



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department *Shawn T. Smith*

MEETING DATE: June 17, 2025

FILE(S) #: FP-25-04, Final Plat, Legado Subdivision Phase 2

REQUEST

The Applicant is requesting approval of a Final Plat for Legado Subdivision Phase 2 consisting of 37 residential lots and 6 common lots on 11.97 acres. The subject property is generally located south of Highway 44, west of Bent Lane, in Star, Idaho 83669. Canyon County Parcel Number is R3403500000.

APPLICANT/OWNER:

Bent Lane, LLC
1691 S. Grand Fork Way
Meridian, Idaho 83642

REPRESENTATIVE:

Cheryl Heath
KM Engineering, LLP
5725 N. Discovery Way
Boise, Idaho 83713

PROPERTY INFORMATION

Land Use Designation - Residential R-5-DA

Phase 2

Acres -	11.97 acres
Residential Lots -	37
Common Lots -	6
Commercial Lots -	0

HISTORY

May 1, 2007	Council approved an application for Hidden Meadows Subdivision Annexation and Zoning with Preliminary Plat to R-5. The development consisted of 108 residential lots and 24 common lots on approximately 24 acres.
July 19, 2022	Council tabled public hearing for Star River Ranch North Subdivision Preliminary Plat (PP-22-05) to September 6, 2022.
September 6, 2022	Council tabled public hearing for Star River Ranch North Subdivision Preliminary Plat (PP-22-05) to March 7, 2023.
March 7, 2023	Council tabled public hearing for Star River Ranch North Subdivision Preliminary Plat (PP-22-05) to March 21, 2023.
March 21, 2023	Council approved Star River Ranch North Subdivision Preliminary Plat (PP-22-05). The subdivision consists of 71 single-family residential lots and 12 common lots on 23.77 acres with a gross density of 2.99 du/ac.
October 17, 2023	Council approved applications for the Final Plat of Legado Subdivision (Star River Ranch North), Phase 1, (FP-23-13). Phase 1 included 34 residential lots and 7 common lots on 11.70 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 2 of Legado Subdivision generally complies with the approved preliminary plat. The Preliminary Plat was approved for a maximum of 71 single family residential lots. Phase 1 has 34 residential lots and Phase 2 has 37 residential lots, leaving zero (0) residential lots remaining, resulting in full build out of the development.

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

The Preliminary Plat submitted contains 71 single family residential lots, and 12 common area lots for a total of 83 lots. The gross density of the proposed development is 2.99 dwelling units/acre. The residential lots range in size from approximately 7,949 square feet to 14,342 square feet with an average buildable lot area of 9,280 square feet. The applicant had indicated in their Open Space Exhibit that the development would contain a total of 4.34 acres (18.3%) of overall open space, which includes 3.38 acres within the proposed plat and .96 acres located within an area in Star River Ranch No. 1. The applicant's intent was to improve this .96-acre area for a future dog park that will be utilized by both subdivisions. Council removed the .96-acre dog park from the plan. The original total usable open space proposed was 3.63 acres (15.4%). The Unified Development Code, Section 8-4E-2 states that all developments shall have a total of 15% open space and 10% usable open space. With the removal of the .96-acre dog park, the

total open space and usable open space still meets the minimum requirements of the UDC. Streets are proposed to be public throughout the development and will measure 36 ft from back of curb to back of curb and satisfy Section 8-4D-34B(4) of the UDC.

The development will be primarily accessed off Bent Lane via Balto Street. There will also be access via Silverthorne Avenue from Bent Lane along the south. Silverthorne Avenue will connect to the future northern collector road when that property is developed.

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 2 site amenities. The preliminary plat shows a total of 3 amenities. The applicant is proposing a large, central open area that will house 2 soccer fields. The applicant is also proposing connected walking paths within the development and a future dog park.

ADDITIONAL PRELIMINARY PLAT DEVELOPMENT FEATURES:

- **Sidewalks:** - Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision. At the time of submittal, detached sidewalks were not required under the UDC that was in affect at the time of submittal of the application. Staff recommends that the Council consider requiring detached sidewalks that meet the current intent of the City for streetscapes.
- **Lighting:** - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has not submitted a streetlight plan, indicating location of lights or a street light design. A condition of approval will be required to receive staff approval of streetlights prior to final plat approval.
- **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. The landscape plan submitted with the Preliminary Plat shows street trees throughout the large common area and dog park as required per code. Not all street trees are on the landscape plan and appear to be located by the builder. A condition of approval will be to hold certificates of occupancy until trees are planted per code. Common areas along the roads do not contain the necessary number of trees called for by code. A condition of approval will be to submit a new plan showing the correct number of street trees in all the common areas.
- **Setbacks:** – The Applicant is requesting 5-foot side yard setbacks that were allowed in the R-5 zoning district at the time of submittal of the application and prior to the June 7, 2022, Code revision. All other setbacks of the current R-5 zone are consistent with the new R-3 setbacks established by the June 7, 2022, UDC rewrite.

- **Block Length:** - Blocks 2 and 3 are over 750' in length. Therefore, Council must approve the waiver to the block length for these areas.
- **Mailbox Cluster:** - Applicant has provided communication to the Star Postmaster and they are awaiting his response on cluster location.
- **Subdivision Name:** - Applicant has provided documentation showing approval for the subdivision name.
- **Street Names:** - Applicant has provided documentation showing approval for the street names and they are showing accurately on the submitted preliminary plat.
- **Phasing:** - Applicant is proposing the development will be built out in two phases, which could change based on market conditions.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 1 is 3.09 du/acre.

Common/Open Space and Amenities – Council conditioned site amenities be built in Phase 1.

- Pickle Ball Court
- Picnic Tables
- Open Grass Area

Sidewalks – Sidewalks are proposed to be 5 foot wide and detached throughout the development with eight foot (8') wide landscape strips.

Streetlights –A Streetlight design has not been provided with the final plat application. The proposed light style and fixture must meet Dark Sky requirements and comply with the City Code. A streetlight plan was included in the final plat application. Staff is supportive of the location of streetlights in this phase. **The Applicant shall submit and receive approval for the streetlight style prior to installation and signing the final plat.** The same streetlight design shall continue throughout the entire 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.**

Setbacks: Council approved 5-foot side yard setbacks for this development.

Block Length – Block length waivers were approved by Council.

Setbacks – The Council approved 5-foot side yard setbacks. The Applicant has not requested any additional special setback, and the development will adhere to the requirements of the R-3/R-5 zone.

Zoning District	Maximum Height	Minimum Yard Setbacks Note Conditions			
	Note Conditions	Front (1)	Rear	Interior Side	Street Side
R-3 R-5	35'	15' to living area/side load garage 20' to garage face	15'	5'	20'

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



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

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

1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:

1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

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



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.

3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
 - a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
 - c. 101 and over units = minimum of 10 architectural styles and/or floorplans
 3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

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

Street Names – Letter of approval of street names from Canyon County was included in the application packet and are reflected accordingly on the submitted final plat.

Subdivision Name - Applicant has provided documentation showing approval for the subdivision name.

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.**

Fencing Plan – The applicant has submitted a fencing plan that is consistent with Phase 1, using a solid vinyl fence along the perimeter of the parcel and a vinyl fence with a lattice top on the interior common areas. Any changes to this plan must receive Staff Approval prior to installation.

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. All roadways and right-of-way dedications, including street connection to the north (Landruff Lane) shall be included in this second phase.

Conditions added by Council to the Preliminary Plat and Development Agreement

- The subdivision is approved for a maximum of 71 residential lots.
- The site amenities shall be installed in Phase 1. The applicant shall remove the dog park area from the development and remove the soccer field from the common area plan. 2 new amenities shall be added to the development with details provided to Staff prior to final plat application.
- The large open space area shall not be constructed using bentonite or other materials that may prevent the area from properly draining. Additional usable open space may be required if the common area is not usable. The City Engineer shall approve the drainage plan specific to the usable open space area.
- The Council approves waivers to the block lengths in the development. The applicant shall work with the Highway District on traffic calming measures for those blocks.
- The development shall be required to provide detached sidewalks along all roadways.
- All pathways shall be paved.
- The Development shall have a separate Homeowners Association and CC&R's independent from Star River Ranch Subdivision.
- The development shall have conduit installed for future fiber-optic cables.

ITD Proportionate Shares – This phase will be required to provide proportionate share contributions in the amount of \$37,000.00, to be paid prior to signature of the final plat.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on May 20, 2025.

May 23, 2025	DEQ	Standard Letter
May 14, 2025	CDH	Plan Comments
May 27, 2025	Star Engineer	Approval Review

FINDINGS

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

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

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

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

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

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

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

D. The development will not be detrimental to the public health, safety or general welfare; and,

Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

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

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

CONDITIONS OF APPROVAL

Conditions added by Council to the Preliminary Plat and Development Agreement

- The subdivision is approved for a maximum of 71 residential lots.
- The site amenities shall be installed in Phase 1. The applicant shall remove the dog park area from the development and remove the soccer field from the common area plan. 2 new amenities shall be added to the development with details provided to Staff prior to final plat application.
- The large open space area shall not be constructed using bentonite or other materials that may prevent the area from properly draining. Additional usable open space may be required if the common area is not usable. The City Engineer shall approve the drainage plan specific to the usable open space area.
- The Council approves waivers to the block lengths in the development. The applicant shall work with the Highway District on traffic calming measures for those blocks.
- The development shall be required to provide detached sidewalks along all roadways.

- All pathways shall be paved.
- The Development shall have a separate Homeowners Association and CC&R's independent from Star River Ranch Subdivision.
- The development shall have conduit installed for future fiber-optic cables.

Conditions Specific to Signature of Final Plat.

1. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$1,000 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$71,000. \$37,000 is due (37 residential lots x \$1000) to be paid before signing the final plat of phase 2.**
2. **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.
3. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat.**
4. Applicant shall provide streetlight design for approval by staff.
5. 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.
6. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
7. 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.
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. 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.

