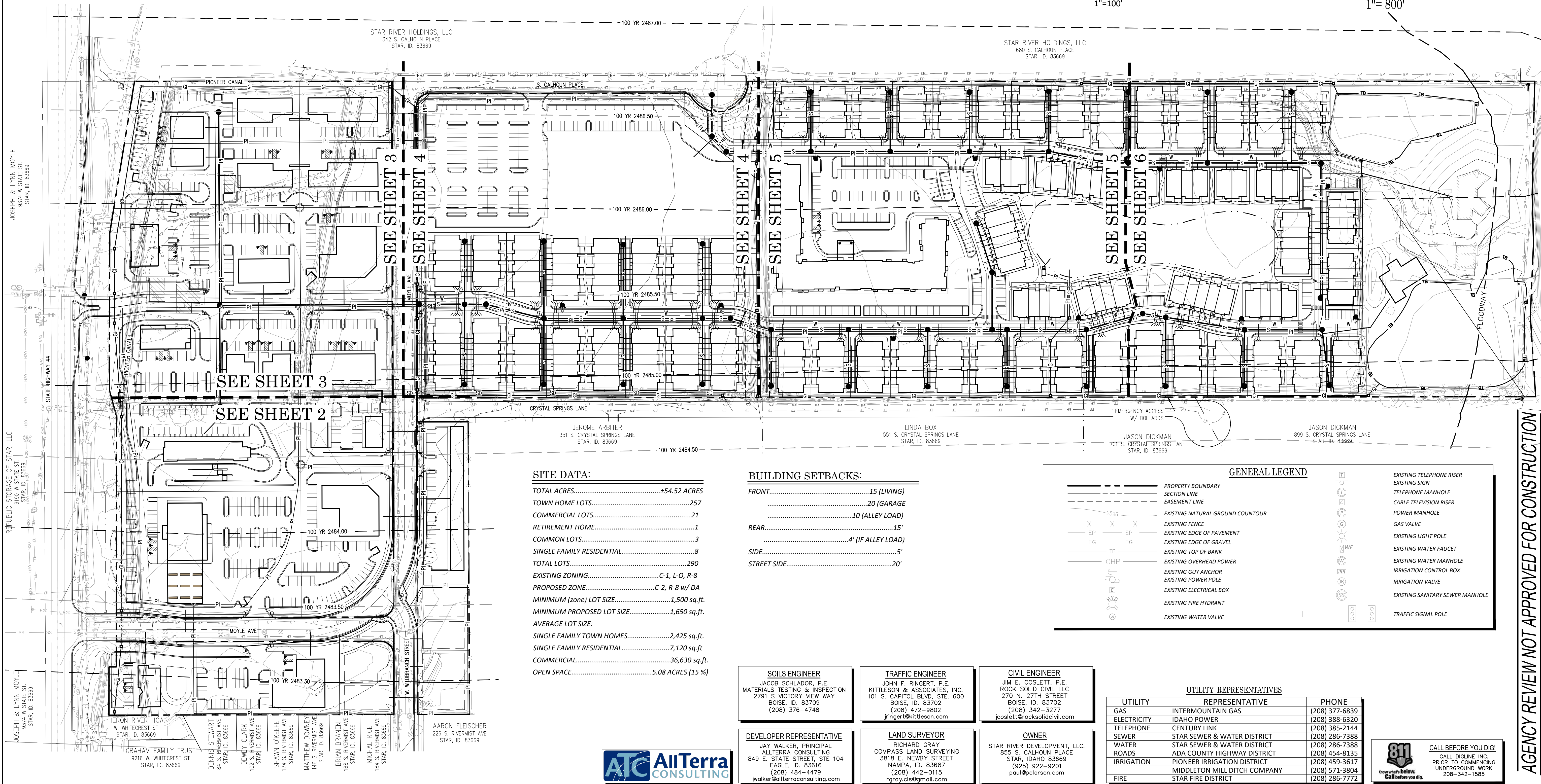
PRELIMINARY PLAT FOR  
*EAST STAR RIVER RANCH SUBDIVISION*  
E 1/2 OF THE NW 1/4 OF SECTION 16, T.4N., R.1W., B.M.  
STAR, ADA COUNTY, IDAHO  
2021

NOTES:

- SEWER AND WATER SERVICES WILL BE EXTENDED TO EACH LOT.
- ANY RE-SUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARD IN THE SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR AS SPECIFICALLY APPROVED BY THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. 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.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH STAR CITY CODE.
- STORM WATER SHALL BE RETAINED ON-SITE THROUGH SURFACE AND SUBSURFACE FACILITIES.
- ALL ONSITE LANDSCAPING WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND IRRIGATED VIA THE SITE'S PROPOSED PUMP STATION WHICH UTILIZES (irrigation entity) SURFACE WATER RIGHTS.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE DEVELOPMENT AGREEMENT, INSTRUMENT # \_\_\_\_\_ AND ANY SUBSEQUENT MODIFICATIONS.



