



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: June 4, 2024

FILE(S) #: FP-24-02, Final Plat, Naismith Commons Subdivision Phase 3

REQUEST

The Applicant is requesting approval of a Final Plat for Naismith Commons Subdivision Phase 3, consisting of 25 residential lots and 2 common lots on 10.72 acres. The subject property is located at 8895 W. Joplin Road in Star, Idaho, Idaho. Ada County Parcel Number are S0419325800 & S0419314950

APPLICANT/OWNER:

Lennar Homes of Idaho, LLC
408 S. Eagle Road, Ste. 100
Eagle, Idaho 83616

REPRESENTATIVE:

Ian Connair
Kimley-Horn & Associates
1100 W. Idaho Street, Ste. 210
Boise, Idaho 83702

PROPERTY INFORMATION

Land Use Designation - Residential R-4-DA

Phase 3

Acres - 10.72 acres
Residential Lots - 25
Common Lots - 2

HISTORY

March 7, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to March 21, 2023 so Applicant can redesign the preliminary plat.

- March 21, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 4, 2023 so Applicant can redesign the preliminary plat.
- April 4, 2023 Application for Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision tabled to April 18, 2023 so Applicant can redesign the preliminary plat.
- April 18, 2023 Council approved the Annexation (AZ-22-10), Development Agreement (DA-22-11) and Preliminary Plat (PP-22-15) for Naismith Commons Subdivision comprised of 52.54 acres and consisting of 206 residential lots and 26 common lots.
- November 21, 2023 Council approved the Final Plat (FP-23-19) for Naismith Commons Subdivision, Phase 1 consisting of 89 single family residential lots and 14 common lots on 21.76 acres.
- March 19, 2024 Council approved the Final Plat (FP-23-20) for Naismith Commons Subdivision, Phase 2 consisting of 92 single family residential lots and 13 common lots on 20.95 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 3 of Naismith Commons Subdivision generally complies with the approved preliminary plat. The Preliminary Plat was approved for a maximum of 206 single family residential lots on 52.54 acres. Phase 1 contained 89 residential lots and Phase 2 contains 92 residential lots, leaving 25 residential lots, which is the number being platted in Phase 3 resulting in full build out of the development.

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

The original Preliminary Plat submitted contains 208 single family residential lots (**206 were approved by Council**) and 23 common area lots, 3 of which are shared driveways, on 52.54 acres with a proposed density of 3.96 dwelling units per acre. The lots will have access and frontage from public streets. Lots will range in size from 6,550 square feet to 8,883 square feet with the average buildable lot being 6,827 square feet. Lot 1, Block 13 on the east side of the eastern collector road appears to be a lot providing for an existing barn or accessory building. **Staff will require additional detail from the applicant on how the structure located on this lot is intended to be used as an accessory use, and how it will meet required setbacks.**

The submitted preliminary plat shows all local roads with a 50-foot wide right of way with paved streets measuring 36 feet from back of curb to back of curb. Primary access for the development will be on W. Tybee Street from N. Can Ada Road. The development will also have access to W. Joplin Road on the north of the development from N. Sellwood Avenue. A north/south collector

roadway is proposed along the entire eastern boundary of the development, per ACHD requirements. This collector street will stub to the south for future access and circulation for the area. **The Applicant is also proposing a stub street near the northwest corner of the property. Staff suggests that this road be moved north and placed between lots 5 & 6 of Block 11 on the preliminary plat.**

The submitted preliminary plat shows the three shared drives as 28-foot wide with a ribbon curb. While all shared drives must be approved by the Fire Department, this width satisfies the Unified Development Code requirements. The Applicant is proposing the entry to the development to have a 61-foot right of way with an 8-foot wide median, separating 21 feet wide travel lanes from back of curb to back of curb. **Sidewalks will need to be detached with a minimum 6-foot-wide landscape strip.**

The submitted preliminary plat shows the road improvement along Can Ada to have a 5-foot-wide sidewalk. **N. Can Ada Road is classified as a Collector and the Unified Development Code, Section 8-4A-17 requires all sidewalks along Collector roads to be detached with a 7-foot-wide sidewalk.** The applicant is proposing 13 feet of barrow ditch between the road and sidewalk for drainage, this satisfies the code. Landscaping and street trees will need to be planted on the subdivision side of the proposed sidewalk within the common lot. The proposed W. Joplin Road Section shows a 5-foot-wide detached sidewalk with an 8-foot-wide parkway planter strip. **Joplin Road is classified as a Collector and the sidewalk will need to be 7 feet wide.** Sidewalks within the development on the local streets are proposed to be attached with a 5-foot wide, concrete sidewalk. **Code requires all sidewalks to be detached with a minimum 6-foot-wide landscape strip.** Street names must be obtained by the Ada County Street Naming Committee prior to signature of the final plat. The applicant is proposing 8.08 acres (15.4%) of open space which satisfies the Unified Development Code. **The Applicant states that 7.69 acres (14.6%) of the open space is usable, however the submitted plans do not detail the space or amenities. This will need to be detailed and approved by Staff prior to final plat approval.**

The Unified Development Code, Section 8-4E-2 requires a development of this size to have a minimum of 5 site amenities. The applicant has not provided any details on amenities. Details on the types of amenities shall be provided to Council at the public hearing and a revised landscape plan will be required, calling out location and type of amenity before the final plat can be signed.

Original Preliminary Plat Review:

Site Data:

Total Acreage of Site – 52.54 acres

Total Number of Lots – 229 lots

Total Number of Residential Lots – 206 lots

Total Number of Common Lots – 23 lots

Total Number of Commercial Lots – None

Type of Units – Single Family Units

Dwelling Units Per Gross Acre – 3.92 Units per acre
 Total Acreage of Common Lots – 8.08 acres
 Percent of Site as Common Area – 15.4%

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements. Council added to the Preliminary Plat application and Development Agreement the following conditions of approval to their decision to approve the applications to include the following:

The Preliminary Plat dated 4-10-23 is approved for a maximum of 206 residential lots.

- The Council approves the requested Block Length Waivers.
- **The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
- **Provide a public access easement on the pathways located in the northeast common area park.**
- **Applicant shall provide Amenities as proposed and included in Amenities Exhibit.**
- **Applicant shall provide option for City to take over ownership of southwest park in the future.**
- **Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 3 is 2.33 du/acre.

Common/Open Space and Amenities – This phase will include a log balance course, shade structures and park benches along with a walking path.

Setbacks – The applicant has not requested any special setbacks and the development will adhere to the requirements of the R-4 zone.

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

Streetlights – The Applicant has provided the preferred streetlight style of the city for installation in the development. Streetlights shall be consistent throughout the entire subdivision.

Mailbox Clusters – The Applicant has not provided documentation from the Postmaster depicting the approved location for the mailbox cluster. This will be required prior to signing the mylar. Per Section 8-4A-20, all mailboxes and clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's.

Street Names - Applicant has provided documentation from Ada County that the proposed street names have been approved.

Subdivision Name – The Applicant has provided a letter from Ada County the confirms the proposed subdivision name has been approved and reserved for this development.

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

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with a six foot (6') wide landscape strip, as approved with the Preliminary Plat.

Roadways – The Applicant is proposing that local roads be 36 feet wide from back of curb to back of curb in a 50-foot wide right of way. The Applicant is also proposing that the entry way have a median of 8 feet with 21-foot-wide drive aisles from back of curb to back of curb. The proposed roadways satisfy the Unified Development Code.

The north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase shall be revised to show 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on the western side of the roadway only. A revised final plat shall be submitted for review.

Council added a condition of approval to the Preliminary Plat (Condition 6a) requiring the following: "The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit". Plat note 8 of the Final Plat

states that Lot 2, Block 9 (previously Lot 1, Block 13 of the preliminary plat) shall be owned and maintained by the HOA. This is in direct violation of the condition of approval. The applicant shall revise the Final Plat note to recognize that lot as a dedicated lot. The applicant shall provide Staff with proof of dedication of the lot to the neighbor prior to signature of the phase 3 of the Final Plat.

The landscaping and amenities within the park located in the northeast corner of the site do not match the approved landscape plan that was part of the preliminary plat. However, the applicant’s representatives identified federally regulated wetlands and a 90-foot Eureka Water Company easement that does not allow for any development in those areas. The applicant has provided staff with a breakdown of the original amenity plan with the revised plan based on the recent constraints. Staff finds that the intent of the original approval has been met with the revised plan.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on February 1, 2024.