Additional Conditions of Approval

1. The approved Final Plat for Legado Subdivision (Star River Ranch North), Phase 2 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **Applicant shall meet all the setback requirements in the Unified Development Code Section 8-3A-4, unless a waiver is applied for and approved by the council. 5-foot side yard setbacks have been approved by Council.**
3. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**

4. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
5. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
6. All entrances into the subdivision (W. Stillmore Street and/or N. Sugar Loop Ave. & N. Kenora Avenue) shall be cleaned nightly to include dirt, dust, rocks, mud, and other debris. All trash shall be secured on site and trash receptacles emptied on a regular basis to avoid blowing debris.
7. During the entire construction process, dust from the site must be minimized as much as possible. Water trucks should be used as appropriate. Excess dust could result in fines and/ or work stoppage.
8. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed and energized prior to any building occupancy. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight design to Staff for review and approval prior to installation. All lighting shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative. Even after installation, streetlights may require shielding to prevent light trespass.**
9. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
10. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
11. As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**
12. All streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
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 at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access

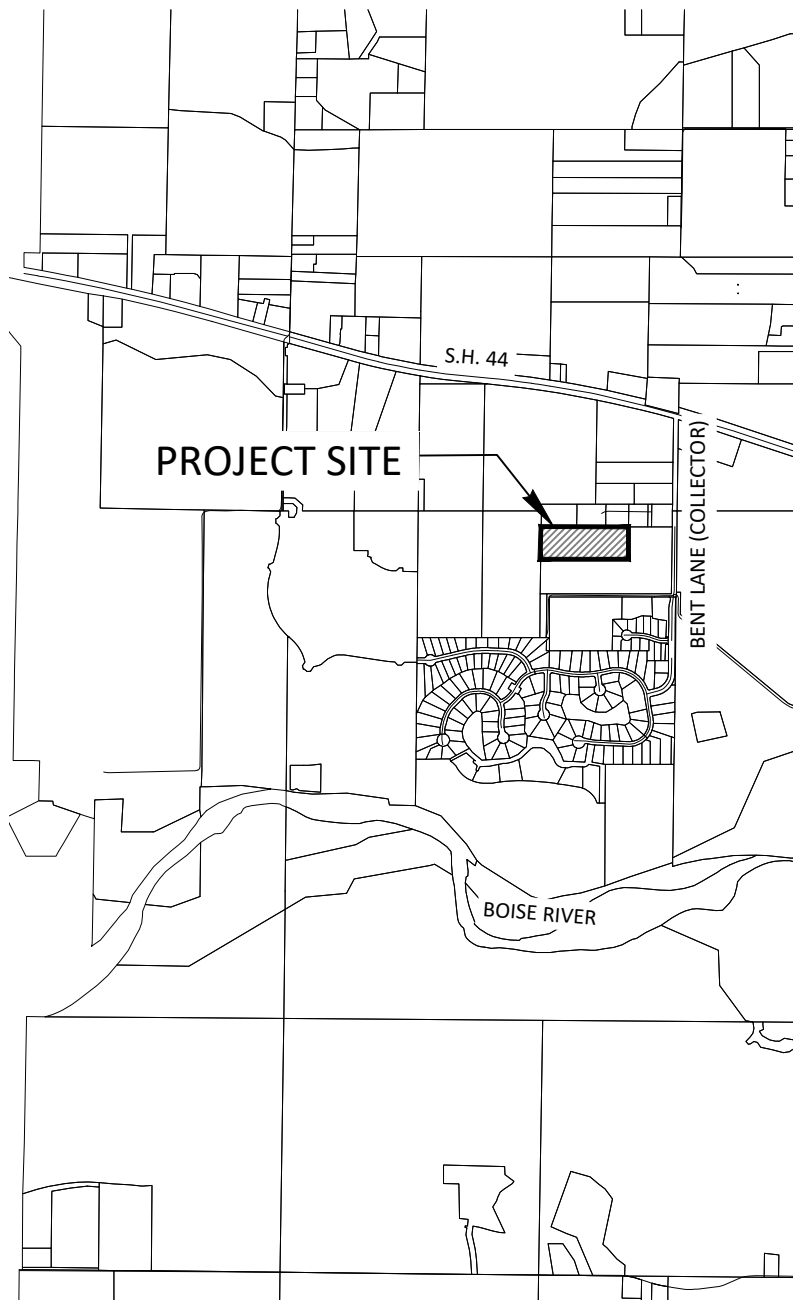
the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.

15. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
16. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
17. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
18. A separate sign application is required for any subdivision sign.
19. 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.
20. 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.
21. All common areas shall be maintained by the Homeowners Association.
22. 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.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.

COUNCIL DECISION

The Star City Council _____ File # FP-25-04 Legado Subdivision, Final Plat, Phase 2
on _____ 2025.

P:\24-303\CIVIL\CAD\BASE\24-303 X-VICINITY MAP.DWG, JACOB O'GORMAN, 3/3/2025, DWG TO PDF.PC3, ----



5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 2/28/25
PROJECT: 24-303

SHEET:



0 2000 4000 6000
Plan Scale: 1" = 2000'

LEGADO SUBDIVISION NO. 2
STAR, IDAHO

24-303 X-VICINITY MAP

March 14, 2025
Project No.: 24-303

Mr. Shawn Nickel
Planning Director and Zoning Administrator
City of Star
10769 W. State Street
Star, Idaho 83669

RE: Legado Subdivision No. 2 (fka Star River Ranch Subdivision)– Star, ID
Final Plat Letter of Intent and Statement of Compliance

Dear Mr. Nickel:

On behalf of Bent Ln LLC., we are pleased to submit the attached application and the required supplements for the final plat of Legado Subdivision No. 2. Please accept this letter as the required written narrative regarding the project.

Legado Subdivision No. 2 is a single-family residential community located on one parcel (R3403500000) south of Highway 44, west of Bent Lane and just north of Star River Ranch Subdivision Numbers 1 & 2. This subdivision encompasses approximately +/- 11.97 acres of the overall site and is comprised of 37 buildable lots and 6 common lots. Buildable lots range in size from 0.19 acres to 0.34 acres, with an average lot size of 0.22 acres. The gross density of this phase of development is 3.09 du/acre and has 15% of open space containing landscaping.

This subdivision plat follows all dimensional standards for the R-5 District and conditions outlined in the staff report.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Thank you,
KM Engineering, LLP



Cheryl Heath
Plat Routing Manager

Cc: Bent Ln, LLC



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.: **FP-25-04**
Date Application Received: **3/18/2025** Fee Paid: **\$2730.00**
Processed by: City: **BN**

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative X

Applicant Name: Bent Ln, LLC
Applicant Address: 1691 S. Grand Fork Way, Meridian, ID Zip: 83642
Phone: (208) 850-0591 Email: timothyeck@me.com

Owner Name: Same as applicant
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Cheryl Heath, Plat Routing Manager Firm Name: KM Engineering, LLP
Address: 5725 N. Discovery Way, Boise, ID Zip: 83713
Phone: 208.639.6939 Email: cheath@kmengllp.com

Property Information:

Subdivision Name: Legado Subdivision Phase: 2

Parcel Number(s): R3403500000

Approved Zoning: R-5 Units per acre: 3.09

Total acreage of phase: 11.97+/- Total number of lots: 43

Residential: 37 Commercial: n/a Industrial: n/a

Common lots: 6 Total acreage of common lots: 1.79 Percentage: 15%

Percent of common space to be used for drainage: 42% Acres: 0.75

Special Flood Hazard Area: total acreage 11.97+/- number of homes 37

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>37</u>	<u>no change</u>
Number of Common Lots:	<u>6</u>	<u>no change</u>
Number of Commercial Lots:	<u>n/a</u>	
Roads:		

Amenities: No change for this phase

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

Subdivision Name: Legado Subdivision Phase: 2

Special Flood Hazard Area: total acreage 11.97+/- number of homes 37

- 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): #160xxxxxxC, 160xxxxxxE, etc.: 16027C259G
 FIRM effective date(s): mm/dd/year 06/07/2019
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE Zone
 Base Flood Elevation(s): AE .0 ft., etc.: 2450.9 - 2454.5
- 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
canyon county	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
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
n/a	Electronic copy of a Plat with all phases marked with changes, if applicable**	
X	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
X	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
X	Electronic copy of streetlight design and location information	BN
X	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
forthcoming	Electronic copy of all easement agreements submitted to the irrigation companies	
forthcoming	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
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
noted	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. 	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

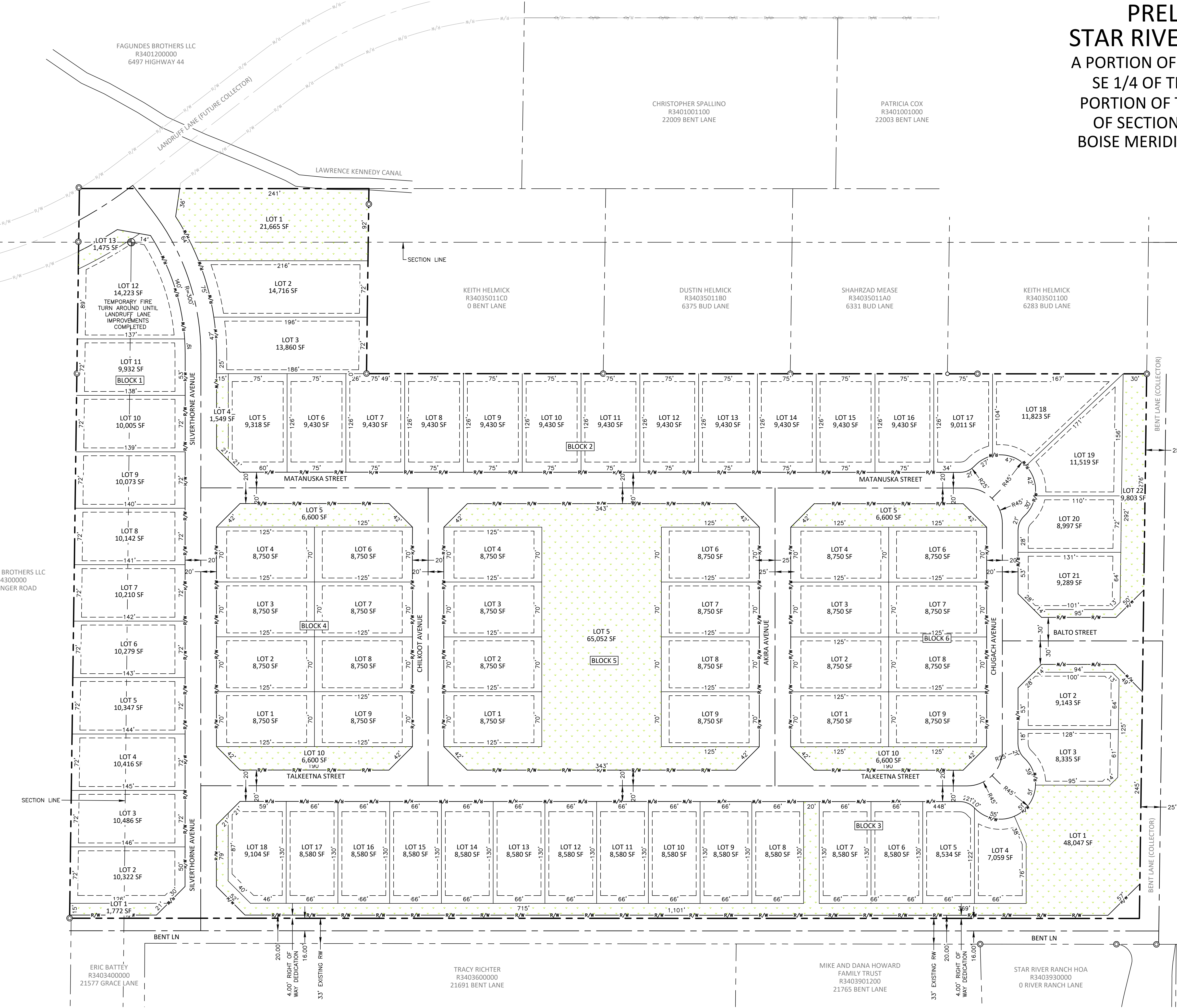
*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary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

Applicant/Representative Signature

March 10, 2025
Date

PRELIMINARY PLAT SHOWING
STAR RIVER RANCH NORTH SUBDIVISION
A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
JULY 2023