VICINITY MAP  
1" = 800'



SITE DATA:

TOTAL ACRES.....	±54.52 ACRES
TOWN HOME LOTS.....	257
COMMERCIAL LOTS.....	21
RETIREMENT HOME.....	1
COMMON LOTS.....	3
SINGLE FAMILY RESIDENTIAL.....	8
TOTAL LOTS.....	290
EXISTING ZONING.....	C-1, L-O, R-8
PROPOSED ZONE.....	C-2, R-8 w/ DA
MINIMUM (zone) LOT SIZE.....	1,500 sq.ft.
MINIMUM PROPOSED LOT SIZE.....	1,650 sq.ft.
AVERAGE LOT SIZE:	
SINGLE FAMILY TOWN HOMES.....	2,425 sq.ft.
SINGLE FAMILY RESIDENTIAL.....	7,120 sq.ft.
COMMERCIAL.....	36,630 sq.ft.
OPEN SPACE.....	5.08 ACRES (15 %)

BUILDING SETBACKS:

FRONT.....	15 (LIVING)
.....	20 (GARAGE)
.....	10 (ALLEY LOAD)
REAR.....	15'
.....	4' (IF ALLEY LOAD)
SIDE.....	5'
STREET SIDE.....	20'

GENERAL LEGEND

PROPERTY BOUNDARY	EXISTING TELEPHONE RISER
SECTION LINE	EXISTING SIGN
EASEMENT LINE	TELEPHONE MANHOLE
EXISTING NATURAL GROUND COUNTOUR	CABLE TELEVISION RISER
EXISTING FENCE	POWER MANHOLE
EXISTING EDGE OF PAVEMENT	GAS VALVE
EXISTING EDGE OF GRAVEL	EXISTING LIGHT POLE
EXISTING TOP OF BANK	EXISTING WATER FAUCET
EXISTING OVERHEAD POWER	EXISTING WATER MANHOLE
EXISTING GUY ANCHOR	IRRIGATION CONTROL BOX
EXISTING POWER POLE	IRRIGATION VALVE
EXISTING ELECTRICAL BOX	EXISTING SANITARY SEWER MANHOLE
EXISTING FIRE HYDRANT	TRAFFIC SIGNAL POLE
EXISTING WATER VALVE	

SOILS ENGINEER

JACOB SCHLADOR, P.E.  
MATERIALS TESTING & INSPECTION  
2791 S. VICTORY VIEW WAY  
BOISE, ID. 83709  
(208) 376-4748

TRAFFIC ENGINEER

JOHN F. RINGERT, P.E.  
KITTELESON & ASSOCIATES, INC.  
101 S. CAPITOL BLVD., STE. 600  
BOISE, ID. 83702  
(208) 472-9802  
jringert@kittleson.com

CIVIL ENGINEER

JIM E. COSLETT, P.E.  
ROCK SOLID CIVIL LLC  
270 N. 27TH STREET  
STAR, IDAHO 83669  
(208) 342-3277  
jcoslett@rocksolidcivil.com

DEVELOPER REPRESENTATIVE

JAY WALKER, PRINCIPAL  
ALTERRA CONSULTING  
849 E. STATE STREET, STE 104  
EAGLE, ID. 83616  
(208) 484-4479  
jwalker@allterraconsulting.com

LAND SURVEYOR

RICHARD GRAY  
COMPASS LAND SURVEYING  
3818 E. NEWBY STREET  
NAMPA, ID. 83687  
(208) 442-0115  
rgray.cis@gmail.com

OWNER

STAR RIVER DEVELOPMENT, LLC.  
855 S. CALHOUN PLACE  
STAR, IDAHO 83669  
(925) 922-9201  
paul@pdlarson.com

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	PIONEER IRRIGATION DISTRICT	(208) 459-3617
	MIDDLETON MILL DITCH COMPANY	(208) 571-3804
FIRE	STAR FIRE DISTRICT	(208) 286-7772



CALL BEFORE YOU DIG!  
CALL DIGLINE, INC.  
PRIOR TO COMMENCING  
UNDERGROUND WORK  
208-342-1585

Revisions

Date	Description
1	
2	
3	
4	



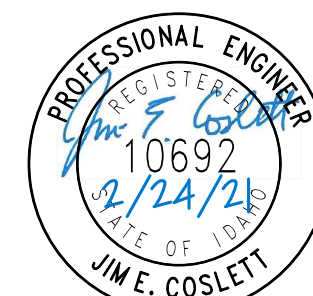
REUSE OF DRAWINGS  
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

EAST STAR RIVER RANCH SUBDIVISION

COVER SHEET

Project Name

Sheet Name



Project No. RSC 20-47

Drawn By: JEC

Date: February 24, 2021

Sheet No.