April 8, 2024	DEQ	Standard Letter
April 12, 2024	ITD	Email
April 12, 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.
The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

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

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

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

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

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

CONDITIONS OF APPROVAL

- 1. Prior to signature of final plat, the following shall be completed:**
 - A. Provide documentation from Postmaster on location of mailbox clusters;**
 - B. Provide to Staff updated plans showing architectural mailbox cluster covers;**
 - C. Provide a revised landscape plan showing the correct spacing of street trees.**
 - D. Provide a revised final plat showing the north-south collector roadway (Beacon Ridge Way), located on the eastern side of the phase with 10' minimum common lots (Lots 1, Blocks 9 & 10) adjacent to the eastern property line. The roadway shall include a detached, 7' sidewalk on the western side of the roadway only.**
 - E. Provide a revised final plat showing the correct recognition of Lot 2, Block 9 as being dedicated to the neighbor to the east. A copy of the recorded deed shall be submitted to Staff.**
 - F. Provide a public access easement on the pathways located in the northeast common area park.**
 - G. Applicant shall provide written documentation for City to take over ownership of southwest park in the future. The recorded CC&R's shall recognize this, and a copy shall be provided to Staff.**

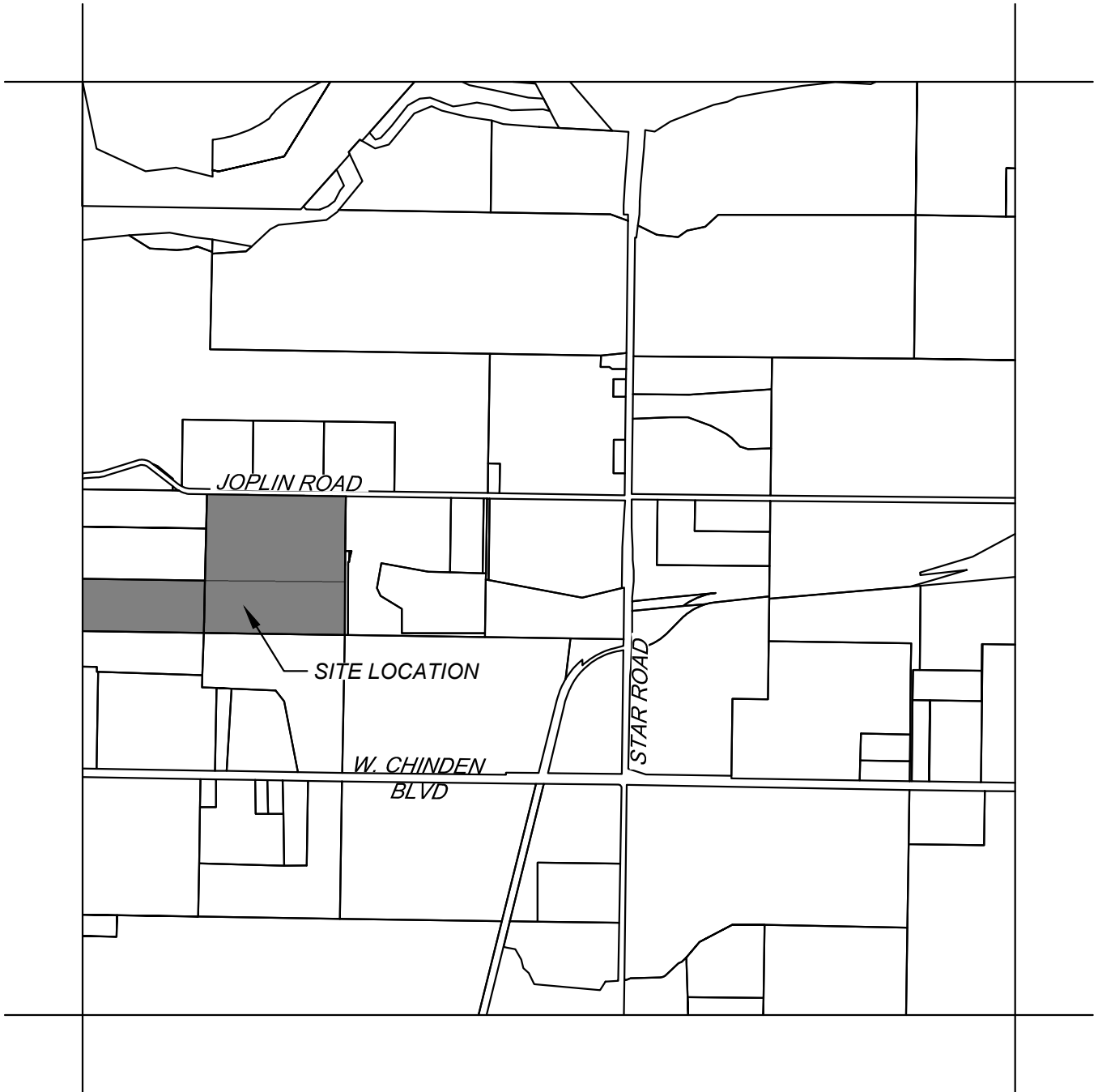
2. The approved Final Plat for Naismith Commons Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
- 3. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$1000.00 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$206,000. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 2 has 92 residential lots for a fee of \$92,000 (92 x \$1000.00).**
- 4. The Preliminary Plat dated 4-10-23 was approved for a maximum of 206 residential lots.**
- 5. The Applicant shall deed Lot 1, Block 13 of the Preliminary Plat to the neighbor to the east. This shall occur upon recordation of the Final Plat that includes this lot and prior to issuance of first residential building permit.**
- 6. Provide a public access easement on the pathways located in the northeast common area park.**
- 7. Applicant shall provide option for City to take over ownership of southwest park in the future.**
- 8. Building elevations presented by Applicant shall be included as Exhibit in Development Agreement.**
- 9. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service. Mailbox cluster locations shall be determined and located based on the Postmaster.**

10. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place. The applicant shall provide a revised landscape plan showing all the required trees.**
11. **The Applicant shall install the streetlights that were submitted and approved with the Preliminary Plat. Applicant shall also provide a streetlight plan, showing the locations of all streetlights before the City will sign the mylar.**
12. The Council approved the requested Block Length Waivers.
13. 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.
14. 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.
15. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
16. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
17. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
18. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
19. The streetlight design and style should utilize the lights already in place from previous phases and be consistent through all phases of the development.
20. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
21. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
22. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
23. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
24. A separate sign application is required for any subdivision sign.
25. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
26. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

27. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
28. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
29. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
30. All common areas shall be owned and maintained by the Homeowners Association.
31. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
32. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
33. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
34. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-24-02 Naismith Commons Subdivision, Final Plat, Phase 3 on _____, ____ 2024.



T4N, R1W, SEC. 19

March 7, 2024

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

RE: Naismith Commons Subdivision

Dear Ryan,

Attached for your review is the Final Plat application for Naismith Commons Subdivision – Phase 3. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Naismith Commons Subdivision.

Naismith Commons Subdivision will include 206 single-family residential lots and 26 common lots on 52.54 acres. The gross density is 3.92 units per acre. The typical lot width is 55-feet and lot sizes will range from approximately 5,777 SF to 11,479 SF. The overall open space for the site is 8.72 acres (16.6%) of the total development area with 7.25 acres (13.8%) of useable open space. Amenities for the subdivision include a shaded tree plaza, children's play set, pickleball courts, bocce ball courts, nature park, open space trails throughout. The remaining open space is generously planted.

Construction of Naismith Commons will comply the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-510-6287 or at ian.connair@kimley-horn.com.

Thanks for your review and assistance with this application,



Ian Connair, P.E.
Project Engineer



03/12/2024 3:38:58 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-24-02</u>
Date Application Received: <u>03-12-2024</u> Fee Paid: <u>\$2570.00</u>
Processed by: City: <u>BN</u>

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Lennar Homes of Idaho, LLC
 Applicant Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
 Phone: (951) 817-3532 Email: jeff.clemens@lennar.com

Owner Name: Lennar Homes of Idaho, LLC
 Owner Address: 408 S Eagle Road #100 Eagle, Idaho Zip: 83616
 Phone: (951) 817-3532 Email: jeff.clemens@lennar.com

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

Property Information:

Subdivision Name: Naismith Commons Subdivision Phase: 3

Parcel Number(s): S0419325800 & S0419314950

Approved Zoning: R-4 Units per acre: 2.33

Total acreage of phase: 10.72 Total number of lots: 27

Residential: 25 Commercial: N/A Industrial: N/A

Common lots: 2 Total acreage of common lots: 4.42 Percentage: 41.27%

Percent of common space to be used for drainage: 0.04% Acres: 0.15

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>42*</u>	<u>25</u>
Number of Common Lots:	<u>5*</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:		<u>No Change</u>

* This project has been re-phased as approved by City on July 25, 2023.

Amenities: _____ No Change _____

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

Subdivision Name: Naismith Commons Subdivision Phase: 3

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.	BN
X	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
X	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
X	Electronic copy of vicinity map showing the location of the subject property	BN
X	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
X	One (1) 11" X 17" paper copy of the Final Plat	BN
X	Electronic copy of the Final landscape plan**	BN

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

03/06/2024

Date

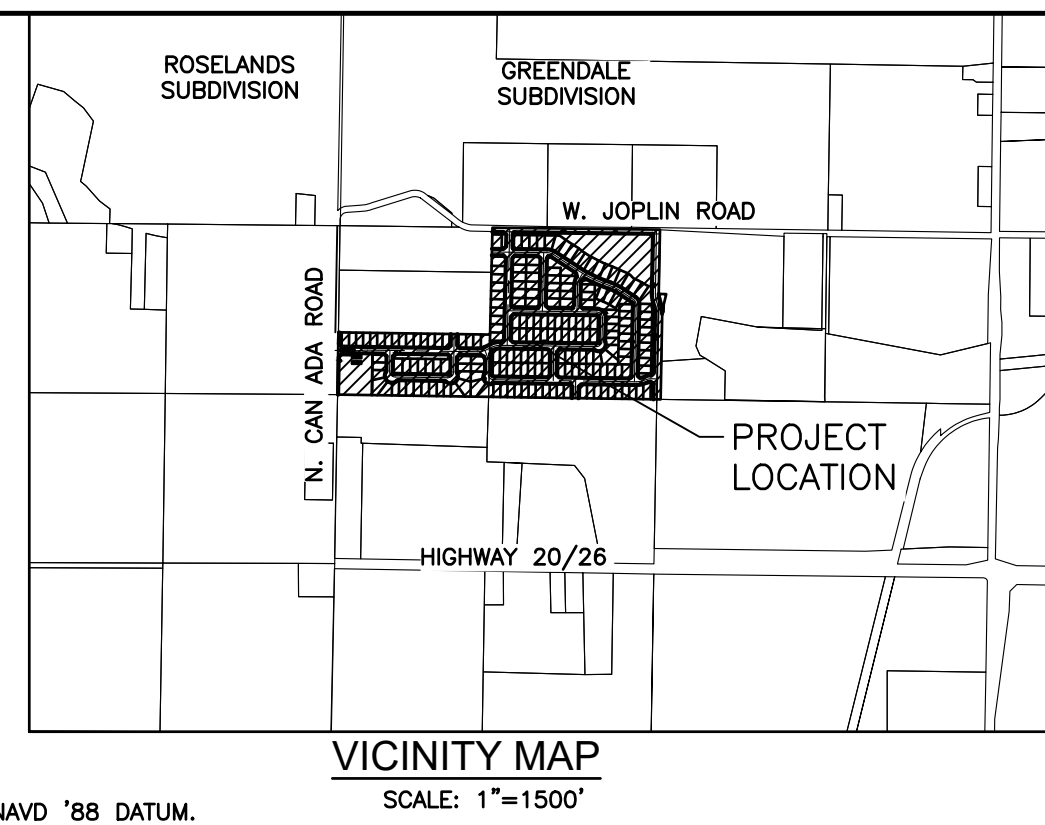
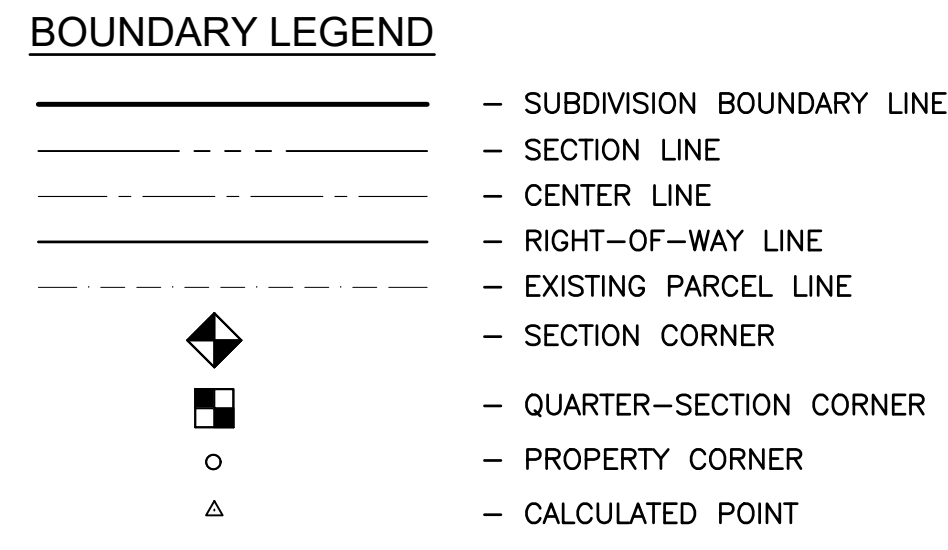
PRELIMINARY PLAT FOR SMITH COMMONS SUBDIVISIONS

SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
STAR, IDAHO
2023

Approved
Preliminary Plat

Sheet
PP-(
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PP-(
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Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'



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

PROFESSIONAL ENGINEER
LICENSED
18885
KESLEIGH M. MASSEY
STATE OF IDAHO

NO.	REVISION	DESCRIPTION	BY	DATE

- NOTES:**
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
 - ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
 - ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 17, BLOCK 1, LOTS 1, 2, 21, 38, BLOCK 2, LOT 8, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 15, BLOCK 5, LOTS 1, 12, BLOCK 6, LOT 1, BLOCK 7, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOTS 1, 14, BLOCK 10, LOTS 1, 6, 17, BLOCK 11, LOTS 1, 3, BLOCK 12, LOT 1 BLOCK 13, LOT 1 BLOCK 14 WHICH ARE COMMON AREA/DRAINAGE STORAGE LOTS. AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
 - PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
 - THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL 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."
 - DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
 - SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
 - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.
 - THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
 - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION.

LEGEND

EXISTING	PROPOSED	LAND USE SUMMARY
--- S --- SANITARY SEWER LINE	--- S --- TOTAL AREA: 52.54 AC.	
--- W --- WATER LINE	--- W --- TOTAL LOTS: 232 LOTS	
--- G --- GRAVITY IRRIGATION PIPE	--- G --- RESIDENTIAL LOTS: 206 LOTS	
--- P --- PRESSURE IRRIGATION LINE	--- P --- COMMON AREA LOTS: 26 LOTS	
--- SD --- STORM DRAIN LINE	--- SD --- RESIDENTIAL DENSITY: 3.92 DU/AC	
--- C --- CENTERLINE	--- C --- USEABLE COMMON AREA: 7.25 AC. (13.8%)	
--- L --- LOT LINE	--- L --- BUFFER COMMON AREA: 1.47 AC. (2.8%)	
--- 6" --- 6" VERTICAL CURB & GUTTER	--- 6" --- TOTAL COMMON AREA: 8.72 AC. (16.6%)	
--- 5" --- ROLLED CURB & GUTTER	--- 5" --- AVERAGE LOT SIZE: 6,654 S.F.	
○ SEWER MANHOLE	--- ○ --- SMALLEST LOT: 5,777 S.F.	
○ DITCH FLOW LINE	--- ○ --- EXISTING ZONE: RUT	
○ IRRIGATION MANHOLE	--- ○ --- PROPOSED ZONE: R-4	
○ TREE DECIDUOUS		
○ TREE CONIFER		
--- E --- EDGE OF PAVEMENT		
--- G --- GAS LINE		
--- F --- FENCE LINE		
○ FIRE HYDRANT		
--- 2650 --- 5' CONTOUR LINE		
--- 2651 --- 1' CONTOUR LINE		
--- D --- DRAINAGE FACILITY		

OWNER
BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616

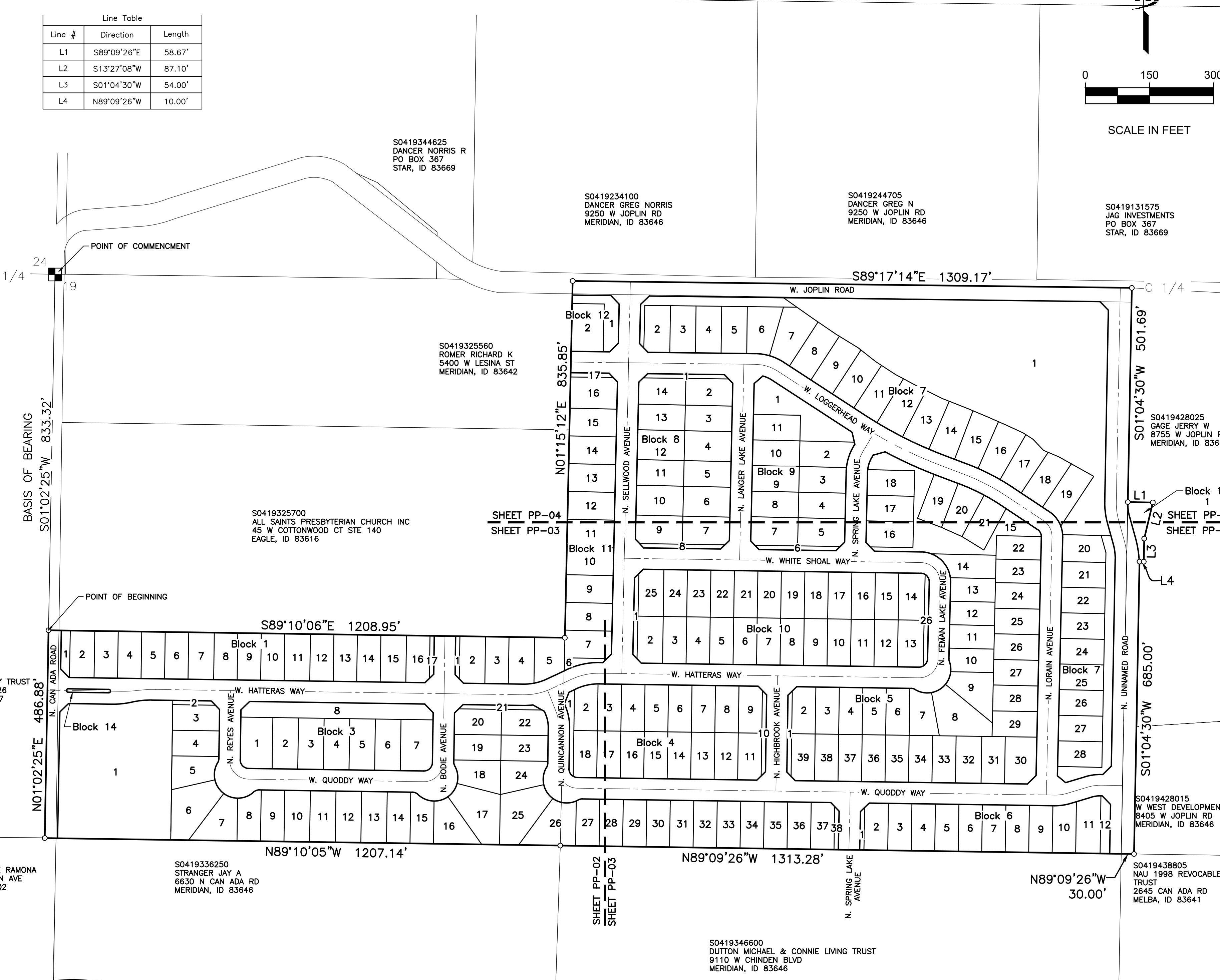
DEVELOPER CONTACT
BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616
208-377-5700

CIVIL ENGINEER
KESLEIGH M. MASSEY, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

LAND SURVEYOR
BERT NOWAK, P.L.S.
J-U-B ENGINEERS
2114 VILLAGE PARK AVE, STE. 100
TWIN FALLS, ID 83301
208-733-2414

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT
3804 LAKE AVENUE
CALDWELL, ID 83605
208-459-3617

IRRIGATION DISTRICT
EUREKA WATER COMPANY
6820 JOPLIN ROAD
MERIDIAN, ID 83646



PROFESSIONAL LAND SURVEYOR
REGISTERED
8077
STATE OF IDAHO
BERT J. NOWAK

BOUNDARY
CERTIFICATION

NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-21-108_PRE-PLAT
JUB PROJ #: 10-21-108
DRAWN BY: SAS
DESIGN BY: SAS
CHECKED BY: KMM
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
LAST UPDATED: 4/10/2023
SHEET NUMBER:
PP-01

Plot Date: 10/20/23 1:06 PM Plotted By: Ewren Emsell
Date Created: 10/20/23 JUB.COM\CENTRAL\CALCULATORS\PROJECTS\10-21-108_BEACONCROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

27.00'	N88°44'26"W
27.00'	N88°44'26"W
20.00'	N88°44'26"W
25.00'	N88°44'26"W
25.00'	N88°44'26"W
6.00'	N20°45'41"E
6.00'	S23°01'00"W
25.00'	S23°01'00"W
25.00'	S23°01'00"W
11.94'	S15°30'25"E
3.58'	N13°38'07"W
39.62'	N7°04'18"W
0.00'	S60°51'31"E

(FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. 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, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.

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 PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.

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. BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.

8. LOTS 30 AND 34, BLOCK 5; LOT 11, BLOCK 7 AND LOT 2, BLOCK 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.

9. 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.

10. 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.

11. LOT 34, BLOCK 5 AND PORTIONS OF LOT 11, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

12. THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____ - _____, RECORDS OF ADA COUNTY, IDAHO.

13. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.

Note 8

177

27'30"W

27'26"W

Approved Landscape Plat



5 BOULDER PLAY THROUGH THE USE OF NATURAL OR FAUX ROCK MATERIALS



1 LOG CLIMBERS AND UNDULATING LOG END STEPPERS



LOW POINT AREA. TO BE SEED WITH RIPARIAN PLANT MIX THAT CAN WITHSTAND PERIODS OF DRY.



2 STUMP OR BURIED LOG ENDS WITH BEAM BALANCE
TIMBER NOTCH INTO STUMP/LOG ENDS



3 BOULDER PLAY THROUGH THE USE OF NATURAL OR FAUX ROCK MATERIALS



4 STUMP OR BURIED LOG ENDS WITH BEAM BALANCE
TIMBER NOTCH INTO STUMP/LOG ENDS



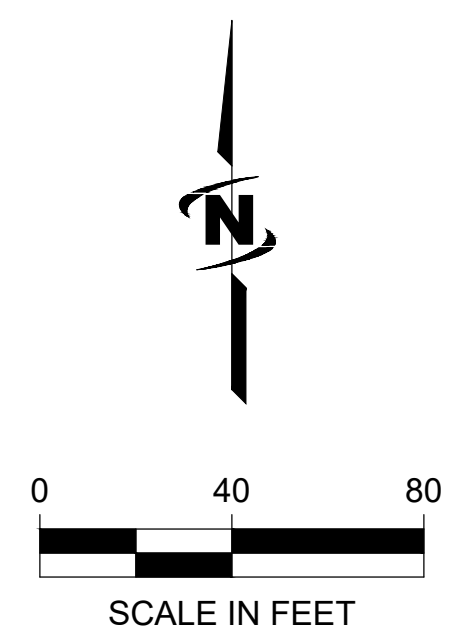
7 KESTREL OR FALCON OR OWL NESTING BOXES PLACE INSIDE FENCED AREA OR ON HILLSIDE.



6 COMPACTED DECOMPOSED GRANITE PATHS THROUGH OUT NATURE PARK.



NATURE PARK SETTING WITH NATURAL PLAYGROUND MATERIALS, SHELTER, FENCING, PATHS, ETC. POSSIBLE POLE MOUNTED FALCON BOX(S) INSTALLED IN AREA.



J-U-B ENGINEERS, INC.

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

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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NO.	DESCRIPTION	BY	APPR.	DATE

NAISMITH COMMONS
MARK BOTTLES REAL ESTATE
ENLARGED AMENITIES PLAN

FILE: 10-21-108_NC_LSAP_4-10-2023
JUB PROJ. #: 10-21-108
DRAWN BY: SEW
DESIGN BY: SEW
CHECKED BY: SEW
SCALE: ONE INCH = 40 FEET
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 4-12-2023
SHEET NUMBER:
LS-105

DATE: 3/6/2024 2:17 PM
 USER: LARSEN, TATE
 PATH: K:\01_CIVIL\093833006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 3\LP-PH3.DWG
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 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.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
F-201	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.
P-101	Concrete paving, TYP. Reference Civil Plans and ACHD SDT-DET 709
P-501	Crusher Fines Path 1/4" Minus. 4" Depth Over Weed Filter Fabric
P-505	12" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
--------	------	-------------------------

CLASS I TREES

	CF	Cornus florida 'Cherokee Chief' Cherokee Chief Dogwood
--	----	---

CLASS II TREES

	CB	Carpinus betulus 'Columnaris' Columnar European Hornbeam
	TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden
	UA	Ulmus americana 'Princeton' Princeton American Elm
	UC	Ulmus x 'Frontier' Frontier Elm

CLASS III TREES

	PA	Platanus x acerifolia 'Bloodgood' Bloodgood London Plane Tree
--	----	--

EVERGREEN TREES

	JM	Juniperus scopulorum 'Moonglow' Moonglow Juniper
	PP	Picea pungens 'Glauca' Blue Colorado Spruce

SHRUBS

	CS	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
	EC	Euonymus alatus 'Compactus' Compact Burning Bush
	LV	Ligustrum x vicaryi Golden Privet
	PB	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark
	PC	Pinus mugo 'Compacta' Dwarf Mugo Pine
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac

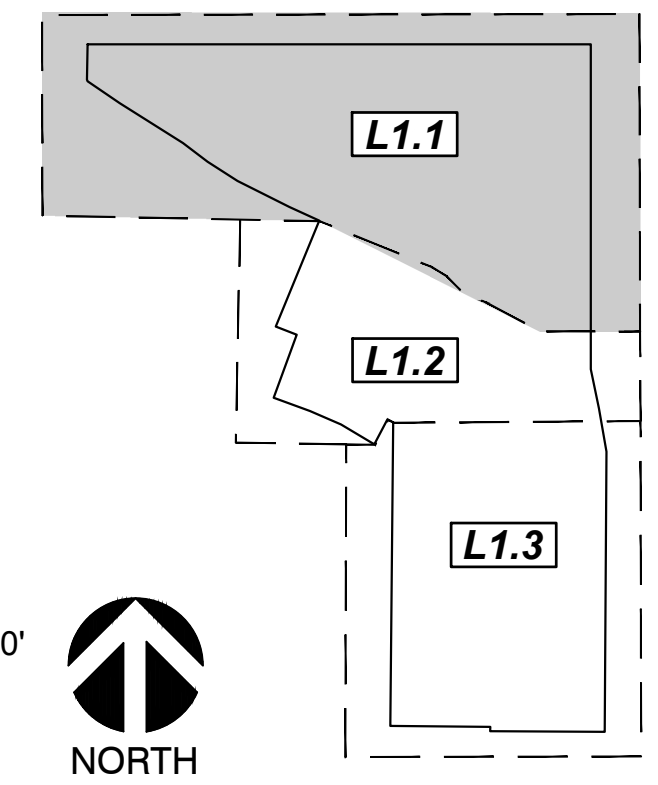
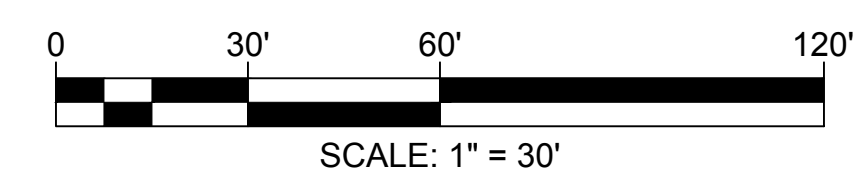
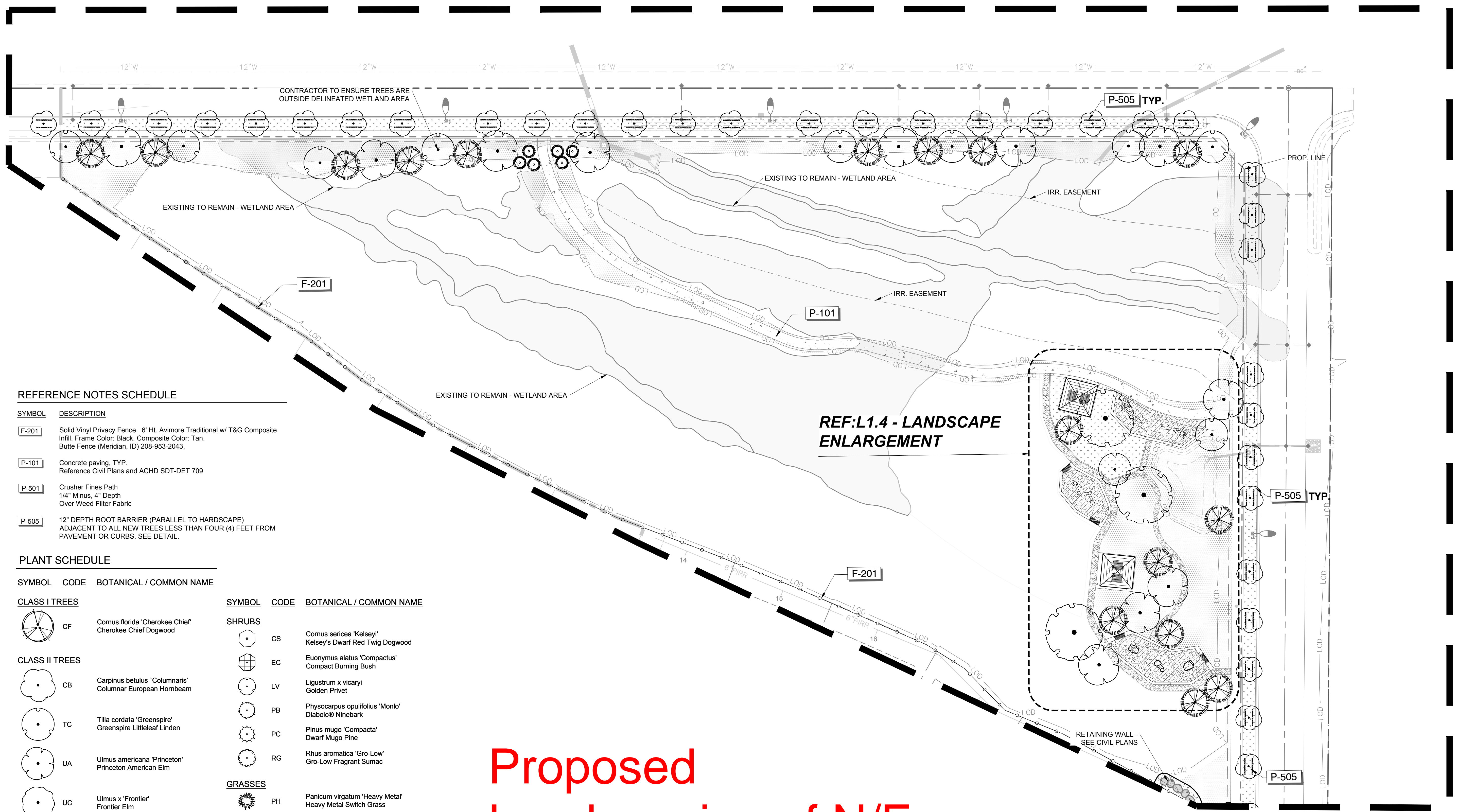
GRASSES

	PH	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
--	----	--

GROUND COVERS

	Native Seed Mix
	Chewing Fescue, Creeping Red Fescue, Hard Fescue, Idaho Bent Grass - Blend shown in specification
	Turf Sod
	Perks Blend Ryegrass Sod
	The Turf Company
	208.888.3760

Proposed Landscaping of N/E Park

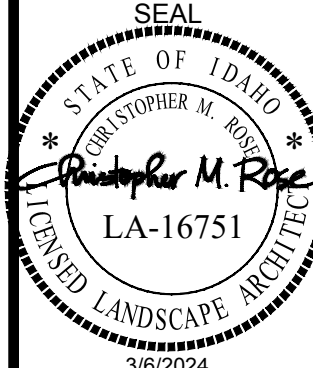


DATE	DESCRIPTION

Kimley-Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1100 W. Idaho Street, Suite 210
 Boise, Idaho 83702 (208) 297-2885