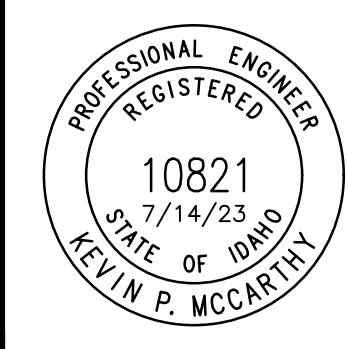
- LEGEND**
- BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - ROAD CENTERLINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - COMMON AREA
 - R.M.
 - REFERENCE MONUMENT
 - FOUND 5/8" REBAR (SEE SHEET PP2.0)
 - FOUND 1/2" REBAR (SEE SHEET PP2.0)
 - FOUND BRASS CAP, NORTHEAST CORNER SECTION 12 (SEE SHEET PP2.0)



PRELIMINARY PLAT - LOT DIMENSIONS

0 60 120 180
Scale: 1" = 60'

STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT

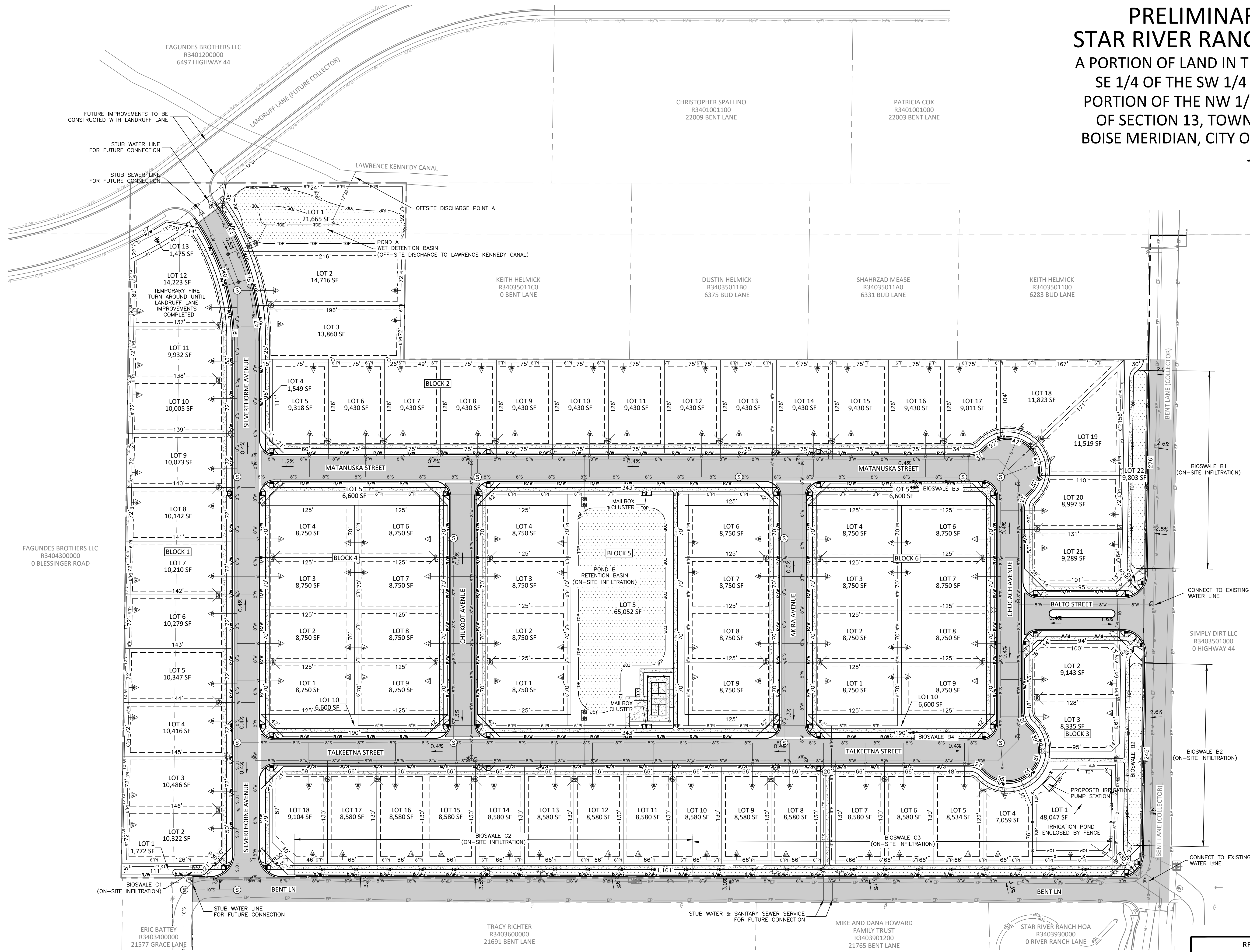


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REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23
4	CHD4 COMMENT REVISIONS	5/9/23
5	IRRIGATION POND ADDITION	7/14/23

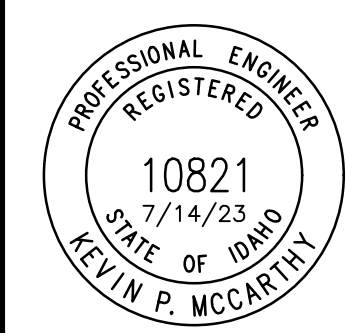
DATE: JULY 2023
PROJECT: 21-162
SHEET NO. PP3.0

PRELIMINARY PLAT SHOWING
STAR RIVER RANCH NORTH SUBDIVISION
A PORTION OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE
SE 1/4 OF THE SW 1/4 OF SECTION 12, ALONG WITH A
PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4
OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO
JULY 2023



* SEE SHEET PP4.1 FOR STREET SECTIONS & LEGEND

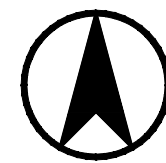
STAR RIVER RANCH NORTH SUB
STAR, IDAHO
PRELIMINARY PLAT



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DATE: JULY 2023
PROJECT: 21-162
SHEET NO.
PP4.0

REVISIONS		
NO.	ITEM	DATE
0	INITIAL SUBMITTAL	4/5/22
1	ZONING REQUEST CHANGE	5/26/22
2	CHD4 COMMENT REVISIONS	11/17/22
3	CHD4, CITY COMMENT REVISIONS	3/1/23
4	CHD4 COMMENT REVISIONS	5/9/23
5	IRRIGATION POND ADDITION	7/14/23



PRELIMINARY PLAT - PRELIMINARY ENGINEERING

0 60 120 180
Scale: 1" = 60'

MATCH LINE - SEE SHEET PP4.1

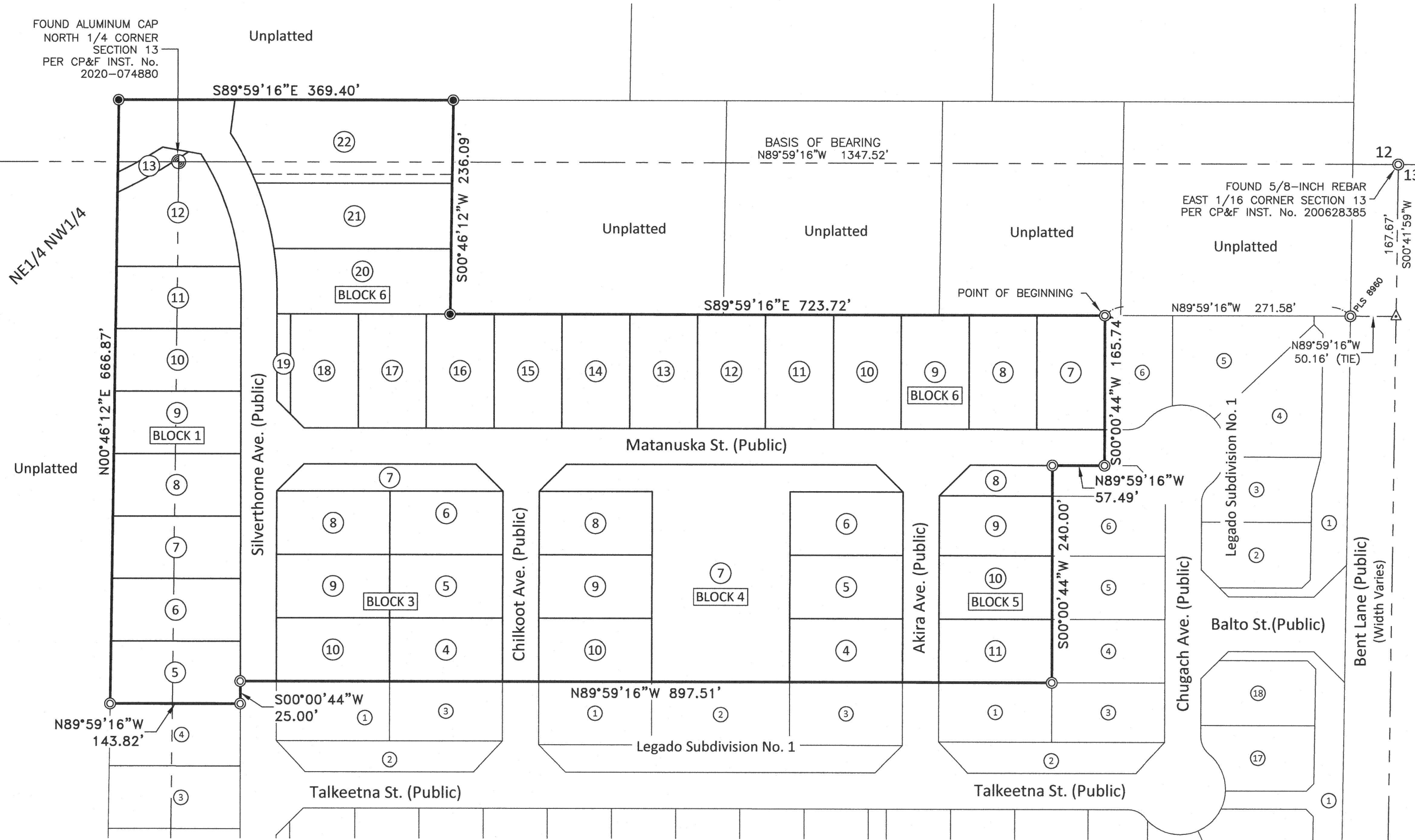
PLAT OF
LEGADO SUBDIVISION No. 2

A PARCEL OF LAND SITUATED IN A PORTION OF THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 12, AND A PORTION OF THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF STAR, CANYON COUNTY, IDAHO.
2025

BOOK ____ PAGE ____



0 100 200 300
Plan Scale: 1" = 100'



SHEET INDEX

SHEET 1	- SUBDIVISION MAP AND LEGEND
SHEET 2	- DETAIL PLAT MAP AND LINE/CURVE TABLE
SHEET 3	- CERTIFICATE OF OWNERS AND NOTES
SHEET 4	- CERTIFICATES AND APPROVALS

LEGEND

	FOUND ALUMINUM CAP, AS NOTED
	FOUND BRASS CAP, AS NOTED
	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
	SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
	FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
	SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
	CALCULATED POINT
	LOT NUMBER
	ADJACENT LOT NUMBER
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE
	ADJACENT BOUNDARY LINE
	EASEMENT LINE

- REFERENCES**
- R1. PLAT OF STAR RIVER RANCH SUBDIVISION No. 1, BOOK 48 OF PLATS AT PAGE 12, RECORDS OF CANYON COUNTY, IDAHO.
 - R2. PLAT OF LEGADO SUBDIVISION No. 1, BOOK ____ OF PLATS AT PAGE ____, RECORDS OF CANYON COUNTY, IDAHO.
 - R3. RECORD OF SURVEY PER INSTRUMENT No. 2005-48971, RECORDS OF CANYON COUNTY, IDAHO.
 - R4. RECORD OF SURVEY PER INSTRUMENT No. 2006-49657, RECORDS OF CANYON COUNTY, IDAHO.
 - R5. RECORD OF SURVEY PER INSTRUMENT No. 2009-016458, RECORDS OF CANYON COUNTY, IDAHO.
 - R6. RECORD OF SURVEY PER INSTRUMENT No. 2013-051589, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

FLOOD ZONE NOTE

THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "AE" AS SHOWN ON THE FIRM PANEL NUMBER 16027C0259G, CANYON COUNTY, IDAHO, AND INCORPORATED AREAS, EFFECTIVE DATE 06/07/2019. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOOD PLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOOD PLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.