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION



EDGEFIELD AT STAR RIVER RANCH SUBDIVISION No. I

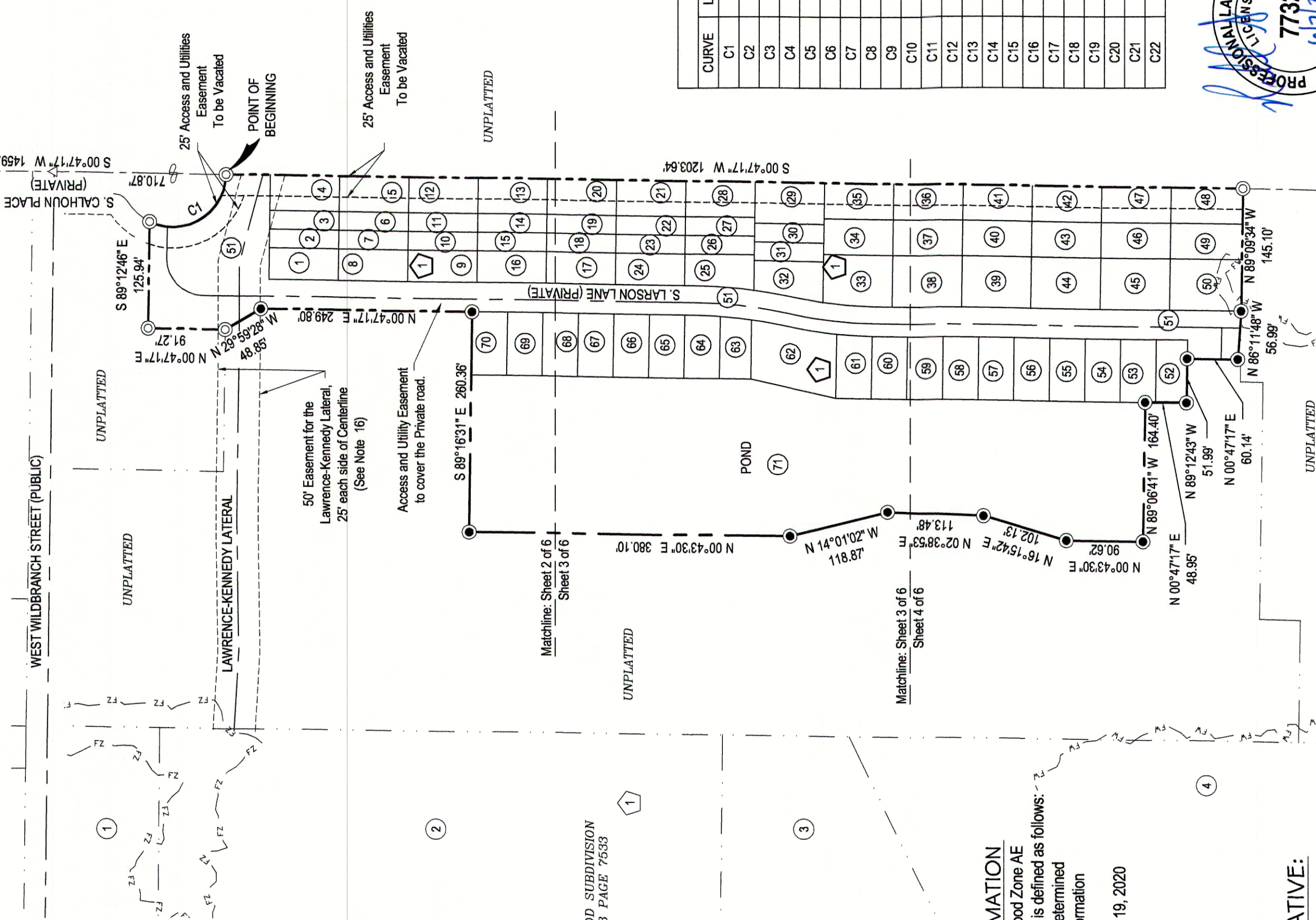
LOCATED IN THE WEST 1/2 OF SECTION 16,  
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023

CP&F Inst. No. 113101327  
Sec. 8  
Sec. 9  
Sec. 17

**BASIS OF BEARINGS**  
S 89°32'06" E 2622.93'

CP&F Inst. No. 2015-096322  
Sec. 9  
Sec. 16

STATE STREET/HWY 44 (PUBLIC)



NOTES:

- 1. Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in effect at that time.
- 2. 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.
- 3. The Sewage System shall be an Extension of the Star Sewer and Water District. Star Sewer and Water District is responsible for maintaining the water and sewer systems.
- 4. The Edgefield at Star River Ranch Home Owner's Association shall be responsible for maintaining the pressure distribution system including but not limited to Gravity pipeline, irrigation structures, pumping station and controls, and pressure distribution piping.
- 5. The property has appurtenant irrigation water rights and assessment obligation through the Little Pioneer Ditch Company. The developer will design an irrigation plan and, after appropriate approvals, will construct an irrigation water delivery system in compliance with Idaho Code 31-3805(1)(b) and assign the system to a homeowner's or water user's association for operation, maintenance and payment of assessments. A part of the water delivery system will come from the existing pond located in Lot 71 Block 1 by an Irrigation Pump Station and will deliver water to each Lot.
- 6. Lot 62 Block 1 is a common lot that is servient to and contains a blanket easement for private road parking and utilities to be owned and maintained by Edgefield at Star River Ranch Home Owner's Association.
- 7. Lots 1 through 32 Block 1 are designated as Four-plex Townhome Lots which have a zero foot (0.00') side lot easement lines. Lots 34-37, Lots 40-43, Lots 46-49, Lots 52-61, Lots 63-69 and Lot 71 Block 1 are designated as duplex Townhome Lots which have a zero foot (0.00') side lot easement lines. Lots 33, 38, 39, 44, 45 and 50 Block 1 are designated as single family residential Lots and have a Five (5') foot side line easement. (See Not 8, b).
- 8. A Permanent Easement for Public Utilities, Drainage and Pressure Irrigation is Hereby Designated as follows, unless otherwise Dimensioned:
  - a) 10' along Subdivision Boundary as Plotted Hereon.
  - b) 5' along the side of the Interior Single Residential Lot Lines as Plotted Hereon.
  - c) All Lot Lines Common to the Private Road, (Lot 51), and Rear Lot Lines are hereby designated as having a Permanent Ten foot wide (10') Easement as Plotted hereon.
- 9. Lot 51, Block 1 is a private road common lot subject to a blanket easement for Ingress/Egress and Utilities to be owned and maintained by Edgefield at Star River Ranch Home Owner's Association.
- 10. This Development Recognizes Section 22-4503 of the Idaho Code, Right of 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.
- 11. Pressure distribution system including but not limited to gravity pipeline, irrigation structures, pumping station and controls, and pressure distribution piping. The Edgefield at Star River Ranch Home Owner's Association is responsible for maintaining the system.
- 12. The Edgefield at Star River Ranch Home Owner's Association is responsible for maintaining any and all amenities (lawns, sprinklers, sidewalks, landscaping, etc.)
- 13. The Edgefield at Star River Ranch Home Owner's Association is responsible for all storm drainage facilities, including all routine and heavy maintenance.
- 14. A portion of Lots 2-4, Block 1 is encumbered with the Lawrence-Kennedy Lateral Easement.
- 15. Building and occupancy shall conform to the Covenants, Conditions, and Restrictions (CC&R's) found at Inst. No. \_\_\_\_\_.
- 16. The piped Lawrence-Kennedy Lateral is located inside of a Fifty (50') foot easement that is Twenty-Five (25') feet either side of the centerline as referenced in License Agreement Inst. No. \_\_\_\_\_, Drainage District No. 2 is responsible for maintaining the Lawrence Kennedy Lateral.
- 17. The HOA is responsible for maintaining the private street, parking area, and alley drives.
- 18. The HOA is responsible for maintaining all surface ponds.
- 19. The HOA is responsible for maintaining all surface and subsurface storm drainage systems.
- 20. The HOA is responsible for maintaining all drain and overflow systems
- 21. This subdivision falls entirely within FEMA "AE Zone" as shown on FEMA map no. 16001C01301, Panel 130 of 875, Revised June 19, 2020 and FEMA map no. 16001C0140J, Panel 140 of 875, Revised June 19, 2020, City of Star, Ada County.
- 22. Lot 71, Block 1 is a common lot to be owned and maintained by the HOA.
- 23. Lots 1-50, Block 1 are encumbered by a 20' Private alley that includes a blanket easement that shall be used for a cross access Ingress/Egress and for Utilities. See Detail "A" on Sheet 2 of 6 and Detail "B" on Sheet 4 of 6 for further information.

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	126.53	63.00	115°04'25"	S 31°40'31" E	106.31
C2	21.86	63.00	19°53'03"	S 15°55'10" W	21.75
C3	104.67	63.00	95°11'21"	S 41°37'02" E	93.04
C4	66.76	42.50	89°59'57"	S 45°47'15" W	60.10
C5	122.53	616.00	11°23'47"	N 06°29'07" E	122.32
C6	99.44	500.00	11°23'44"	S 06°29'09" W	99.28
C7	3.56	85.50	02°23'14"	N 01°58'54" E	3.56
C8	126.50	636.00	11°23'47"	N 06°29'07" E	126.30
C9	78.14	636.00	07°02'23"	N 04°18'25" E	78.09
C10	48.36	636.00	04°21'24"	N 10°00'19" E	48.35
C11	95.47	480.00	11°23'44"	S 06°29'09" W	95.31
C12	34.74	480.00	04°08'49"	S 10°06'36" W	34.73
C13	60.73	480.00	07°14'55"	S 04°24'45" W	60.68
C14	4.61	105.50	02°30'22"	N 02°02'28" E	4.61
C15	102.43	515.00	11°23'44"	S 06°29'09" W	102.26
C16	42.05	515.00	04°40'43"	S 03°19'07" W	42.04
C17	58.66	515.00	06°31'33"	S 08°55'14" W	58.63
C18	119.54	601.00	11°23'47"	N 06°29'07" E	119.35
C19	43.44	601.00	04°08'28"	N 10°06'47" E	43.43
C20	37.18	601.00	03°32'39"	N 06°16'14" E	37.17
C21	38.93	601.00	03°42'41"	N 02°38'34" E	38.92
C22	1.72	515.00	00°11'28"	S 00°53'01" W	1.72

REFERENCE DATA

- R1) Springwood Subdivision, Book 73, Page 7533
- R2) Record of Survey Inst. No. 11148
- R3) Record of Survey Inst. No. 3404
- R4) Record of Survey Inst. No. 10276
- R5) Record of Survey Inst. No. 2853
- R6) Record of Survey Inst. No. 8502
- R7) Record of Survey Inst. No. 13077



FLOOD ZONE INFORMATION

- 1) Subject property falls within Flood Zone AE
  - 2) The Flood Zone Classification is defined as follows: AE = Base flood elevations determined
  - 3) Flood Insurance Rate Map Information
- Map Number: 16001C0140J  
Revised Effective Date: June 19, 2020

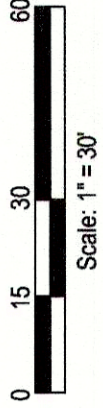
SURVEYORS NARRATIVE:

1) This Plat requested by Paul Larson is to establish a Subdivision of the referenced parcel of land. All found monuments are referenced and accepted, as shown hereon. The alignment of the new Subdivision and lots within are marked with set monuments. The boundary was established by retracing ROS No. 13077 and ROS No. 8502, Records of Ada County.



EDGEFIELD AT STAR RIVER RANCH SUBDIVISION No. 1

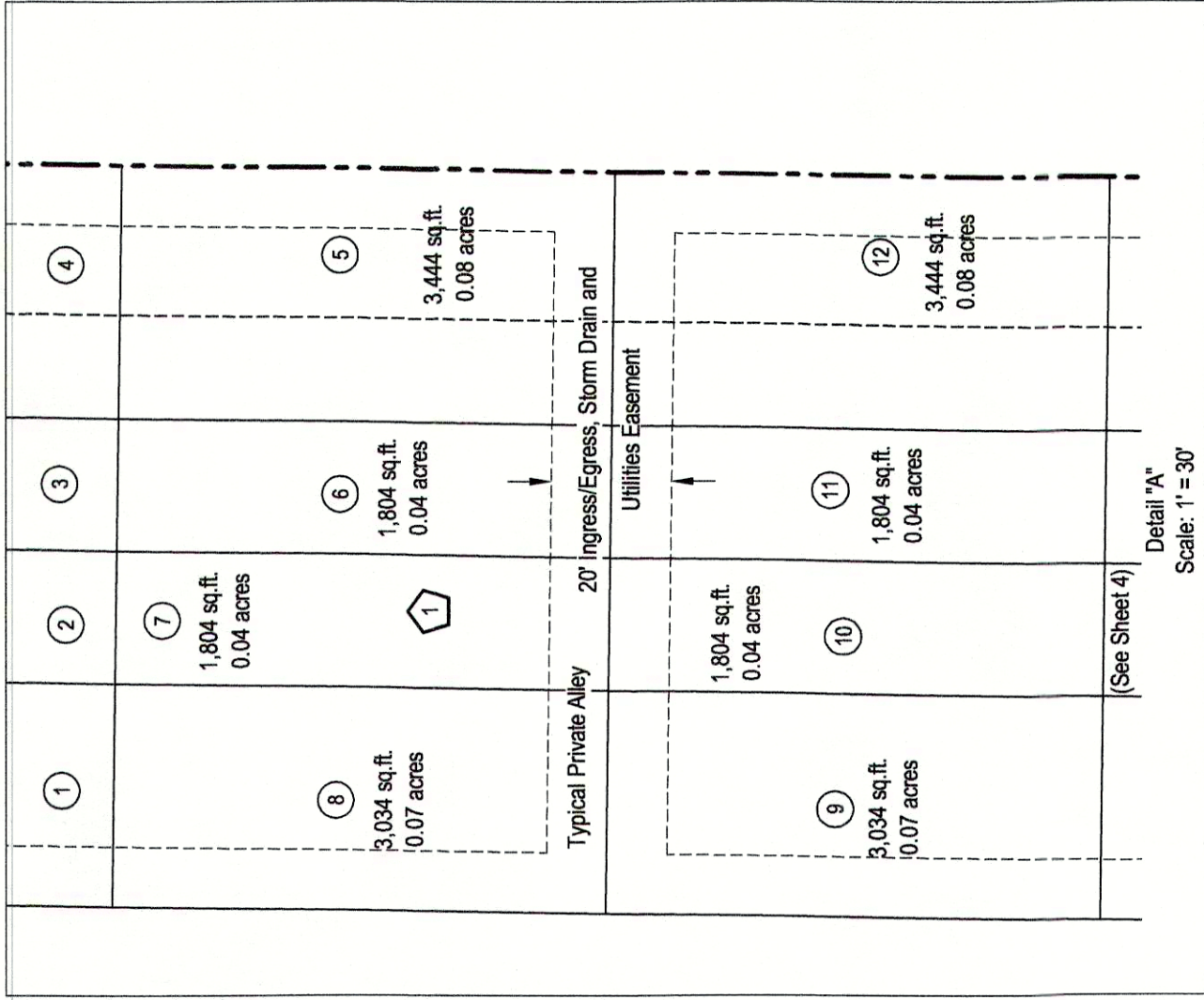
LOCATED IN THE WEST 1/2 OF SECTION 16,  
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023



LEGEND

- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Set 5/8 inch dia. x 24 inch iron pin w plastic cap "PLS L-20895"
- Set 1/2 inch dia. x 24 inch iron pin w plastic cap "PLS L-20895"
- Block number
- Lot number
- Subdivision Boundary line
- Existing Property line
- Section line
- Lot line
- Centerline
- Easement line
- Flood Zone line
- Floodway line

CURVE TABLE					CHORD BEARING		CHORD
CURVE	LENGTH	RADIUS	CENTRAL ANGLE				
C1	128.53	63.00	115°04'25"		S 31°40'31" E		106.31
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C3	104.67	63.00	95°11'21"		S 41°37'02" E		93.04
C4	66.76	42.50	89°59'57"		S 45°47'15" W		60.10
C5	122.53	616.00	11°23'47"		N 06°29'07" E		122.32
C6	99.44	500.00	11°23'44"		S 06°29'09" W		99.28
C7	3.56	85.50	02°23'14"		N 01°58'54" E		3.56
C8	126.50	636.00	11°23'47"		N 06°29'07" E		126.30
C9	78.14	636.00	07°02'23"		N 04°18'25" E		78.09
C10	48.36	636.00	04°21'24"		N 10°00'19" E		48.35
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C19	43.44	601.00	04°08'28"		N 10°06'47" E		43.43
C20	37.18	601.00	03°32'39"		N 06°16'14" E		37.17
C21	38.93	601.00	03°42'41"		N 02°36'34" E		38.92
C22	1.72	515.00	00°11'28"		S 00°53'01" W		1.72



10' Storm Drain & Utility Easement

S 89°16'31" E 260.36'

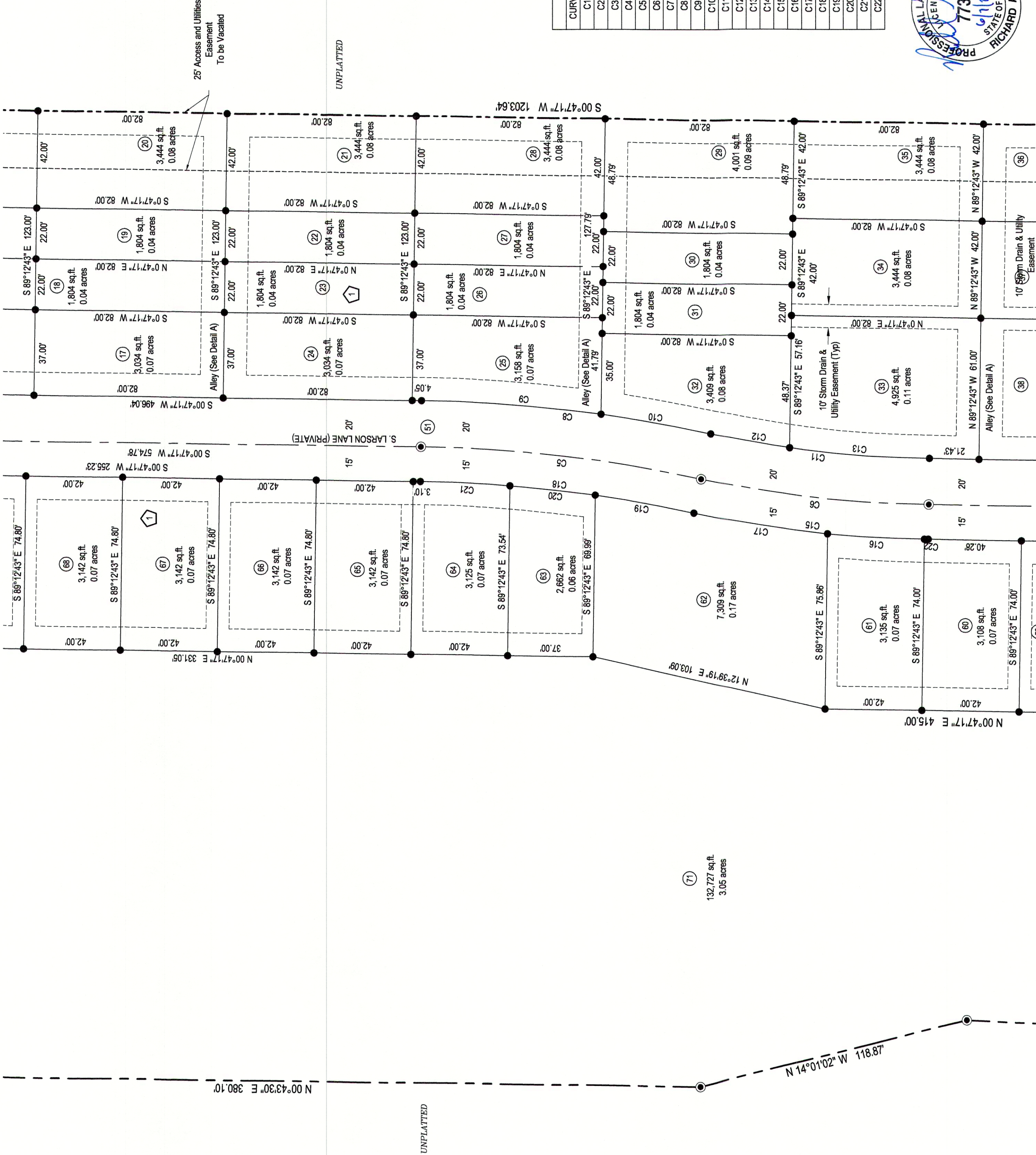




EDGEFIELD AT STAR RIVER RANCH SUBDIVISION No. I

PLAT OF

LOCATED IN THE WEST 1/2 OF SECTION 16,  
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023



LEGEND

- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLSL-20885"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLSL-20885"
- Block number
- Lot number
- Subdivision Boundary line
- Existing Property line
- Section line
- Lot line
- Centerline
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- Flood Zone line
- Floodway line

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
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C5	122.53	616.00	11°23'47"	N 06°29'07" E	122.32
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C21	38.93	601.00	03°42'41"	N 02°38'34" E	38.92
C22	1.72	515.00	00°11'28"	S 00°53'01" W	1.72



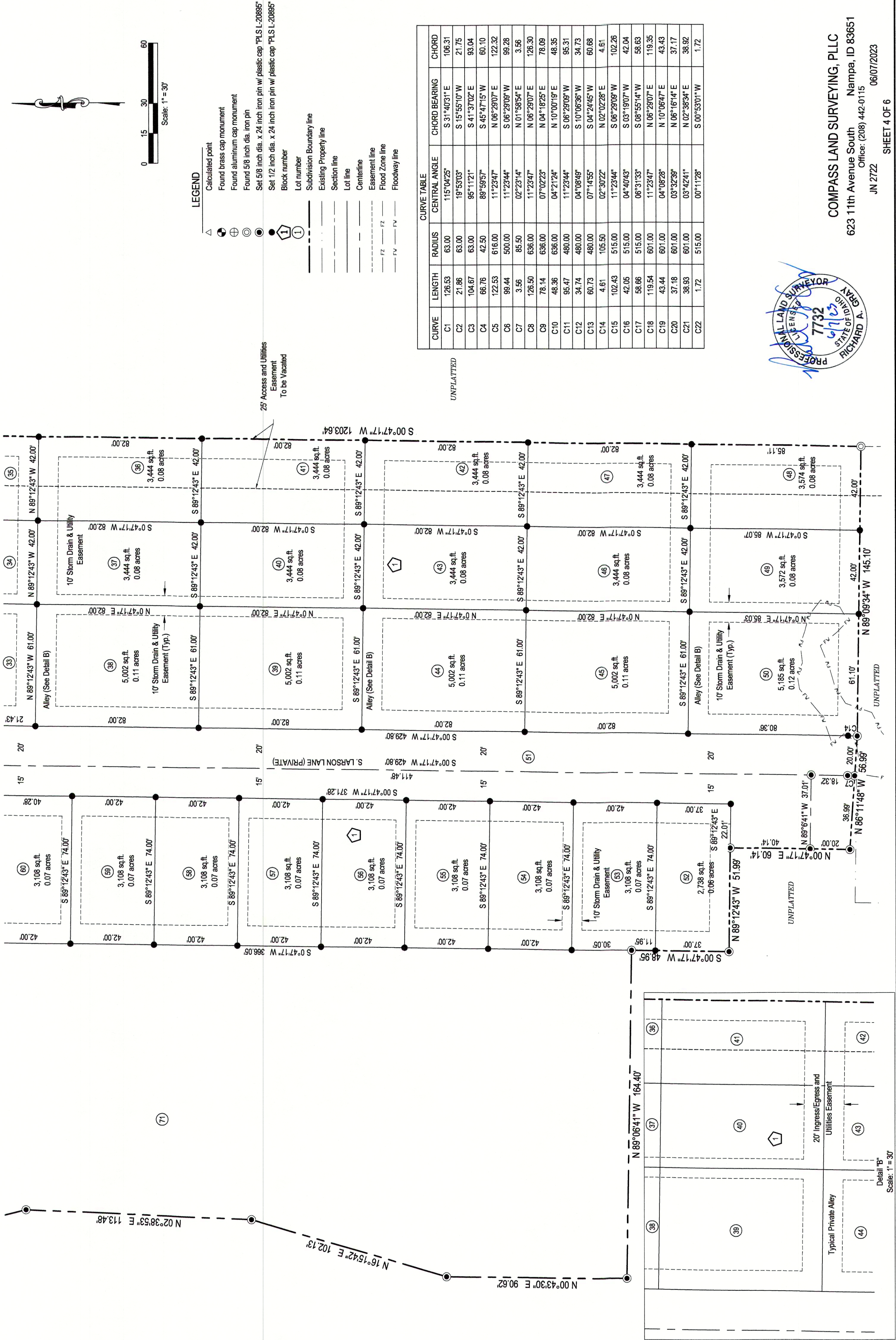
COMPASS LAND SURVEYING, PLLC  
623 11th Avenue South Nampa, ID 83651  
Office: (208) 442-0115  
JN 2722 06/07/2023  
SHEET 3 OF 6



EDGEFIELD AT STAR RIVER RANCH SUBDIVISION No. I

PLAT OF

LOCATED IN THE WEST 1/2 OF SECTION 16,  
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023



COMPASS LAND SURVEYING, PLLC  
623 11th Avenue South  
Nampa, ID 83651  
Office: (208) 442-0115  
JN 2722 06/07/2023  
SHEET 4 OF 6



PLAT OF

EDGEFIELD AT STAR RIVER RANCH SUBDIVISION No. I

LOCATED IN THE WEST 1/2 OF SECTION 16,  
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023

CERTIFICATE OF OWNERS

Known all men by these presents that Paul Larson, Does Hereby Certify that he is the owner of the Real Parcel of Land Hereinafter Described and that it is his Intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land being a portion of the West 1/2 of Section 16, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, and more particularly described as follows:

**COMMENCING** at a found Aluminum Cap Marking the North 1/4 Corner of said Section 16; From which, the Northwest Corner of said Section 16 bears, North 89°32'06" West, 2,622.93 feet which is being Monumented with a found Brass Cap;  
Thence along the Easterly Boundary Line of the West 1/2 of said Section 16, South 00°47'17" West, 1459.61 feet to a found 5/8" Iron pin with Plastic Cap "PLS 11118" being the **POINT OF BEGINNING**;

Thence continuing, South 00°47'17" West, 1203.64 feet to a found 5/8" Iron pin with Plastic Cap "CLS PLS 7732";

Thence leaving said Easterly Boundary Line, North 88°09'34" West, 145.10 feet;

Thence, North 86°11'48" West, 56.99 feet;

Thence, North 00°47'17" East, 60.14 feet;

Thence, North 89°12'43" West, 51.99 feet;

Thence, North 00°47'17" East, 48.95 feet;

Thence, North 89°06'41" West, 164.40 feet;

Thence, North 00°43'30" East, 90.62 feet;

Thence, North 16°15'42" East, 102.13 feet;

Thence, North 02°38'53" East, 113.48 feet;

Thence, North 14°01'02" West, 118.87 feet;

Thence, North 00°43'30" East, 380.10 feet;

Thence, South 89°16'31" East, 260.36 feet;

Thence, North 00°47'17" East, 249.80 feet;

Thence, North 29°59'28" West, 48.85 feet;

Thence, North 00°47'17" East, 91.27 feet;

Thence, South 89°12'46" East, 125.94 feet to a point on a curve to the left;

Thence along said curve to the left a distance of 126.53 feet along a radius of 63.00 feet. Said Curve having a central angle of 115°04'25" and a long chord that bears South 31°40'31" East, 106.31 feet to the **POINT OF BEGINNING**.

**The above Described Parcel of Land contains 9.44 Acres (411,040 Sq. Ft.), more or less.**

The Private Roads as shown on this plat are not dedicated to the public. However, the right to use said easements are hereby perpetually reserved for public utilities and for any other uses as designated hereon.

The Easements as shown on this Plat are not Dedicated to the Public, however the right to use said Easements is hereby Perpetually Reserved for Public Utilities and such other uses as Designated within this Plat and no Permanent Structures are to be erected within the lines of said Easements.

The Water System serving the Lots within this Subdivision shall be an Extension of the Star Sewer and Water District as per 50-1334(2) of Idaho Code. The Star Sewer and Water District has agreed in writing to service said lots.

Paul Larson  
Owner

Date

CERTIFICATE OF SURVEYOR

I, Richard A. Gray, do hereby certify that I am a Professional Land Surveyor Licensed by The State of Idaho, and that this plat as described in the Certificate of Owners and the attached plat, was drawn from an actual Survey made on the ground, made by me or under my Direct Supervision and accurately represents the points platted hereon: and is in conformity with State of Idaho Code: 31-2709, 2022 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.



RICHARD A. GRAY

P.L.S. LICENSE NO. 7732



PLAT OF  
EDGEFIELD AT STAR RIVER RANCH SUBDIVISION No. I

LOCATED IN THE WEST 1/2 OF SECTION 16,  
T. 4 N., R. 1 W., B.M., CITY OF STAR, ADA COUNTY, IDAHO  
2023

APPROVAL OF STAR 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

ADA COUNTY SURVEYOR

DATE

CERTIFICATE OF ADA COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho code relating to Plats and Surveys.

APPROVAL OF STAR CITY COUNCIL

The foregoing plat was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City of Star, Ada County, Idaho.

CITY CLERK, STAR, IDAHO

DATE

APPROVAL OF CENTRAL HEALTH

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 the 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 re-imposed, 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.

CENTRAL HEALTH, EHS

DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the board of Ada County Highway District commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT ACHD

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } ss

Instrument No. \_\_\_\_\_

I hereby certify that this instrument was filed for record at the request of

\_\_\_\_\_ at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_m., this \_\_\_\_\_

day of \_\_\_\_\_, year of \_\_\_\_\_, in Book \_\_\_\_\_ of Plats at

Page \_\_\_\_\_ through \_\_\_\_\_

Deputy

Ex-Officia Recorder

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

COUNTY TREASURER

DATE



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651

Office: (208) 442-0115

JN 2722 06/07/2023

SHEET 6 OF 6