NAISMITH COMMONS - PHASE 3
 LANDSCAPE PLAN
 STAR, IDAHO

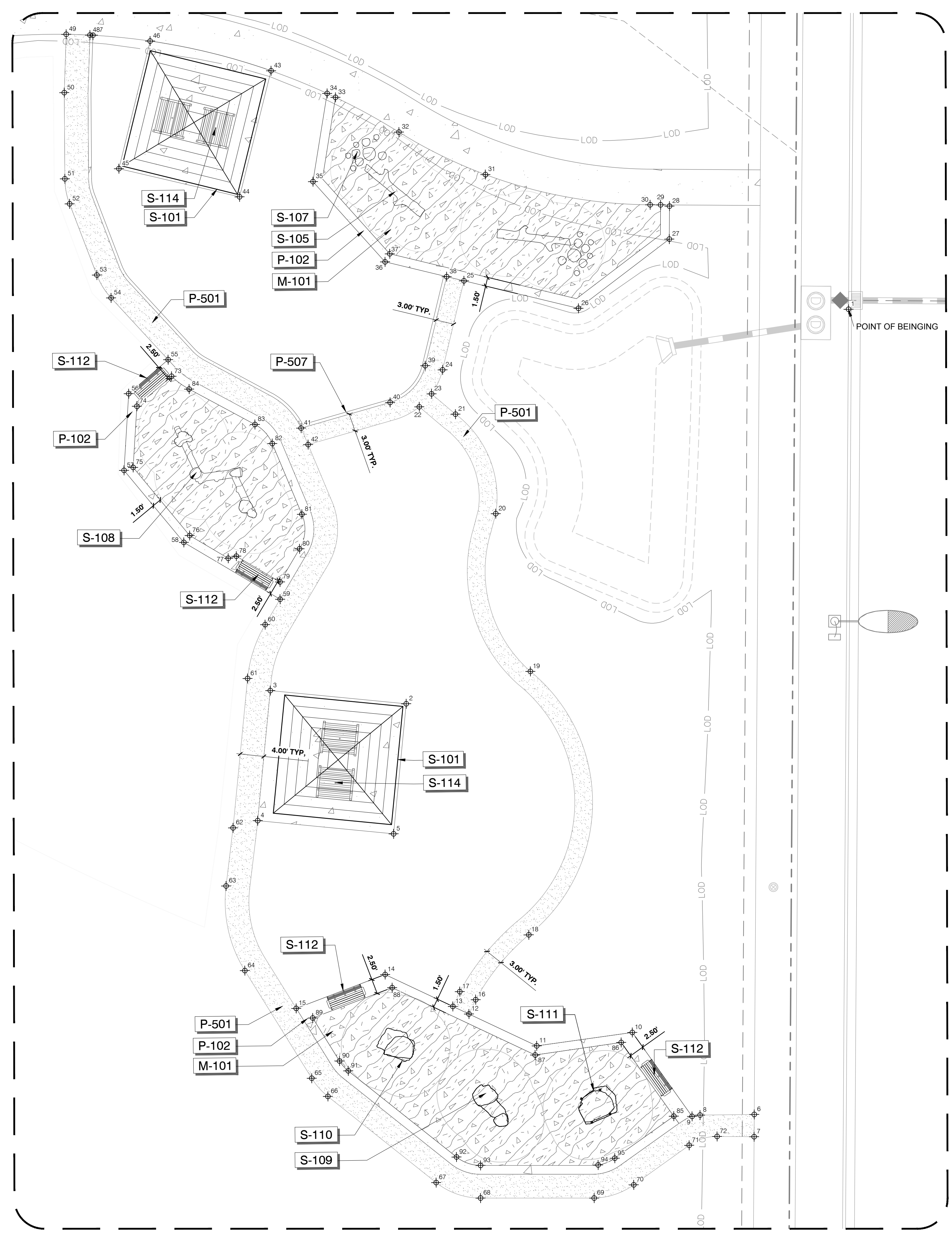
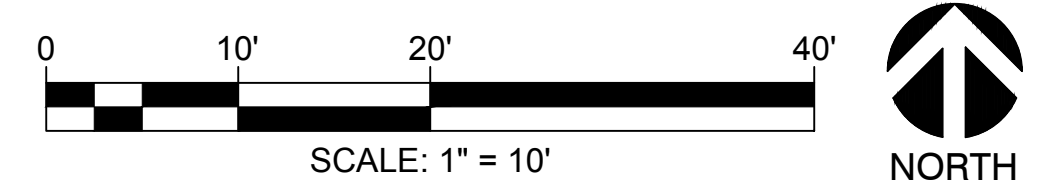
DRAWING NAME: LP-PH3.DWG	DRAWN BY: TL
PROJECT No.: 09383306	CHECKED BY: CMR
SCALE (H)/SEE SHEET	DESIGNED BY: LE
SCALE (V): N/A	



SHEET NO.
L1.1
 2 OF 8

Date: 3/6/2024 2:17 PM User: LARSEN, TATE
 Path: K:\01_CIVIL\093833006 BEACON CROSSING\CAD\IMPROVEMENT PLANS\PHASE 01-P-PH3.DWG
 This document, together with the associated design presented herein, is an instrument of service, as defined in the contract documents, and shall be without liability to Kimley-Horn and Associates, Inc. in the absence of a signed contract.

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.



NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	Point of beginning (0,0)	N 0.0000	E 0.0000
2		S 65.4983	W 75.2940
3		S 62.9964	W 98.1576
4		S 84.8666	W 100.5431
5		S 87.3702	W 77.6873
6		S 135.3556	W 17.5423
7		S 139.1061	W 17.6126
8		S 135.3556	W 26.6656
9		S 135.5513	W 28.0178
10		S 121.3038	W 37.9048
11		S 123.3667	W 54.0306
12		S 117.8564	W 65.3735
13		S 116.5492	W 68.0720
14		S 111.0354	W 79.4072
15		S 116.5901	W 94.4443
16		S 115.4644	W 64.2116
17		S 114.0713	W 66.8701
18		S 104.6547	W 55.1309
19		S 60.3068	W 54.3207
20		S 33.6811	W 59.8307
21		S 16.8458	W 66.4002
22		S 15.5351	W 72.4763
23		S 13.3756	W 70.3894
24		S 9.3579	W 68.4764
25		N 5.5899	W 64.6954
26		N 0.7190	W 45.4707
27		N 12.1868	W 30.0377
28		N 17.7390	W 29.9335
29		N 17.9698	W 31.4294
30		N 18.0028	W 33.1889
31		N 23.4352	W 60.8704
32		N 30.7638	W 75.3316
33		N 36.7430	W 85.9441
34		N 37.4217	W 87.3411
35		N 22.5979	W 69.9097
36		N 8.9478	W 77.9433
37		N 10.2898	W 77.1327
38		N 6.3270	W 67.6035
39		S 8.6208	W 71.3922
40		S 14.7277	W 77.3763
41		S 18.8675	W 92.4190
42		S 21.6640	W 91.2743
43		N 41.3523	W 96.7401
44		N 20.1906	W 102.3106
45		N 25.1812	W 122.5664
46		N 46.6058	W 117.0433
47		N 47.7109	W 126.6614
48		N 47.7333	W 127.1609
49		N 47.9141	W 131.1569
50		N 38.1004	W 131.6008
51		N 23.5883	W 131.6793
52		N 19.3669	W 130.9367
53		N 7.9221	W 126.4894
54		N 3.4463	W 124.1476
55		S 7.0716	W 114.6715
56		S 12.7142	W 121.3754
57		S 25.6195	W 122.3246
58		S 37.8688	W 112.4069
59		S 47.6440	W 96.3109
60		S 51.8876	W 98.8881
61		S 60.9143	W 101.9537
62		S 66.0313	W 104.7022
63		S 95.7980	W 106.0019
64		S 110.0840	W 103.0197
65		S 128.3519	W 91.9728
66		S 131.4381	W 89.2932
67		S 146.1706	W 71.2470
68		S 148.8740	W 63.8057
69		S 149.1055	W 44.6722
70		S 146.9615	W 37.9806
71		S 140.4177	W 28.5614
72		S 138.9891	W 23.8468
73		S 9.8819	W 114.1269
74		S 14.8491	W 120.0284
75		S 25.1372	W 120.7851
76		S 36.7221	W 111.4053
77		S 40.6336	W 104.9645
78		S 40.2976	W 103.5913
79		S 44.7238	W 96.2924
80		S 39.1925	W 92.9332
81		S 33.3787	W 92.4641
82		S 21.4121	W 97.3101
83		S 18.1649	W 100.1871
84		S 12.0736	W 111.1921
85		S 135.4849	W 31.0970
86		S 122.9621	W 39.7969
87		S 124.8948	W 54.3176
88		S 113.2698	W 78.2479
89		S 118.2074	W 91.6799
90		S 125.5059	W 87.2664
91		S 127.1775	W 85.8149
92		S 141.9101	W 67.7688
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95		S 142.4446	W 41.1186

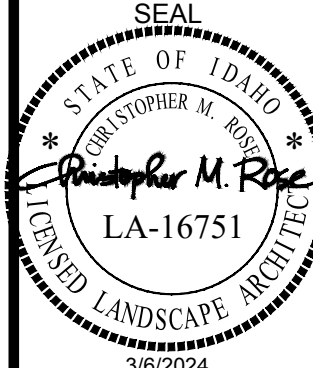
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
F-201	Solid Vinyl Privacy Fence. 6' Ht. Avimore Traditional w/ T&G Composite Infill. Frame Color: Black. Composite Color: Tan. Butte Fence (Meridian, ID) 208-953-2043.
P-102	6" X 18" Concrete Header w/ turnout at play surfacing
P-504	Metal Edging
P-505	12" DEPTH ROOT BARRIER (PARALLEL TO HARDSCAPE) ADJACENT TO ALL NEW TREES LESS THAN FOUR (4) FEET FROM PAVEMENT OR CURBS. SEE DETAIL.
P-507	6" Mow Curb
S-101	20' x 20' PAVILLION, BASIS OF DESIGN: MESA BY CLASSIC RECREATION
S-105	PLAY EQUIPMENT, BALANCE LOG, BASIS OF DESGN: Playcraft Model AP009. Fall height 1' 2 1/8"
S-107	PLAY EQUIPMENT, STEPPING STUMPS, BASIS OF DESGN: Playcraft Model SF002 (SM, MD, LG). Fall height 1'6" (max).
S-108	PLAY EQUIPMENT, BALANCE LOG COURSE, BASIS OF DESGN: Playcraft Model AP015. Fall height 3' 6 7/8"
S-109	PLAY EQUIPMENT, ROCK ARCH, BASIS OF DESGN: Playcraft Model CB015. Fall height 3' 2 7/8"
S-110	PLAY EQUIPMENT, SANDSTONE BOULDER, BASIS OF DESGN: Playcraft Model CB006. Fall height 5' 8 1/8"
S-111	PLAY EQUIPMENT, 6 BY BOULDER, BASIS OF DESIGN: Playcraft Model CB007. Fall height 6' 6"
S-112	Anova RCPMC6 Madison 6ft. recycled plastic contour bench Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic
S-114	Anova RCPWT6 Wainwright 6ft. Picnic Table. 29in.H x 64in.W x 72in.LxL Frame: Pewter Texture Coated Slat: Cedar Recycled Plastic
SYMBOL	DESCRIPTION
	Engineered Wood Fiber for play area Reference play equipment manufacture for proper depth according to fall height, approved through submittal and installed per manufacturers recommendations
	Rip-Rap Rock - 4" - 6" Angular, Warm Tan Color 6" Depth
	Rock Mulch - 3/4" Screened, Warm Tan Color, 3" Depth
	Concrete sidewalk paving, TYP. Reference Civil Plans and ACHD SDT-DET 709
	Crusher Fines Path 1 1/4" Minus, 4" Depth Over Weed Filter Fabric



NAISMITH COMMONS - PHASE 3
 LANDSCAPE ENLARGEMENT
 STAR, IDAHO

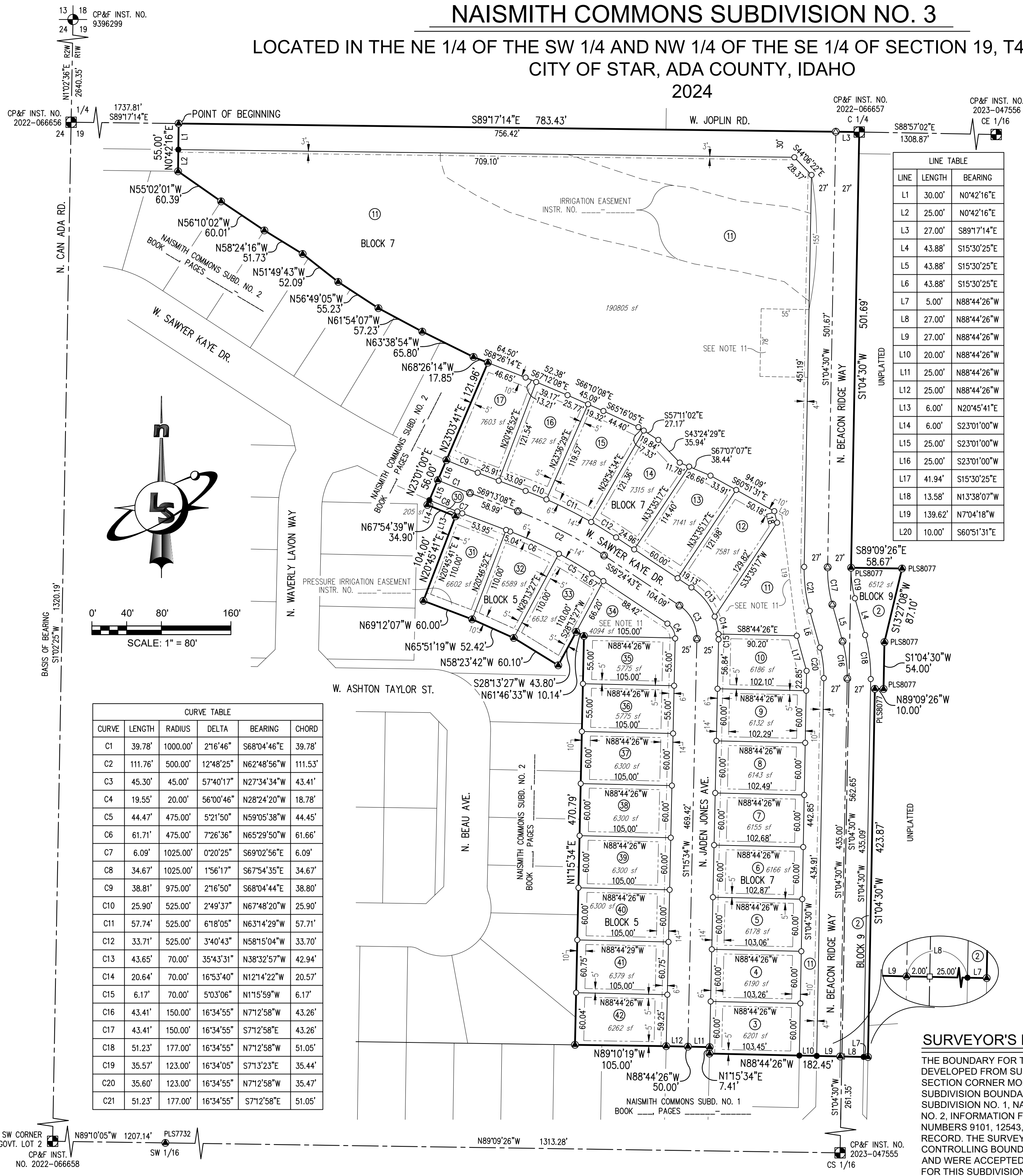
DRAWING NAME: LP-PH3.DWG	DRAWN BY: TL
PROJECT No.: 09383306	CHECKED BY: CMR
SCALE (H)/SEE SHEET	DESIGNED BY: LE
SCALE (V)/N/A	



SHEET NO.
L1.4
 5 OF 8

NAISMITH COMMONS SUBDIVISION NO. 3

LOCATED IN THE NE 1/4 OF THE SW 1/4 AND NW 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		SECTION LINE
	FOUND BRASS CAP MONUMENT		CENTER LINE
	FOUND 5/8" REBAR, PLS 11118 OR AS NOTED		ACHD STORM WATER DRAINAGE EASEMENT LINE - SEE NOTE 11
	FOUND 1/2" REBAR, PLS 11118		ACHD PERMANENT EASEMENT LINE PER INSTRUMENT NO. _____
	SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP		PUBLIC UTILITY & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
	SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP		OTHER EASEMENT LINE AS NOTED
	CALCULATED POINT, NOT SET		SUBDIVISION BOUNDARY LINE
	LOT NUMBER		LOT LINE
			ADJACENT PROPERTY LINE

LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N0°42'16"E
L2	25.00'	N0°42'16"E
L3	27.00'	S89°17'14"E
L4	43.88'	S15°30'25"E
L5	43.88'	S15°30'25"E
L6	43.88'	S15°30'25"E
L7	5.00'	N88°44'26"W
L8	27.00'	N88°44'26"W
L9	27.00'	N88°44'26"W
L10	20.00'	N88°44'26"W
L11	25.00'	N88°44'26"W
L12	25.00'	N88°44'26"W
L13	6.00'	N20°45'41"E
L14	6.00'	S23°01'00"W
L15	25.00'	S23°01'00"W
L16	25.00'	S23°01'00"W
L17	41.94'	S15°30'25"E
L18	13.58'	N13°38'07"W
L19	139.62'	N7°04'18"W
L20	10.00'	S60°51'31"E

- ### NOTES
- EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 14 (FOURTEEN) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
 - UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE 5 (FIVE) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE 10 (TEN) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 - IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT BY PIONEER IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE PIONEER IRRIGATION DISTRICT.
 - 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.
 - 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.
 - BOTTOM OF BUILDING FOOTINGS SHALL BE A MINIMUM OF 12 INCHES ABOVE THE ESTABLISHED NORMAL HIGH GROUNDWATER ELEVATION.
 - LOTS 30 AND 34, BLOCK 5; LOT 11, BLOCK 7 AND LOT 2, BLOCK 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE NAISMITH COMMONS SUBDIVISION HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, AND NAISMITH COMMONS SUBDIVISION HOMEOWNERS ASSOCIATION PRESSURE IRRIGATION.
 - 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.
 - 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.
 - LOT 34, BLOCK 5 AND PORTIONS OF LOT 11, BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO THE ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 - THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
 - THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NAISMITH COMMONS SUBDIVISION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS MAY BE AMENDED.
 - DIRECT LOT ACCESS TO W. JOPLIN ROAD OR N. BEACON RIDGE WAY IS PROHIBITED.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	39.78'	1000.00'	2'16"46"	S68°04'46"E	39.78'
C2	111.76'	500.00'	12'48"25"	N62°48'56"W	111.53'
C3	45.30'	45.00'	57'40"17"	N27°34'34"W	43.41'
C4	19.55'	20.00'	56'00"46"	N28°24'20"W	18.78'
C5	44.47'	475.00'	5'21"50"	N59°05'38"W	44.45'
C6	61.71'	475.00'	7'26"36"	N65°29'50"W	61.66'
C7	6.09'	1025.00'	0'20"25"	S69°02'56"E	6.09'
C8	34.67'	1025.00'	1'56"17"	S67°54'35"E	34.67'
C9	38.81'	975.00'	2'16"50"	S68°04'44"E	38.80'
C10	25.90'	525.00'	2'49"37"	N67°48'20"W	25.90'
C11	57.74'	525.00'	6'18"05"	N63°14'29"W	57.71'
C12	33.71'	525.00'	3'40"43"	N58°15'04"W	33.70'
C13	43.65'	70.00'	35'43"31"	N38°32'57"W	42.94'
C14	20.64'	70.00'	16'53"40"	N12°14'22"W	20.57'
C15	6.17'	70.00'	5'03"06"	N1°15'59"W	6.17'
C16	43.41'	150.00'	16'34"55"	N7°12'58"W	43.26'
C17	43.41'	150.00'	16'34"55"	S7°12'58"E	43.26'
C18	51.23'	177.00'	16'34"55"	N7°12'58"W	51.05'
C19	35.57'	123.00'	16'34"05"	S7°13'23"E	35.44'
C20	35.60'	123.00'	16'34"55"	N7°12'58"W	35.47'
C21	51.23'	177.00'	16'34"55"	S7°12'58"E	51.05'

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF NAISMITH COMMONS SUBDIVISION NO. 1, NAISMITH COMMONS SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 9101, 12543, 13716, 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.



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
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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 PLAT OF NAISMITH COMMONS SUBDIVISION NO. 3;

A PARCEL BEING LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE SW 1/4 (W 1/4 CORNER) OF SAID SECTION 19, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING SOUTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 19 BEARS S 1°02'25" W A DISTANCE OF 1320.19 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 S 89°17'14" E A DISTANCE OF 1737.81 FEET TO A 5/8 INCH DIAMETER IRON PIN MONUMENT MARKING THE NORTHEASTERLY CORNER OF NAISMITH COMMONS SUBDIVISION NO. 2, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S 89°17'14" E A DISTANCE OF 783.43 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 (CENTER 1/4 CORNER) OF SAID SECTION 19;

THENCE ALONG THE EASTERLY BOUNDARY OF THE NE 1/4 OF SAID SW 1/4 S 1°04'30" W A DISTANCE OF 501.69 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 89°09'26" E A DISTANCE OF 58.67 FEET TO POINT;

THENCE S 13°27'08" W A DISTANCE OF 87.10 FEET TO A POINT;

THENCE S 1°04'30" W A DISTANCE OF 54.00 FEET TO A POINT;

THENCE N 89°09'26" W A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 1°04'30" W A DISTANCE OF 423.87 FEET TO THE NORTHEASTERLY CORNER OF NAISMITH COMMONS SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NAISMITH COMMONS SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 88°44'26" W A DISTANCE OF 182.45 FEET TO A POINT;

THENCE N 1°15'34" E A DISTANCE OF 7.41 FEET TO A POINT;

THENCE N 88°44'26" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°10'19" W A DISTANCE OF 105.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID NAISMITH COMMONS SUBDIVISION NO. 2;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID NAISMITH COMMONS SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 1°15'34" E A DISTANCE OF 470.79 FEET TO A POINT;

THENCE N 61°46'33" W A DISTANCE OF 10.14 FEET TO A POINT;

THENCE S 28°13'27" W A DISTANCE OF 43.80 FEET TO A POINT;

THENCE N 58°23'42" W A DISTANCE OF 60.10 FEET TO A POINT;

THENCE N 65°51'19" W A DISTANCE OF 52.42 FEET TO A POINT;

THENCE N 69°12'07" W A DISTANCE OF 60.00 FEET TO A POINT;

THENCE N 20°45'41" E A DISTANCE OF 104.00 FEET TO A POINT;

THENCE N 67°54'39" W A DISTANCE OF 34.90 FEET TO A POINT;

THENCE N 23°01'00" E A DISTANCE OF 56.00 FEET TO A POINT;

THENCE N 23°03'41" E A DISTANCE OF 121.96 FEET TO A POINT;

THENCE N 68°26'14" W A DISTANCE OF 17.85 FEET TO A POINT;

THENCE N 63°38'54" W A DISTANCE OF 65.80 FEET TO A POINT;

THENCE N 61°54'07" W A DISTANCE OF 57.23 FEET TO A POINT;

THENCE N 56°49'05" W A DISTANCE OF 55.23 FEET TO A POINT;

THENCE N 51°49'43" W A DISTANCE OF 52.09 FEET TO A POINT;

THENCE N 58°24'16" W A DISTANCE OF 51.73 FEET TO A POINT;

THENCE N 56°10'02" W A DISTANCE OF 60.01 FEET TO A POINT;

THENCE N 55°02'01" W A DISTANCE OF 60.39 FEET TO A POINT;

THENCE N 0°42'16" E A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 11.16 ACRES, MORE OR LESS.

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

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT 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____.

LENNAR HOMES OF IDAHO, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY JEFFREY CLEMENS, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED JEFFREY CLEMENS, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT OF LENNAR HOMES OF IDAHO, LLC, A DELAWARE 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 _____

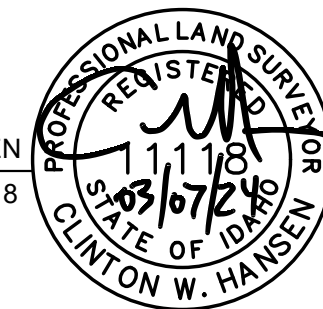
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF _____

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



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April 8, 2024

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Naismith Commons Subdivision Phase 3 Final Plat

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
 - For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
 - If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
 - The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
 - The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

Shawn Nickel

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, April 12, 2024 12:25 PM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: RE: Agency Transmittal - Naismith Commons Subdivision Phase 3 Final Plat

Hello Shawn –

After careful review of the transmittal submitted to ITD on April 2, 2024, regarding Naismith Commons Subdivision Phase 3 Final Plat, the Department has no comments or concerns to make at this time. We have previously submitted a TIS Acceptance letter dated September 29, 2022 with no recommendations.



Niki Benyakhlef
Development Services Coordinator

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

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, April 2, 2024 1:43 PM
To: chopper@hwydistrict4.org; Iriccio@hwydistrict4.org; jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <rmorgan@starswd.com>; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; CalahanH <CalahanH@landproDATA.com>; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdclerk@gmail.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Naismith Commons Subdivision Phase 3 Final Plat

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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-24-02

Development Name/Section Naismith Commons 3CDH 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: Ron B... Date: 4/12/24