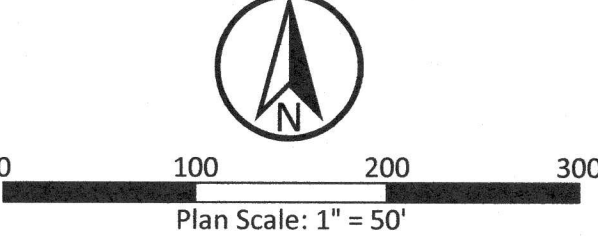


3-7-2025
DEVELOPER
BENT LN, LLC
BOISE, IDAHO

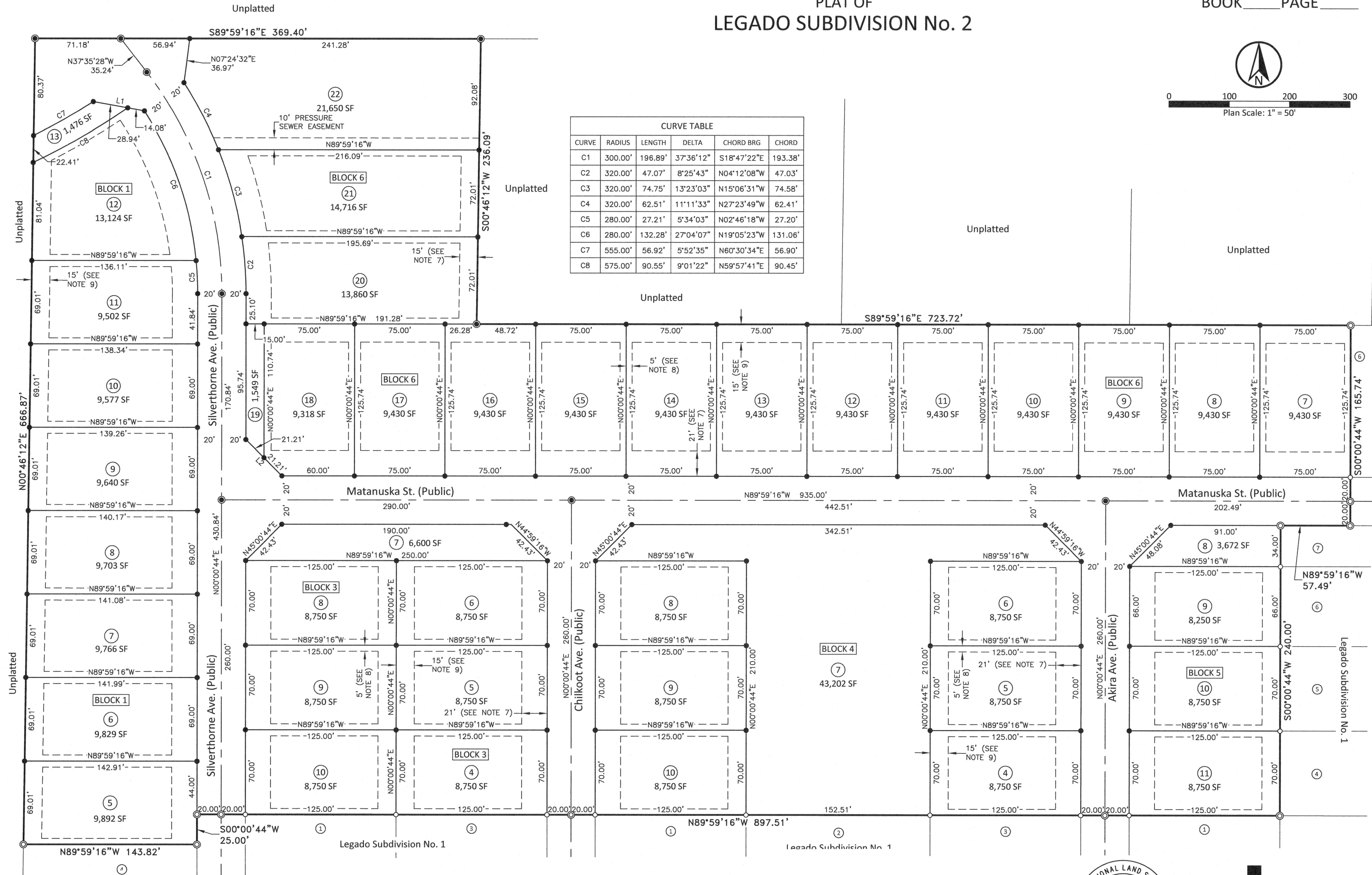
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PLAT OF
LEGADO SUBDIVISION No. 2

BOOK _____ PAGE _____



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	300.00'	196.89'	37°36'12"	S18°47'22"E	193.38'
C2	320.00'	47.07'	8°25'43"	N04°12'08"W	47.03'
C3	320.00'	74.75'	13°23'03"	N15°06'31"W	74.58'
C4	320.00'	62.51'	11°11'33"	N27°23'49"W	62.41'
C5	280.00'	27.21'	5°34'03"	N02°46'18"W	27.20'
C6	280.00'	132.28'	27°04'07"	N19°05'23"W	131.06'
C7	555.00'	56.92'	5°52'35"	N60°30'34"E	56.90'
C8	575.00'	90.55'	9°01'22"	N59°57'41"E	90.45'



PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
YARON L. BALLARD
3.7.2025
DEVELOPER
BENT LN, LLC
BOISE, IDAHO

km
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PLAT OF
LEGADO SUBDIVISION No. 2

BOOK____PAGE____

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, ALONG WITH A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M., CITY OF STAR, CANYON COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 13, WHICH BEARS N89°58'51"E A DISTANCE OF 2,695.45 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 13, THENCE FOLLOWING THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, N89°58'23"W A DISTANCE OF 1,347.78 FEET TO A 5/8-INCH REBAR MARKING THE EAST 1/16 CORNER OF SAID SECTIONS 12 AND 13;
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, S00°41'59"W A DISTANCE OF 167.67 FEET;
THENCE LEAVING SAID EASTERLY LINE, N89°59'16"W A DISTANCE OF 50.16 FEET TO A 5/8-INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF BENT LANE AND BEING ON THE SUBDIVISION BOUNDARY OF LEGADO SUBDIVISION NO. 1;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY, N89°59'16"W A DISTANCE OF 271.58 FEET TO A 5/8-INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SUBDIVISION BOUNDARY THE FOLLOWING SIX (6) COURSES:

- 1.S00°00'44"W A DISTANCE OF 165.74 FEET TO A 5/8-INCH REBAR;
- 2.N89°59'16"W A DISTANCE OF 57.49 FEET TO A 5/8-INCH REBAR;
- 3.S00°00'44"W A DISTANCE OF 240.00 FEET TO A 5/8-INCH REBAR;
- 4.N89°59'16"W A DISTANCE OF 897.51 FEET TO A 5/8-INCH REBAR;
- 5.S00°00'44"W A DISTANCE OF 25.00 FEET TO A 5/8-INCH REBAR;
- 6.N89°59'16"W A DISTANCE OF 143.82 FEET TO A 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, N00°46'12"E A DISTANCE OF 666.87 FEET TO A 5/8-INCH REBAR;
THENCE S89°59'16"E A DISTANCE OF 369.40 FEET TO A 5/8-INCH REBAR;
THENCE S00°46'12"W A DISTANCE OF 236.09 FEET TO A 5/8-INCH REBAR;
THENCE S89°59'16"E A DISTANCE OF 723.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 11.975 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC FOREVER ALL PUBLIC STREETS AND RIGHTS-OF-WAYS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM AN EXISTING STAR SEWER AND WATER DISTRICT WATER SYSTEM, AND SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

TIMOTHY W. ECK, MANAGER,
BENT LN, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF }SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 202____, BY TIMOTHY W. ECK, AS
MANAGER OF BENT LN, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

NOTES

1. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CANYON COUNTY WATER COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CANYON COUNTY WATER COMPANY.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
3. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. LOT 13, BLOCK 1, LOT 7, BLOCK 3, LOT 7, BLOCK 4, LOT 8, BLOCK 5, AND LOTS 5, 19 AND 22, BLOCK 6 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE COMMON LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, AND SIDEWALK MAINTENANCE/ACCESS.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. THIS SUBDIVISION WILL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
7. ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 21.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, LOT DRAINAGE, IRRIGATION, AND SIDEWALKS.
8. UNLESS SHOWN OTHERWISE, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT (EACH SIDE) FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION.
9. ALL REAR LOT LINES CONTAIN A 15.00 FOOT WIDE EASEMENT, FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION.
10. 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 BY A DEVELOPMENT AGREEMENT OR OTHER AGREEMENT, OR AS SHOWN ON THIS PLAT.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. THE SUBDIVISION HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
15. ALL LOTS WITHIN THIS PLAT WILL BE PROVIDED SEWER VIA A STAR SEWER AND WATER DISTRICT GRAVITY SEWER SYSTEM.
16. THE HOMEOWNER'S ASSOCIATION OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL AMENITIES (LAWNS, SPRINKLERS, SIDEWALKS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
17. THIS SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "AE" AS SHOWN ON THE FIRM PANEL NUMBER 16027C0259G, CANYON COUNTY, IDAHO, AND INCORPORATED AREAS, EFFECTIVE DATE 06/07/2019. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOOD PLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOOD PLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.

CERTIFICATE OF SURVEYOR

I, AARON BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF LEGADO SUBDIVISION No. 2, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL 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.

AARON L. BALLARD, PLS 12459



DEVELOPER
BENT LN, LLC
BOISE, IDAHO

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PHONE (208) 639-6939
kmengllp.com

PLAT OF
LEGADO SUBDIVISION No. 2

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR
UNDER I.C. 50-1305

DATE

CERTIFICATE AND APPROVAL OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER

DATE

CERTIFICATE AND APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CLERK IN AND FOR THE CITY OF STAR, CANYON COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.

CITY CLERK

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING STAR SEWER AND WATER DISTRICT, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

DATE

CERTIFICATE AND APPROVAL OF HIGHWAY DISTRICT No. 4

HIGHWAY DISTRICT No. 4 DOES HEREBY ACCEPT THIS PLAT AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1312.

CHAIRMAN

DATE

CERTIFICATE AND APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

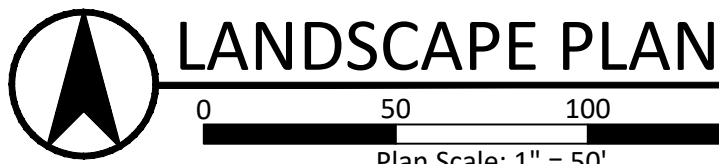
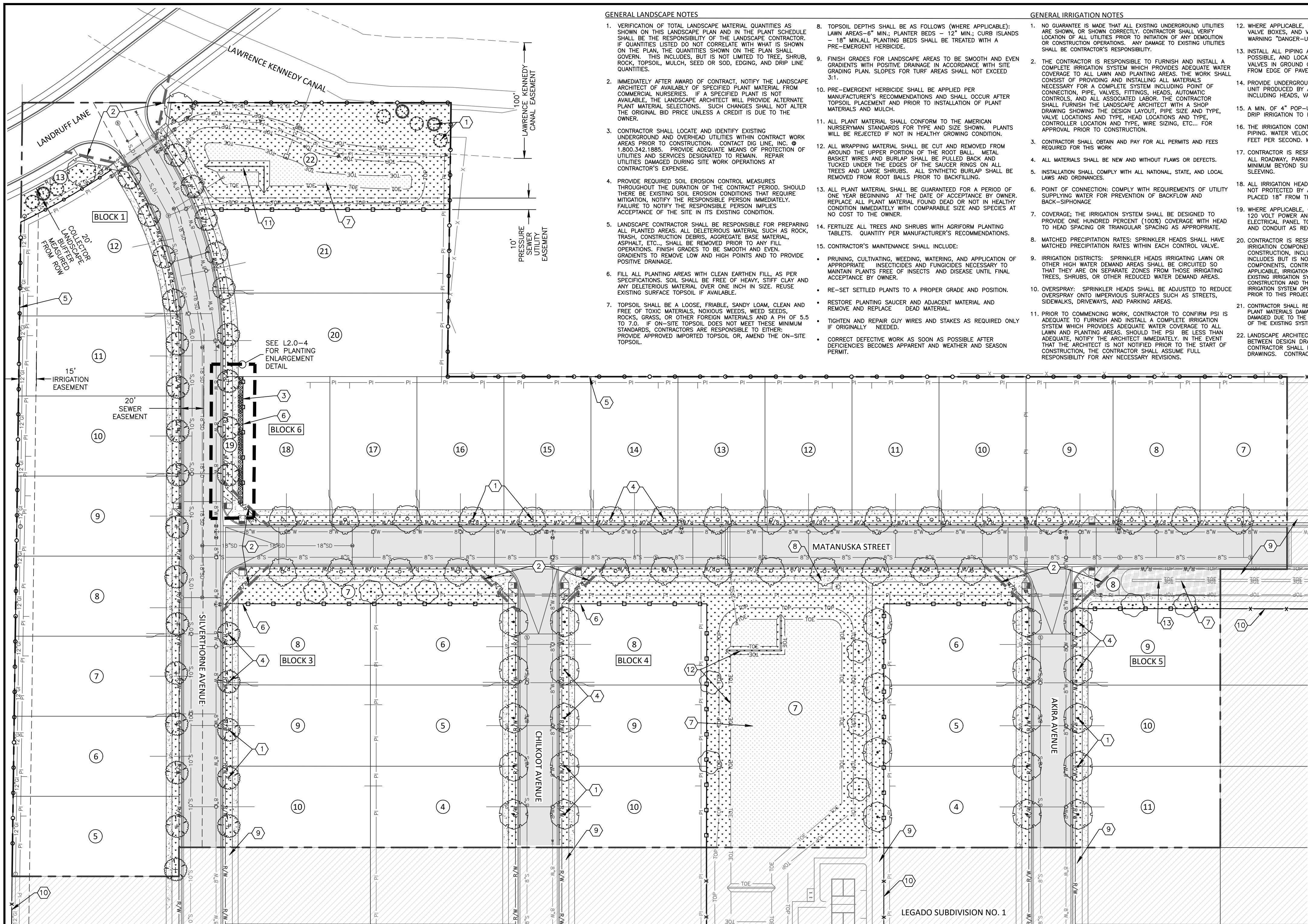
DATE



3.7.2025
DEVELOPER

BENT LN, LLC
BOISE, IDAHO





CONTACT INFORMATION

OWNER/DEVELOPER

BENT LN, LLC
1857 W. OAKHAMPTON DRIVE
EAGLE, IDAHO 83616
CONTACT: BRITTANY SOFRO
PHONE: (208) 340-0884
EMAIL: brittany.sofro@icloud.com

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

RESIDENTIAL COMMON LOT TREE REQUIREMENTS (1 TREE/4000 SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED AREA (AC)	REQ	PRVD
1	13	1,476	1,476	0.03	0	0
3	7	6,600	6,600	0.15	1	3
4	7	43,202	43,202	0.99	9	9
5	8	3,672	3,672	0.08	1	2
6	19	1,549	1,549	0.04	0	0
6	22	21,650	15,626	0.36	3	5
			EXCLUDES LAWRENCE KENNEDY CANAL			

TOTAL COMMON LOT TREES

LANDSCAPE BUFFER REQUIREMENTS ALONG COLLECTOR PER 100 LF:

(2) SHADE TREES AND (2) EVERGREEN TREES

STREET NAME	LF	CALCULATION	REQ	PRVD
LANDRUFF LN.	126	SHADE TREES = (126/100)*2	2	2
		EVERGREEN = (126/100)*2	2	3

TOTAL TREES REQUIRED/PROVIDED

18	103
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GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO, TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED, SOD, EDDING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER PROVIDE APPROVED IMPORTED TOPSOIL OR AMEND THE ON-SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS - 12" MIN.; CURB ISLANDS - 18" MIN. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
 - PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
 - RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
 - RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
 - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
 - CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

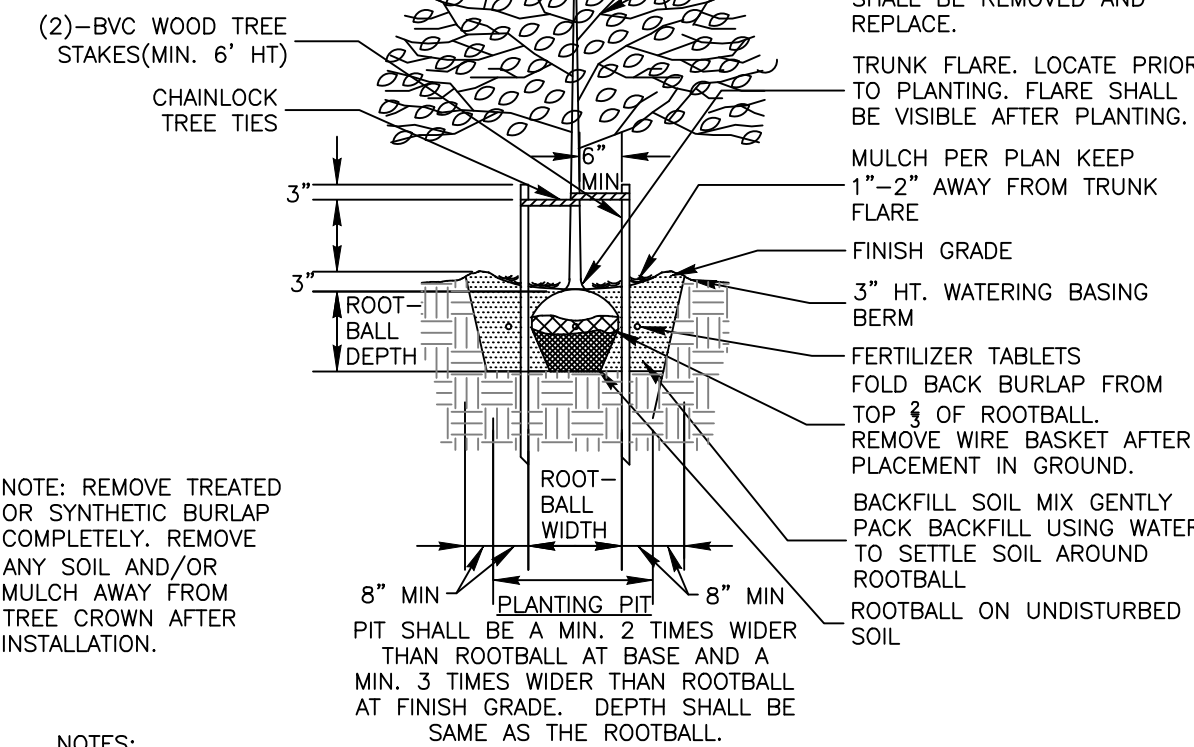
GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC., FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE.
7. COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER OR NON-POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR'S FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND

- CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
 24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

PLANT SCHEDULE

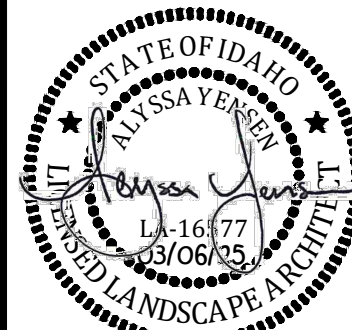
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES						
	AP2	26	ACER TRUNCATUM 'PACIFIC SUNSET'™	2" CAL. B&B	35'X30'	CLASS II
	CC	18	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	GP	30	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	GS2	29	GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST	2" CAL. B&B	35'X30'	CLASS II
EVERGREEN TREES						
	PH	3	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6"-8" B&B	35'X15'	EVERGREEN
	PV	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6"-8" B&B	25'X15'	EVERGREEN
SHRUBS						
	HL2	12	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL.	4'X4'	
	PM	16	PINUS MUGO 'MOPS' MOPS MUGO PINE	2 GAL.	3'X3'	
SOD/SEED						
	NV4	2,674 SF	SHEEP FESCUE SEED MIX OR APPROVED EQUAL. INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED		
	TS2	20,298 SF	TURF SEED	SEED		
	TR	73,254 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		



- NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL

NTS



REVISIONS

NO.	ITEM	DATE

LEGADO SUBDIVISION NO. 2

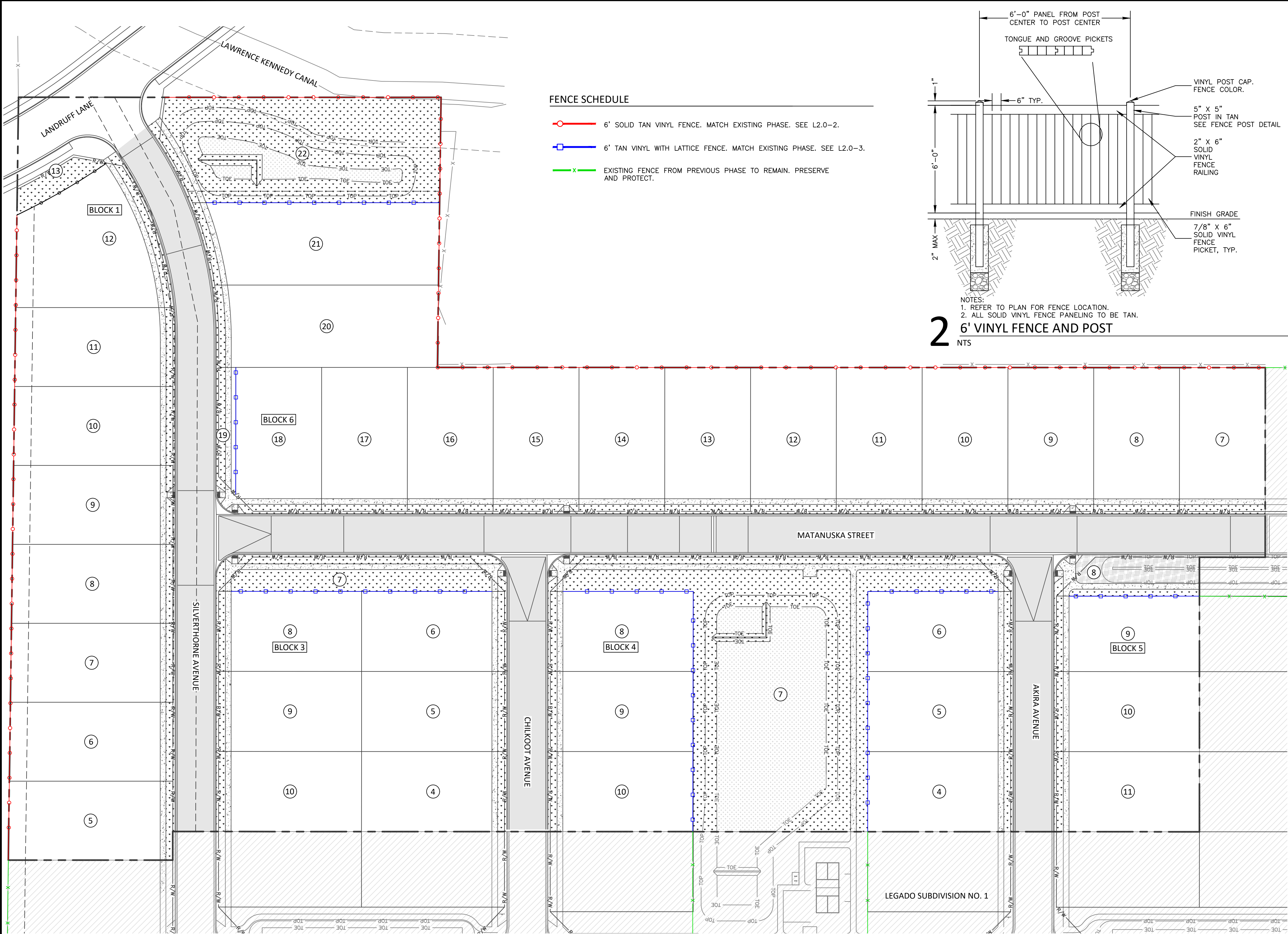
STAR, IDAHO

LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE PLAN



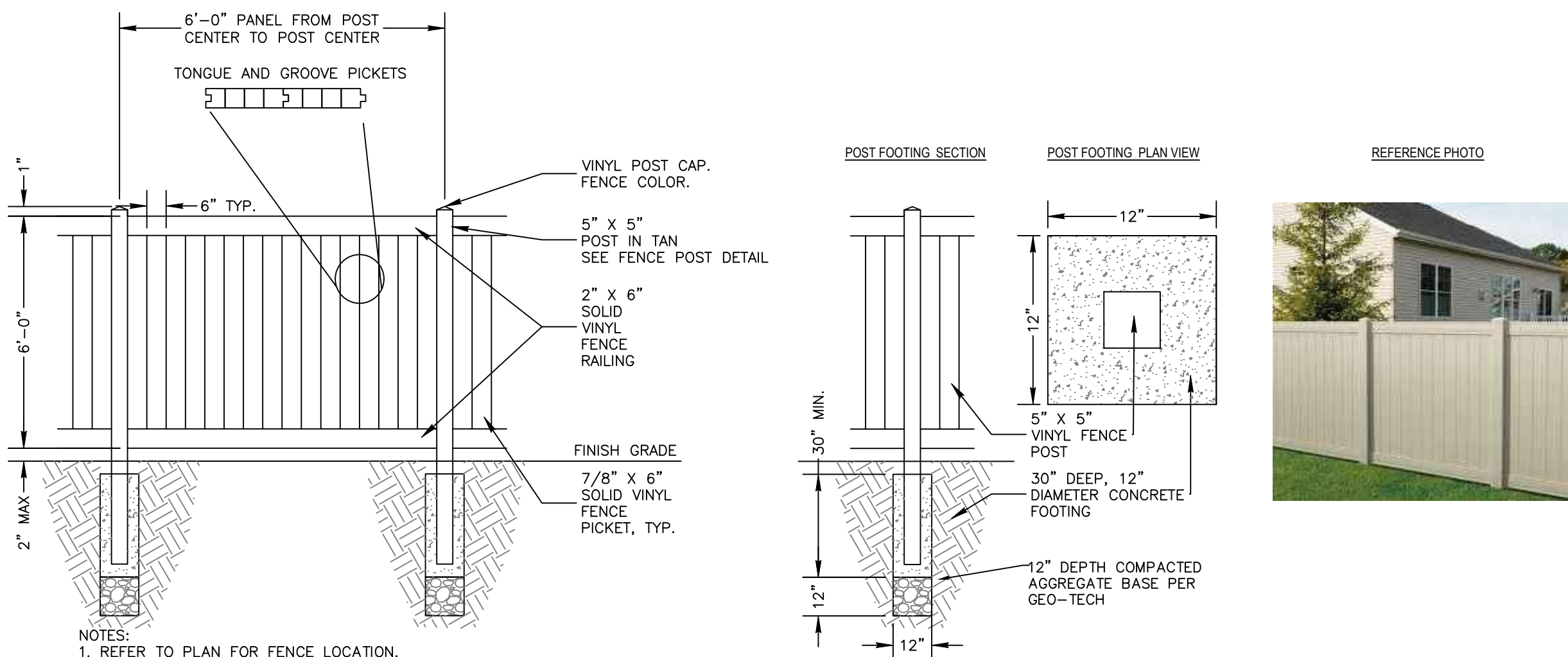
DESIGN BY: MPH
DRAWN BY: MPH
CHECKED BY: AY
DATE: 2/28/25
PROJECT: 24-303
SHEET NO.

L1.0



FENCE SCHEDULE

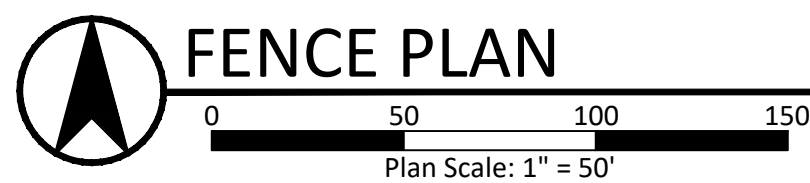
- 6" SOLID TAN VINYL FENCE. MATCH EXISTING PHASE. SEE L2.0-2.
- 6" TAN VINYL WITH LATTICE FENCE. MATCH EXISTING PHASE. SEE L2.0-3.
- EXISTING FENCE FROM PREVIOUS PHASE TO REMAIN. PRESERVE AND PROTECT.



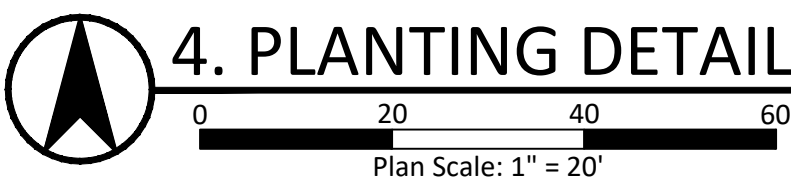
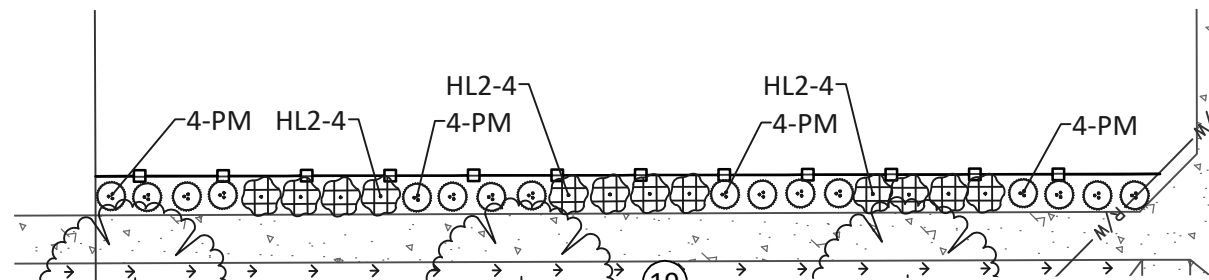
2
6' VINYL FENCE AND POST
NTS



3
6' TAN VINYL FENCE WITH LATTICE TOP
NTS



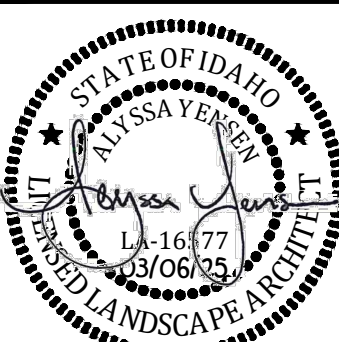
FENCE PLAN



4. PLANTING DETAIL

PLANT SCHEDULE SEE L1.0 FOR FULL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS					
	HL2	12	HYDRANGEA PANICULATA 'LITTLE LIME'	2 GAL.	4'X4'
	PM	16	PINUS MUGO 'MOPS'	2 GAL.	3'X3'



REVISIONS		DATE
NO.	ITEM	

LEGADO SUBDIVISION NO. 2
STAR, IDAHO
LANDSCAPE IMPROVEMENT PLANS
FENCE PLAN AND PLANTING DETAILS

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY: MPH
DRAWN BY: MPH
CHECKED BY: AY
DATE: 2/28/25
PROJECT: 24-303

SHEET NO.
L2.0

Shawn Nickel

From: McDannel, Konrad <KMcDannel@republicservices.com>
Sent: Tuesday, May 20, 2025 3:16 PM
To: Shawn Nickel; cheath@kmengllp.com
Cc: Klein, Rachele; Pastoor, William
Subject: FW: Agency Transmittal - Legado Subdivision Final Plat Phase 2
Attachments: Agency Transmittal - Legado Subdivision Final Plat Phase 2.pdf

Good afternoon,

Question about the NW corner and if Silverthorne Ave continues through or dead ends? We might have trouble getting to those customers if the road ends without a proper turnaround.

Sincerely,

Konrad McDannel

Municipal Marketing Coordinator

11101 W Executive Dr
Boise, ID 83713
e kmcdannel@republicservices.com
o 2084078290
w RepublicServices.com



Sustainability in Action

From: Klein, Rachele <RKlein@republicservices.com>
Sent: Tuesday, May 20, 2025 2:36 PM
To: McDannel, Konrad <KMcDannel@republicservices.com>; Pastoor, William <WPastoor@republicservices.com>
Subject: FW: Agency Transmittal - Legado Subdivision Final Plat Phase 2

Rachele Klein

Municipal Services Manager

11101 W. Executive Drive
83713
e rklein@republicservices.com
o 2082830624
w RepublicServices.com



Sustainability in Action

Shawn Nickel

From: Ryan Morgan
Sent: Tuesday, May 27, 2025 7:34 PM
To: Barbara Norgrove; Shawn Nickel
Cc: Tim Clark; Ryan Field
Subject: RE: Agency Transmittal - Legado Subdivision Final Plat Phase 2
Attachments: 2025-05-21, Legado Phase 2, Final Plat and Construction Drawing Checklist 2.pdf

The engineering team has completed two reviews for the proposed final plat. With those reviews have resolved most of the issues and support moving forward with the final plat approval.

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



"The brightest jewel in the Gem State"

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From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, May 20, 2025 8:09 AM
To: sheriff@adaweb.net; Daniel.Weed@cableone.biz; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; irrigation.mm.mi@gmail.com; bryce@sawtoothlaw.com; Melvin.B.Norton@usps.gov; ERIC.GRZEBINSKI@mdu.com; BRO.Admin@deq.idaho.gov; kris.margheim@idwr.idaho.gov; permits@midstarfire.org; lbuckway@msd134.org; projectmgr@boiseriver.org; bcrawforth@canyonco.org; rstewart@middletoncity.com; zoninginfo@canyoncounty.id.gov; brandy.walker@centurylink.com; samuel.flores@sparklight.biz; jack.nygaard@phd3.idaho.gov; oocc@canyonco.org; irrigation.mm.mi@gmail.com; kdahl@canyonco.org; zoninginfo@canyonco.org; info@pioneerirrigation.com; syarrington@adacounty.id.gov; hday@starswd.com; westerninfo@idwr.idaho.gov; mgee@msd134.org; LPennington@msd134.org; lgrooms@msd134.org; Cheryl.Implach@intgas.com; Gloria Stokes <drain.dist.2@gmail.com>; file@idwr.idaho.gov; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>; Kerry.schmidt@intgas.com; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Mwallace@achdidaho.org; Ryan Field <rfield@staridaho.org>; rgirard@staridaho.org; ctodd@staridaho.org;



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Legado Phase: 2 Date: 5/21/2025

Developable Lots: 37 Review No: 2

Development Team: Bent Lane LLC Contact: Tim Eck

Tel: 208-850-0591 Email: timothyeck@me.com

Engineering Firm: KM Engineering Engineer: Jeff Doersch

Tel: 2086396939 Email: jdoersch@kmengllp.com

Property Location: Bent Lane

Review Check By: Ryan Morgan, P.E., City Engineer

CONSTRUCTION DRAWING AND FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	GENERAL APPLICATION REQUIREMENTS
1	X			Submit one PDF copy of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2	X			Submit one PDF copy of final plat, including signatory sheet.
3	X			Submit 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Submit one PDF copy of landscape plan. Confirm consistent with approved preliminary plat.
5	X			Submit one PDF copy of fencing and wall plan, can be included as part of the landscape plan. Fences and walls must be setback 5 feet from back of walk.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
6				Return (1) one revised plan set in pdf format to the City of Star Engineer . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.
7				Provide a response letter, referencing the City of Star checklist with the revised plan set that highlights what actions were taken to correct any outstanding items.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
8	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.

9	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.
10	X			Verified written legal description.
11	X			Right to Farm Act Note on face of plat.
12	X			Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
13	X			Note is shown on the final plat: "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."
14	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
15	X			On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT." underneath the APPROVAL OF CITY ENGINEER line, and before the signature line.
ITEM	OK	NEED	N/A	GENERAL
16	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
17	X			A natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star standards.

20	X			All profiles are drawn to the same horizontal scale as plan views.
21	X			Subdivision layout is consistent with Preliminary Plat and Development Agreement requirements – Street width sidewalk location and width or other requirements.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
22	X			Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat. Included with Phase 1
23	X			Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
24	X			Building pad elevations are greater than or equal to 2 feet above the base flood elevation.
25	X			Roadway centerline elevations, manholes and other minor structure rim elevations are 0.5-feet above the base flood elevation.
26	X			The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
27			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
28			X	Calculations are provided and show 48-hour max time for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
29	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
32	X			Existing irrigation ditches, canals, and easements are shown.
33	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
34	X			Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
35	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)

36	X			Drainage facilities and easements are shown.
37			X	Retaining walls are shown on plans with weephole locations. Weep holes cannot drain onto neighboring properties without written permission from property owner.
38			X	Retaining wall top of wall, bottom of wall and bottom of footing elevations are provide.
39			X	Retaining walls are dimensioned on the plans, providing lineal foot of the face of the wall(s).
40			X	Retaining wall details are provided.
41	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
42	X			Existing and proposed elevations match at property boundaries.
43		X		Drainage swale or other mitigation provided to prevent drainage onto neighboring properties. Prior to construction drawing approval I need to see the retaining wall detail, including the location of any weep holes or other drainage discharge from the wall.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
44	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
45	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
46	X			Narrative is provided that describes the proposed method of stormwater retention.
47	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
48	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
49			X	Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
50	X			Able to determine drainage directions from information given.
51	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
52			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
53	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho

				Catalog of Stormwater Best Management Practices”.
54	X			5-foot setback from property line maintained for drainage facilities.
55	X			Drainage basin / pond dimensions listed or noted.
56	X			Drainage facilities drawn to scale on grading and drainage plan.
57	X			Section view of drainage facility provided; Section view includes high ground water elevation.
58	X			Drain rock, ASTM C33 sand, or pond liner specified.
59	X			Vegetative cover shown over biofiltration facilities.
60	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not encountered provide elevation of the bottom of deepest test pit.
61	X			Stormwater retained onsite, does not drain to adjacent property without written approval. Residential lots do not drain onto adjacent residential lots within the subdivision.
62		X		Appropriate license agreements have been executed and are provided for offsite discharge of storm water. It appears I missed this earlier but it appears you are discharging into the Lawrence Kennedy Canal. Please provide agreement with Drainage District #2 that show this is allowed.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
63		X		Plan approval letter is provided from the appropriate irrigation district. I see something in regards to CCWC easement, but what about work in the Lawrence Kennedy, including the discharge.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
64	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
65	x			The pressure irrigation system is <i>not</i> connected to the potable water system.
66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
68	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
69	X			Easements are provided for all pressure irrigation piping.

				(Note on face of plat).
70	X			Main line distribution piping is 3-inches in diameter or greater.
71	X			Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
72	x			Applicants provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
73	x			Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
ITEM	OK	NEED	N/A	Prior to Final Plat Signature
74		X		Proportionate shares are paid.
75		X		All improvements constructed as outlined on approved construction plans, including sidewalk widths and landscaping improvements. Street trees located in front of residential developments may be withheld and tied to residential building permits and final occupancy.
76		X		Letter from Landscape Architect of Record that Landscaping is in general compliance with landscape plans.
77		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <u>only</u> when weather conditions precludes construction of improvements prior to signature of mylar.
78		X		Provide infiltration test results for all private storm drainage infiltration facilities.
79		X		General development appearance is consistent with City standards.
80		X		Signed and executed license agreements with all pertinent irrigation and drainage districts.

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-



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September 9, 2022

Paul & Vicki Larson
Star River Development, LLC
855 S. Calhoun Place
Star, ID 83669
paul@pdlarson.com
Phone: (925) 922-9201

VIA EMAIL

RE: Star River Ranch – ITD Development Condition Memo (update to and replacement for previous memo dated 16 November 2021)

Dear Mr. Larson,

We appreciate your continued partnership as we work with your team, the City of Star and ACHD to appropriately consider the transportation impacts of your proposed development. Much effort has been made to consider both the ultimate, full buildout impacts of all development in the Southwest quadrant of SH-16 and SH-44 off of Moyle Dr. and the current proposed proportion of those impacts from your specific development. After additional consideration of the timing and available funding for state funded transportation projects in the Star area, we offer the following conditions for your development:

Proportionate Share. ITD entered into a intergovernmental agreement with the City of Star to provide for the maintenance and improvement of SH-44. The TIS for your project estimates the total impacts from all development on the site. However, the City of Star estimated your proportion of the total proportionate share to be \$900 per dwelling, as described in Development Agreement for Edgefield at Star River Ranch, dated 15 March 2022, for a total of \$237,600 and included that agreement in the adoption of City Ordinance No. 347-2022.

Intersection of SH-44 and Secondary Access (RIRO, 460ft east of Moyle). The development has proposed a right-in, right-out approach onto SH-44 approximately 460ft east of Moyle Ave (measured from centerline to centerline). A right-in, right-out approach functions at acceptable levels of operation with the addition of an



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eastbound right-turn lane and can be designed to fit outside the current purchased access control of the ITD. See summary for more detail.

Intersection of SH-44 and Moyle Ave. Per the TIS, the intersection has failing northbound movements at 20% buildout. The recommended mitigation is signalization of the intersection. ITD previously discussed this mitigation with the city of Star and finds it to be an acceptable solution. The city of Star's Traffic Signal Analysis showed that for a signal at Moyle Ave to function at acceptable levels of operation in 2045, the intersection needed to include additional turn lanes. ITD requires that the traffic signal and associated turn lanes be installed concurrently upon issuance of the encroachment permit. See summary below for more detail.

Thank you again for your partnership. If there are any questions or concerns please don't hesitate to contact the Planning and Development Services Manager, Vince Trimboli, at Vincent.trimboli@itd.idaho.gov or at 208-334-8817.

Sincerely,

J. Caleb Lakey, P.E.
ITD District 3 Administrator

cc.

Shawn Nickel – City of Star
Mindy Wallace – ACHD
Vince Trimboli – ITD D3



Star River Ranch – Mitigation Improvements Summary

Proportionate Share

- In accordance with Development Agreement para 2 (h), signed 15 March 2022, between the City of Star and Star River Development, the developer shall pay the City of Star \$237,600 as a proportionate share contribution for roadway improvements prior to occupancy of any improvements.

Intersection of SH-44 / Site Access A (Proposed Right-in Right-out Approach)

- Construct to ITD design standards for a 55MPH roadway a 12ft wide eastbound right turn lane at the intersection of SH-44/Site Access A.
 - Shoulders along the entire length of the right turn lane shall be 8ft wide.
 - Right turn lane length = 180ft deceleration + 180ft taper = 360ft total.
 - Any needed right of way to accommodate the turn lane and future widening of SH-44 is to be dedicated by the developer.
- Install a traffic separator using shur-curb along the southern edge of the two-way-left-turn lane to limit the approach to right-in, right-out
 - Traffic separator shall extend 150ft in both directions from the centerline of the approach.
 - Traffic separator shall installed so that emergency services can continue utilizing the approach north of SH-44.
- Ensure all design elements are coordinated with future plans for SH-44 and/or the SH-44/SH-16 interchange.
- Coordinate with ITD D3 for final plan approval and encroachment permitting.

D3developmentservices@itd.idaho.gov

Intersection of SH-44 / Moyle Ave

- Subsequent to issuance of ITD's encroachment permit install a traffic signal that meets ACHD design standards.
 - Signal shall be connected to ACHD's traffic management center with fiber.
 - All traffic signals between Plummer Road and SH-16 must be in a coordinated system prior to turning on the signal at Moyle Ave.
 - Signal timing shall give priority to SH-44 traffic, especially during peak hour traffic to minimize delay on the already congested SH-44 corridor, until such time that SH-44 is widened to two lanes each direction. *The developer notes that this will cause delays for Moyle Ave traffic in the interim and that the signal is being accepted in advance of the widening at their request.* The widening of SH-44 is currently in ITD's program as Key Number 20574 in FY2026.



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- Intersection design shall accommodate the following:
 - Two eastbound and westbound thru lanes on SH-44
 - Dual 14ft-wide westbound left-turn lanes off of SH-44
 - Dual lefts must be centered along SH-44 to cause minimal shifting of the thru lanes.
 - Single 14ft wide eastbound left turn lane off of SH-44.
 - Total length including taper = 1406ft
- Intersection configuration shall be as follows:
 - Two southbound receiving lanes on the south leg of Moyle Avenue designed to ACHD standards.
 - Northbound Moyle Ave shall have a dedicated left turn lane, a thru lane and a right turn lane designed to meet ACHD standards.
 - Southbound Moyle Ave shall have a dedicated left turn lane and combined thru-right designed to meet ACHD standards.
 - Single 14ft wide eastbound and westbound left turn lane off of SH-44.
 - Eastbound and westbound right turn lanes on SH-44, total length = 570ft including taper
 - Signal poles shall be in the ultimate configuration to accommodate the future widening of SH-44 (KN20574).
 - Interim accommodations for pedestrians crossings of SH-44; final accommodations for crossing Moyle Ave.
 - Interim striping, as needed, to accommodate future widening of SH-44.
- Construct 8ft shoulders along SH-44 for any areas associated with pavement widening.
- Developer is responsible for dedicating any right of way necessary to accommodate the turn lanes and drainage that extends outside of ITD's right of way.
- Ensure all design elements are coordinated with future plans for SH-44 and/or the SH-44/SH-16 interchange.
- Coordinate with ITD D3 for final plan approval and encroachment permitting.

D3developmentservices@itd.idaho.gov



May 14, 2025

KM Engineering, LLP
5725 North Discovery Way
Boise, Idaho 83713
Attention: Jeff Doersch, P.E

**RE: Legado Subdivision No. 2
Improvement Drawings 1st Submittal**

Canyon Highway District No. 4 (HD4) has reviewed the improvement drawings for Legado Subdivision No. 2 stamped 3/07/2025, accessing through phase 1, via Bent Lane south of SH44/Bent Ln Intersection. Staff Reviewed for conformance with ACHD Policy Manual Sections 3000-3005, Sections 7200-7211 and HD4 Storm Drainage standards, and provides the following comments:

General

1. Provide to HD4, approval from Drainage District 2, to discharge Storm Drain to the Lawrence Kennedy canal and amount of discharge.
2. Provide a detailed estimate for payment, in lieu of Construction, for the portion of Silverthorne Ave that extends to Landruff, provide the estimate for HD4 to review/approve prior to submission of the actual fees, fees will be required prior to Plat signature.
 - a. ~___ lf curb/gutter & sidewalk.
 - b. ~___ sf of roadway, to include base, subbase and asphalt quantities
 - c. Roadway signing/stripping quantities.
3. Revise to provide a note on sheets C2.1-2.2 & C4.1, Contractor shall provide adequate cover over installed SD pipes during construction, any damage/failure to SD pipe due to heavy construction traffic is the responsibility of the contractor to inspect and/or replace.

Plat

1. Revise to show 1/4 section corner and line for Section 12/13 on all plat sheets.
2. Revise sheet 2 of 4, graphic "Bar" scale doesn't match drawing or "Plan Scale" units.
3. Revise to provide a note specifying no direct lot access to Landruff Lane.

Improvement Plans

Sheet C1.0

1. Revise/verify there are two #4 benchmarks, one at SE boundary & one at NE, on section line, E of Bent Ln.

Sheet C1.2

1. Revise to callout to retain & protect Benchmark #1, S ¼ Cor Sec 12 & N ¼ Cor Sec 13. Coordinate to show with all sheets, identifying any conflicts, (G.I. or P.I. etc.) do not disturb Benchmark #1. Sheet C1.0

Sheet C1.4

1. Revise to show 1/4 section corner monument and line for Section 12/13, identify any conflicts, (G.I. or P.I. etc.) do not disturb Benchmark #1. Sheet C1.0
2. Revise/coordinate pedestrian ramp crossing locations with sheets C2.1 - 2.3.

Sheet C2.1

1. Revise to show "Begin Construction" (~13+05) CL FG in the profile.
2. Consider "End of Construction" @ 19+13.28 (HP in profile), so rough grading can match into existing (~2' fill), until road is connected into Landruff alignment. *See General #2 above.*
3. Revise to show SD pipe, MH, inlets in profile & plan view with CL station/offset, coordinate with C4.1.
4. Revise "TB3" to include "Road to be Extended in the Future" sign on barricade.
5. Revise pedestrian ramp transition "wings" to be drawn to scale, ~3'. *(Per ISPWC tables & C2.5 detail)*
6. To accommodate driveways, revise the E-W ped alignment to be near or at the lot corner of 9 & 10 Blk 1, on the west side, move east side accordingly to align. Coordinate revised location with landscaping and water plans.

Sheet C2.2

1. Revise to show SD pipe, MH, inlets in profile & plan view with CL station/offset, including DI @ ~4+52, coordinate with C4.1.
2. Revise pedestrian ramp transition "wings" to be drawn to scale, ~3' *(Per ISPWC tables & C2.5 detail)*
3. To accommodate driveways, revise the N-S ped alignment to be near or at the lot corner of 14 & 15 Blk 6, on the north side, move south side accordingly to align. Coordinate revised location with landscaping and water plans.
4. Revise to add crown taper lines west and east of the valley gutter @ 14+52.

Sheet C2.3

1. Revise pedestrian ramp transition "wings" to be drawn to scale, ~3' *(Per ISPWC tables & C2.5 detail)*.
2. To accommodate driveways, revise the N-S ped alignment to be near or at the lot corner of 8 & 9 Blk 6, on the north side, move south side accordingly to align. Coordinate revised location with landscaping and water plans.
3. Revise profile to show end of improvements/match existing station/elevation of profile ~19+35.(show existing as dashed TYP).

Sheet C2.4

1. Revise profile to show begin/end of improvements/match existing station/elevation of profile.(show existing as dashed TYP).
2. Revise to coordinate with C2.2 & 2.3 ped ramp comments.
3. Revise sheet continuation callout to be sheet C2.3 at Akira Plan (for Matanuska).

Sheet C2.5

1. Revise to add Storm Drain facility plan/section details.

Sheet C4.1

1. Revise/verify all storm drain design, pipes at manholes;
 - a. Top of 18" pipes are at/near bottom of road section, is there the minimum amount of barrel section above the hole/pipe for the in/out
 - b. Based on the proposed MH the top of the "Flat" lid needs to be minimum of 6" (collar) below FG, and Flat lid is 8" thick (1.167')
 - c. Verify there is enough road section on top of the MH Lid plus the 8" thick lid compared to the Top of pipe/barrel section (with minimum barrel section above pipe).
2. Revise to provide dimensions & detail for "BM1", "FB", "DET" & "IP1".
3. If approved by Lawrence Kennedy Canal, provide HGW elevation and verify outfall/discharge invert is above.
4. Revise "Sheet Notes" & "Civil Acronyms", no sheet C4.2 as referenced.
5. Revise to provide minimum 1' (foot) sump in all SD MHs (*SD-611 catch MH*).
6. Revise inlet(s) B-1 to meet SD-604A, minimum 3' from TBC to FL invert.
7. Consider moving SD to roadway sheets C2.1 thru 2.3, callouts and elevations are crowded and under objects, hard to read.

Sheet C5.1-5.3

1. Revise to show SD pipe, MH, inlets in profile for reference.
2. Revise Sewer to utilize CL station/offset, to coordinate with road geometry of plat and Storm Drain or provide EQ CL=Sewer (equation station) for sewer callouts.

Sheet C6.1

1. Revise to provide Water CL station/offset for meters, valves etc., to coordinate with road/plat geometry and lots corners.

Sheet C7.1

1. Revise "SLV", ACHD Policy 3066.020/030 does not exist. (H.S. & D.P. ACCHD policy?)

Sheet C8.1

1. Verify/revise that the ¼ Section Corner of 12 & 13 (common lot 13 blk 1) is not destroyed with gravity/pressure irrigation construction.

Sheet L1.0

1. Revise /verify tree location, to allow driveways where "T" pedestrian crossings are proposed, coordinate with sheets C2.1 thru 2.4.
2. Revise to show 1/4 section corner monument and line for Section 12/13.

Drainage

1. No details or dimensions, elevations, HGW elevations, etc. are shown to check/verify drainage sizing calculations.
2. Revise Drainage Map to provide symbols legend, triangle=design points?
3. Revise to provide constant rainfall intensity numbers, how can phase 2 have lower intensity than phase 1 calculations (**PH 1-A3** 2.13/1.03 in/hr; **PH 2-DP 13 & 14** 1.67/1.03 in/hr) same basin.
4. Revise to provide infiltration calculations for DP 9 & 13/14 with time to drain/infiltrate.
5. Revise calculations for DP 9 & 13/14 to state infiltration pond/basin/forebay in the title.
6. Revise calculations for DP 9 & 13/14 to include *sheet flow length, mannings roughness, sheet flow slope, pipe flow length/velocity*, in calculation sheet. *Appear to be incomplete vs PH-1 calcs.*
7. Revise to provide the IDF curve/table.
8. Revise inlet reports, indicate event and max Q(cfs).

HD4 is charging additional review fees for any submittal after the 3rd review.

We recommend you perform complete in-house quality control reviews of plans and plats and supporting reports or documents, prior to submittal to avoid additional delays or additional fees for review of this and any other project submitted.

Responsibility of Design Engineer: The Registered Engineer who signs and stamps the improvement plans is responsible for the proper design and function of the improvements. Due to the nature and number of comments, additional comments may be made for future submittals. Acceptance of the improvement plans by the District does not relieve the design Engineer of this responsibility. HD4 Plan review is not intended to be the QA/QC review of the construction plans, is solely the responsibility of the Registered Engineer and the firm which they represent.

Please provide HD4 with a single hard copy and electronic copy of the plans, including supplementary materials requested above, for additional review. Also, submit a review comment sheet which explains the changes made versus the review comments provided.

Please feel free to contact me with any questions on this matter.

Respectfully,



Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

Cc; File, Chris Hopper, District Engineer
Shawn Nickel, Star Planning Director



May 23, 2025

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

Subject: Agency Transmittal - Legado Subdivision Final Plat Phase 2

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), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

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 storm water 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 Matthew Pabich, 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,

A handwritten signature in blue ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator