



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning and Zoning *Shawn T. Muth*

MEETING DATE: December 7, 2021

FILE #: FP-21-24 Final Plat - Fallbrook Subdivision, Phase 5

REQUEST

The Applicant is seeking approval of a Final Plat for Fallbrook Subdivision Phase 5 consisting of 44 residential lots and 9 common lots on 18.60 acres. The phase is located on the east side of the approved preliminary plat, on the east side of Munger Road in Star, Idaho. The subject property is generally located on the east side of Munger Road, south of New Hope Road in Star, Idaho. Ada County Parcel #S0406417240.

APPLICANT/OWNER/REPRESENTATIVE

Applicant / Owner

N. Star Farm, LLC – Tim Eck
6152 W. Half Moon Lane
Eagle, Idaho 83616

Representative

Amanda Wiemiller
KM Engineering, LLP
5725 N. Discovery Way
Boise, Idaho 83713

PROPERTY INFORMATION

Land Use Designation: Residential (R-3)
Acres: 18.60
Residential Lots: 44
Common Lots: 9
Common Drive: 1
Commercial: N/A

HISTORY

March 7, 2006	Applicant requested annexation and zoning of Residential (R-4); Council continued the meeting to March 9, 2006.
March 9, 2006	Council discussed the zoning and believed that R-4 was not compatible with the surrounding zoning of R-3 and asked the applicant to reconsider. The applicant then asked for a Residential (R-3) zoning designation. Council approved the annexation and zoning of Residential (R-3).
August 21, 2007	Applicant applied for Preliminary Plat approval. Council continued the meeting to September 4, 2007.
September 4, 2007	Council approved the Preliminary Plat for the "Hadley" Subdivision.
October 7, 2008	Time extension granted for one year.
September 1, 2009	Time extension granted for one year.
August 3, 2010	Time extension granted for four years.
January 2014	Property was purchased by new entity.
April 15, 2014	Revisions to the Preliminary Plat were made reducing lot counts and increasing lot sizes. Applicant requested approval of the Final Plat, Phase 1 for the Fallbrook Subdivision.
April 15, 2015	With no work completed, the Plat expired and the property was sold to another entity.
June 21, 2016	Council continued the public hearing to July 19, 2016 to allow the Applicant time to revise roads of the Preliminary Plat.
July 19, 2016	Council unanimously approved the Preliminary Plat for Fallbrook.
October 4, 2016	Council unanimously approved the Final Plat for Fallbrook Phase 1.
December 5, 2017	Council approved the Final Plat for Fallbrook Phase 2.
March 3, 2020	Council approved the Final Plat for Fallbrook Phase 3.
September 1, 2020	Council approved the Final Plat for Fallbrook Phase 4.

GENERAL DISCUSSION

The Final Plat for Fallbrook Subdivision, Phase 5 is in substantial compliance to the Preliminary Plat previously approved on July 19, 2016.

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

PRELIMINARY PLAT DATA

SITE DATA

TOTAL AREA OF SITE	93.54± ACRES
CURRENT SITE ZONING (NO CHANGE)	R-3

OVERALL OPEN SPACE AREA (SEE SUMMARY THIS SHEET)	25.76 ACRES
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DETENTION PONDS AREA	2.43 ACRES
SHARED DRIVE AREA	0.25 ACRES

OPEN SPACE AREA EXCLUDING DETENTION PONDS	23.33 ACRES
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PERCENTAGE OPEN SPACE EXCLUDING DETENTION PONDS	24.9%
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TOTAL NUMBER OF LOTS	328
NUMBER OF BUILDABLE LOTS	282
NUMBER OF COMMON LOTS	40
NUMBER OF SHARED DRIVE LOTS	6
DWELLING UNITS PER GROSS ACRE	3.0 D.U./ACRE

SETBACKS

STREET FRONTAGE	35'
FRONT	15' TO LIVING AREA AND 20' TO GARAGE
REAR	15'
INTERIOR SIDE	5' PLUS 5' FOR EACH ADDITIONAL STORY

STREET SIDE SETBACK	
LOCAL	20'
ARTERIAL AND COLLECTOR	25'
STREET LANDSCAPE BUFFER	
ARTERIAL AND COLLECTOR	35'
ENTRYWAY CORRIDOR	40'
MAXIMUM BUILDING HEIGHT	35'

Special Flood District - This property is not within a special flood district.

Setbacks – This subdivision has no approved special setback requirements and will be developed to comply with the effective building and zoning requirements at the time of building permit issuance.

Irrigation – Irrigation will be provided by the Middleton Mill & Middleton Irrigation Districts. Agreements will need to be submitted to the City prior to signatures on the mylar/final plat.

Landscaping - As required by the Unified Development Code, Chapter 4, Section B-7-C-3 Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan submitted includes this requirement. (Please see “Tree Selection Guide for Streets and Landscapes Throughout Idaho”, as adopted by the Unified Development Code.)

Streetlights – Streetlight design shall be the same and continuous throughout the subdivision.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 5 is 2.36 dwelling units per acre, with lots ranging in size from 6,390 square feet to 10,496 square feet. The average buildable lot is 7,360 square feet.

Common/Open Space and Amenities - To be completed in this phase:

- Large, open grassy area, approx. 1.3 acres

Mailbox Clusters – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development as part of previous phases. He has approved two locations for delivery. The first location will be on Block 3 common lot 12 on the North side of W Trail Heights Way, and the second will be located on Block 7 common lot 5 on the east side of N. Waterheights Ave. This letter of approval is in the development file.

Streetlights –A Streetlight design was not included with the final plat application. The project narrative states that “The style and type will be generally consistent with the lighting installed in the previous phases; however, the developer is actively working with an electrical contractor to identify a similar lighting style with a better “dark sky” effect. Additional details on the lighting type and style will be provided as they become available.” **A cut sheet of the proposed streetlight will need to be submitted to and approved by the city prior**

to installation and signature of the final plat. A streetlight plan was included in the final plat application. Staff suggests moving one (1) streetlight. Staff recommends the light on w. Short Creek be moved more into the cul-de-sac to provide light for the turn around and common space. All other light locations satisfy code requirements. **A revised plan map will be required before the final plat can be signed.**

Street Names – The Applicant has not provided approval from Ada County that the street names in Phase 5 have been approved for use. Since the names on the preliminary plat and final plat do not match, **approval will need to be provided and accurately reflected on the final plat prior to signing the mylar.**

Subdivision Name – The Applicant has provided approval from Ada County that the current subdivision name has been approved. That letter is part of the application packet.

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 submitted landscape plan appears to satisfy the requirements for street trees.** 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 calls for 1 tree per eight thousand (8,000) square feet. A revised landscape plan will need to be submitted, showing the correct number of trees in the common area, prior to signing the mylar.**

Phasing – This project is proposed to be built out in six (6) phases.

Home Count – the total number of residential lots, including Phase 5 is 250. That leaves 32 homes for any future phases as 282 were approved on the preliminary plat.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to affected agencies on October 28, 2021. The following agencies responded:

Keller Associates

October 4, 2021

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

1. The final plat for Fallbrook Subdivision Phase 5 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. 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.
3. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
5. **The Applicant shall provide approval from Ada County that the street names have been approved. Prior to signing the mylar, all street names need to match the appropriate approval.**

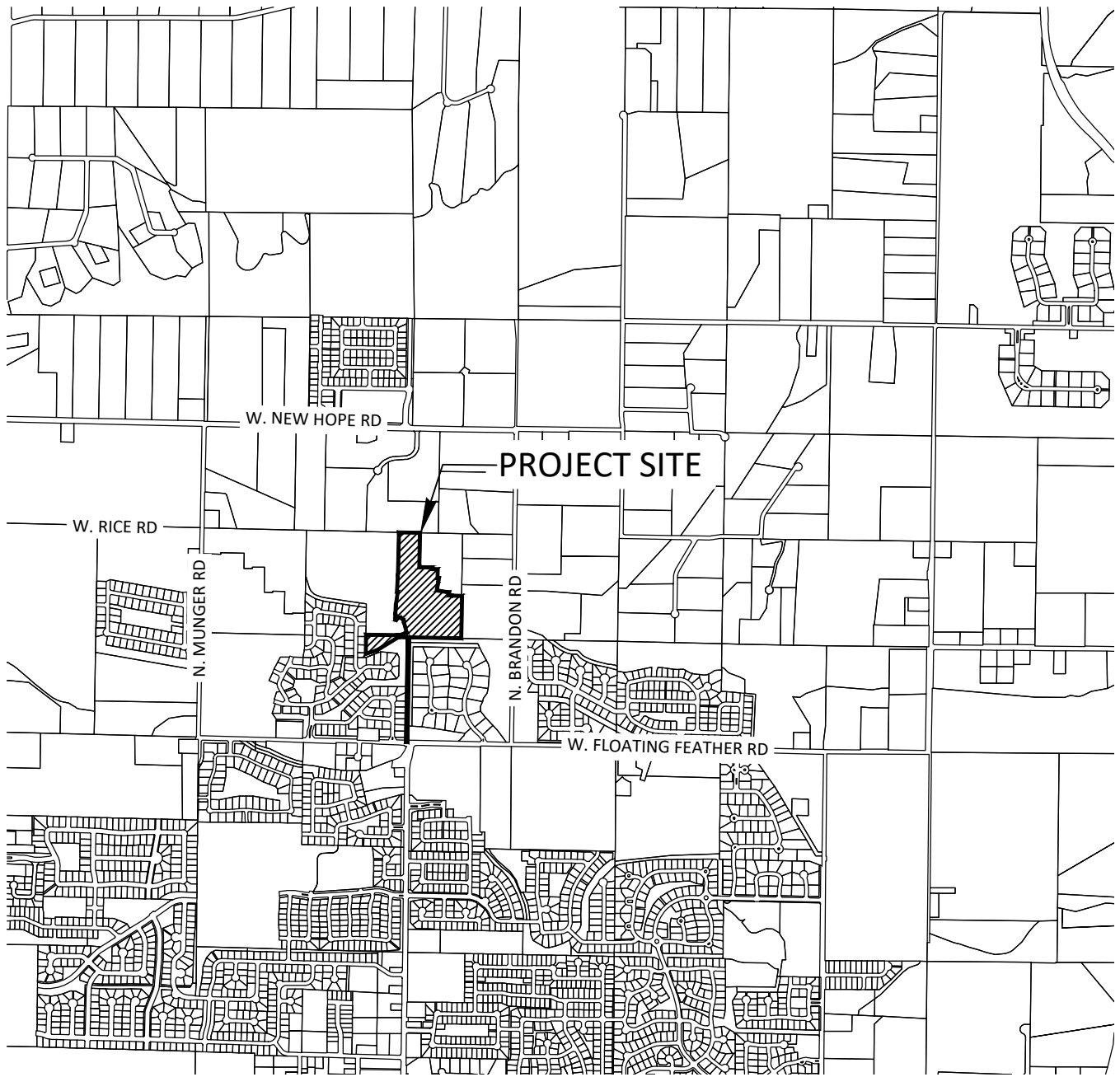
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
7. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
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.
10. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
11. 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.)
12. 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 prior to Final Plat approval.**
13. Street trees shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees including one (1) tree per thirty-five (35) linear feet.
14. **A revised landscape plan needs to be submitted that shows the correct placement and number of trees throughout the development. This will be required prior to Final Plat approval.**
15. Trees shall be installed in the open/common areas per Chapter 8, including 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 calls for 1 tree per eight thousand (8,000) square feet. A revised landscape plan will need to be submitted, showing the correct number of trees in the common area, prior to signing the mylar.**
16. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
17. A separate sign application is required for any subdivision sign.
18. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
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. 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.

22. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
23. All common areas shall be maintained by the Homeowners Association.
24. 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.**
25. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
26. **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.
27. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ the Fallbrook Subdivision Final Plat, Phase 5, File Number FP-21-24 on _____, 2021.

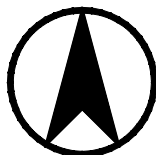
P:\20-156\CAD\EXHIBITS\20-156 VICINITY MAP.DWG, NATHAN MILLER, 9/14/2021, DWG TO PDF.PC3, 08.5X11 P [PDF]



5725 N DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: SEPTEMBER 2021
PROJECT: 20-156

SHEET:
1 OF 1



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

FALLBROOK SUBDIVISION NO. 5
STAR, IDAHO

FIGURE 1
VICINITY MAP



September 28, 2021
Project No.: 20-156

Mr. Shawn Nickel
City of Star
10769 W State Street
Star, ID 83669

**RE: Fallbrook Subdivision No. 5 – Star, ID
Final Plat Narrative**

Dear Shawn:

On behalf of DB Development, LLC, we are pleased to submit the attached application and required supplements for the final plat of Fallbrook Subdivision No. 5. Please accept this letter as the required written narrative regarding the project.

The Fallbrook Subdivision project is located east of Munger Road and north of Floating Feather Road. Phase 5 encompasses approximately 18.6 acres of the overall site and is comprised of 44 buildable lots, 9 common lots and 1 common driveway lot. Buildable lots range in size from 6,390 square feet to 10,496 square feet, with an average lot size of 7,360 square feet. The gross density of this phase of development is 2.36 du/acre.

This phase adjoins Phase 4 of the Fallbrook Subdivision and, despite some minor roadway shifts, is still generally consistent with the approved preliminary plat. Access to this phase will be provided via existing stub streets in the previous phases which connect to Munger Road to the west and Starcreek Subdivision to the south.

Open space provided in this phase of the subdivision consists of 9 common lots. Lot 7, Block 13 will include a portion of the Foothill Ditch which will remain open. A portion of Lot 7, Block 13 was previously landscaped with Phase 4 of development.

Street light locations for this phase are reflected on the attached construction plans. The style and type will be generally consistent with the lighting installed in the previous phases; however, the developer is actively working with an electrical contractor to identify a similar lighting style with a better “dark sky” effect. Additional details on the lighting type and style will be provided as they become available.

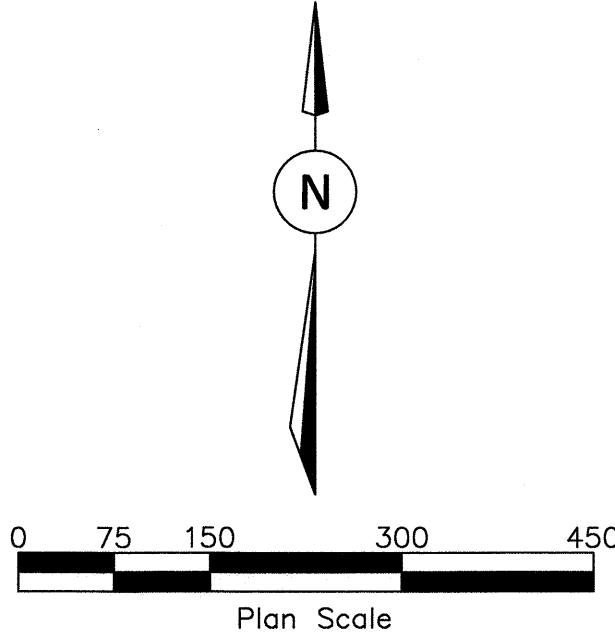
Should you have questions or require further information in order to process this application, please feel free to contact me.

Thanks,
KM Engineering, LLP

Amanda Wiemiller
Subdivision Plat Coordinator

cc: DB Development, LLC

FALLBROOK SUBDIVISION
PRELIMINARY PLAT
STAR, IDAHO
APRIL 2016



LEGAL DESCRIPTION

NW 1/4 OF THE SE 1/4, A PORTION OF THE NE 1/4 OF THE SE 1/4, AND A PORTION OF THE SE 1/4 OF THE SE 1/4, SECTION 6, AND THE W 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 5, T4N. R1W., B.M. CITY OF STAR, ADA COUNTY, ID

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
SHEET C1	PRELIMINARY PLAT COVER
SHEET C2	EXISTING CONDITIONS
SHEETS C3 - C4	PRELIMINARY PLAT LOT LAYOUT
SHEETS C5 - C6	PRELIMINARY ENGINEERING PLAN
SHEETS L1.0-L3.0	PRELIMINARY LANDSCAPE PLAN

NOTES

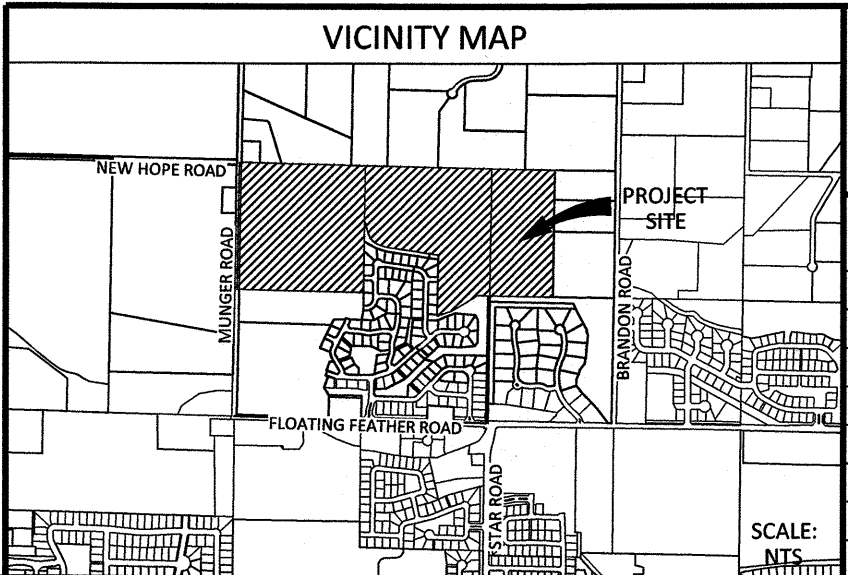
- ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL REAR LOT LINES SHALL CONTAIN A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES SHALL CONTAIN A FIVE (5') FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- INTERNAL LOT LINES ARE CONCEPTUAL AND MAY CHANGE DURING FINAL PLATTING.
- CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- SEE SHEETS C3 AND C4 FOR LOT DIMENSIONS AND AREAS.

PRELIMINARY PLAT DATA

SITE DATA	
TOTAL AREA OF SITE	93.54± ACRES
CURRENT SITE ZONING (NO CHANGE)	R-3
OVERALL OPEN SPACE AREA (SEE SUMMARY THIS SHEET)	25.76 ACRES
DETENTION PONDS AREA	2.43 ACRES
SHARED DRIVE AREA	0.25 ACRES
OPEN SPACE AREA EXCLUDING DETENTION PONDS	23.33 ACRES
PERCENTAGE OPEN SPACE EXCLUDING DETENTION PONDS	24.9%
TOTAL NUMBER OF LOTS	328
NUMBER OF BUILDABLE LOTS	282
NUMBER OF COMMON LOTS	40
NUMBER OF SHARED DRIVE LOTS	6
DWELLING UNITS PER GROSS ACRE	3.0 D.U./ACRE

SETBACKS	
STREET FRONTAGE	35'
FRONT	15' TO LIVING AREA AND 20' TO GARAGE
REAR	15'
INTERIOR SIDE	5' PLUS 5' FOR EACH ADDITIONAL STORY
STREET SIDE SETBACK	
LOCAL	20'
ARTERIAL AND COLLECTOR	25'
STREET LANDSCAPE BUFFER	
ARTERIAL AND COLLECTOR	35'
ENTRYWAY CORRIDOR	40'
MAXIMUM BUILDING HEIGHT	35'

UTILITIES	
WATER:	STAR SEWER AND WATER DISTRICT
SEWER:	STAR SEWER AND WATER DISTRICT
POWER:	IDAHO POWER
CABLE:	CABLEONE
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	MIDDLETON IRRIGATION ASSOCIATION



FALLBROOK SUBDIVISION
PRELIMINARY PLAT COVER
STAR, ID

REVISIONS

NO.	ITEM	DATE
1	CITY OF STAR REVIEW COMMENTS	7-13-2016



PROFESSIONAL ENGINEER
10821
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 4/14/16
PROJECT: 15-113
SHEET NO. C1



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	600.00'	132.12'	12°36'58"	N75°15'30"W	131.85'
C2	170.00'	151.99'	51°13'35"	N43°20'15"W	146.98'
C3	125.00'	35.00'	16°02'41"	N9°42'10"W	34.89'

OPEN SPACE SUMMARY

OPEN SPACE LOTS

LOT 13, BLOCK 1	1.07 ACRES
LOT 1, BLOCK 2	7.34 ACRES
LOT 7, BLOCK 2	0.05 ACRES
LOT 10, BLOCK 2	0.03 ACRES
LOT 14, BLOCK 2	0.03 ACRES
LOT 1, BLOCK 3	0.25 ACRES
LOT 7, BLOCK 3	0.03 ACRES
LOT 12, BLOCK 3	0.08 ACRES
LOT 1, BLOCK 4	0.07 ACRES
LOT 7, BLOCK 4	0.07 ACRES
LOT 13, BLOCK 5	0.08 ACRES
LOT 18, BLOCK 5	0.07 ACRES
LOT 27, BLOCK 5	1.66 ACRES
LOT 42, BLOCK 5	0.03 ACRES
LOT 1, BLOCK 6	0.04 ACRES
LOT 7, BLOCK 6	0.10 ACRES
LOT 12, BLOCK 6	0.07 ACRES
LOT 26, BLOCK 6	2.39 ACRES
LOT 31, BLOCK 6	0.04 ACRES
LOT 5, BLOCK 7	2.28 ACRES
LOT 1, BLOCK 8	0.07 ACRES
LOT 7, BLOCK 8	0.10 ACRES
LOT 11, BLOCK 8	0.07 ACRES
LOT 1, BLOCK 9	0.07 ACRES
LOT 7, BLOCK 9	0.10 ACRES
LOT 11, BLOCK 9	0.07 ACRES
LOT 1, BLOCK 10	0.07 ACRES
LOT 7, BLOCK 10	0.10 ACRES
LOT 11, BLOCK 10	0.07 ACRES
LOT 1, BLOCK 11	0.03 ACRES
LOT 17, BLOCK 11	0.11 ACRES
LOT 37, BLOCK 11	0.04 ACRES
LOT 1, BLOCK 12	0.07 ACRES
LOT 6, BLOCK 12	0.04 ACRES
LOT 10, BLOCK 12	0.03 ACRES
LOT 1, BLOCK 13	0.07 ACRES
LOT 9, BLOCK 13	0.10 ACRES
LOT 4, BLOCK 14	8.85 ACRES
LOT 1, BLOCK 15	0.04 ACRES
LOT 7, BLOCK 15	0.04 ACRES

TOTAL OPEN SPACE AREA 25.76 ACRES

SHARED DRIVE LOTS

LOT 5, BLOCK 1	0.04 ACRES
LOT 32, BLOCK 5	0.04 ACRES
LOT 20, BLOCK 6	0.04 ACRES
LOT 10, BLOCK 11	0.04 ACRES
LOT 24, BLOCK 11	0.04 ACRES
LOT 29, BLOCK 11	0.05 ACRES

TOTAL SHARED DRIVE AREA 0.25 ACRES

LEGEND

---	BOUNDARY LINE
---	OFFSITE BOUNDARY LINE
---	EASEMENT
---	ROAD CENTERLINE
---	LOT LINE
○	FOUND 1/2 INCH REBAR
⊙	FOUND 5/8 INCH REBAR
⊕	FOUND BRASS CAP
⊕	FOUND ALUMINUM CAP
⊙	FUTURE SET 5/8 INCH REBAR
△	CALCULATED POINT

CONTACT INFORMATION

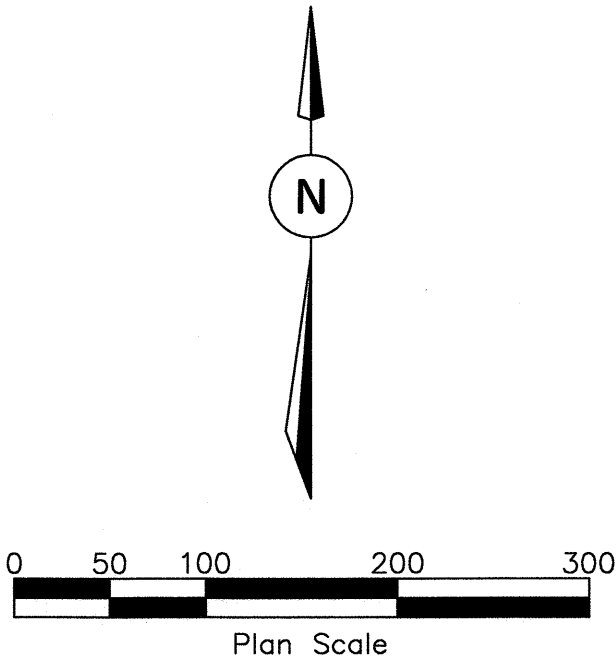
ENGINEERING CONSULTANT
KM ENGINEERING, LLP
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KEVIN P. MCCARTHY, P.E.
EMAIL: kevin@kmenllp.com

OWNER

N STAR FARM, LLC
6152 W. HALFMOON LANE
EAGLE, ID 83616
CONTACT: TIM ECK

PRELIMINARY - NOT FOR CONSTRUCTION

FALLBROOK SUBDIVISION
PRELIMINARY PLAT
STAR, IDAHO
APRIL 2016

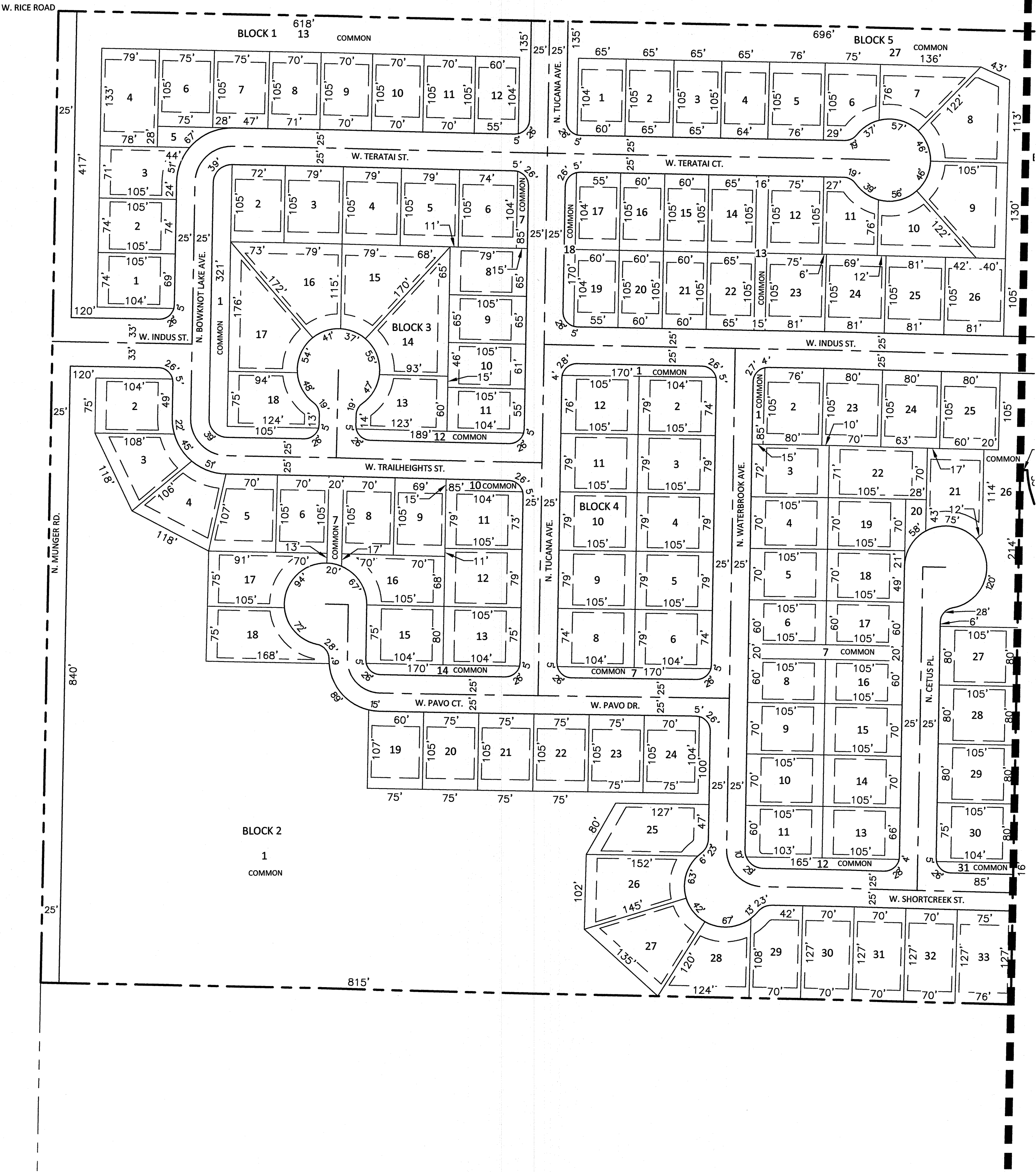


NOTES

- MINIMUM PROPERTY SIZE:
1. EACH PROPERTY SHALL BE OF SUFFICIENT SIZE TO MEET THE MINIMUM SETBACKS AS ESTABLISHED IN THE DIMENSIONAL STANDARDS FOR DEVELOPMENT IN THE R-3 DISTRICT.
- MINIMUM STREET FRONTAGE:
1. PROPERTIES WITH STREET FRONTAGES ON CUL-DE-SACS OR AT APPROXIMATELY A NINETY DEGREE (90°) ANGLE SHALL BE A MINIMUM OF THIRTY FEET (30') MEASURED AS A CHORD MEASUREMENT.
2. STREET FRONTAGE FOR FLAG PROPERTIES THAT DO NOT SHARE A COMMON DRIVE SHALL BE A MINIMUM OF THIRTY FEET (30').
- CORNER LOT SETBACK:
1. CORNER PROPERTIES SHALL HAVE ONE INTERIOR SIDE SETBACK AND ONE REAR SETBACK.

LEGEND

- BOUNDARY LINE
--- OFFSITE BOUNDARY LINE
--- EASEMENT
--- ROAD CENTERLINE
--- LOT LINE
- FOUND 1/2 INCH REBAR
⊙ FOUND 5/8 INCH REBAR
⊕ FOUND BRASS CAP
⊗ FOUND ALUMINUM CAP
● FUTURE SET 5/8 INCH REBAR
△ CALCULATED POINT



MATCH LINE - SEE SHEET C4

FALLBROOK SUBDIVISION
PRELIMINARY LOT LAYOUT
STAR, ID

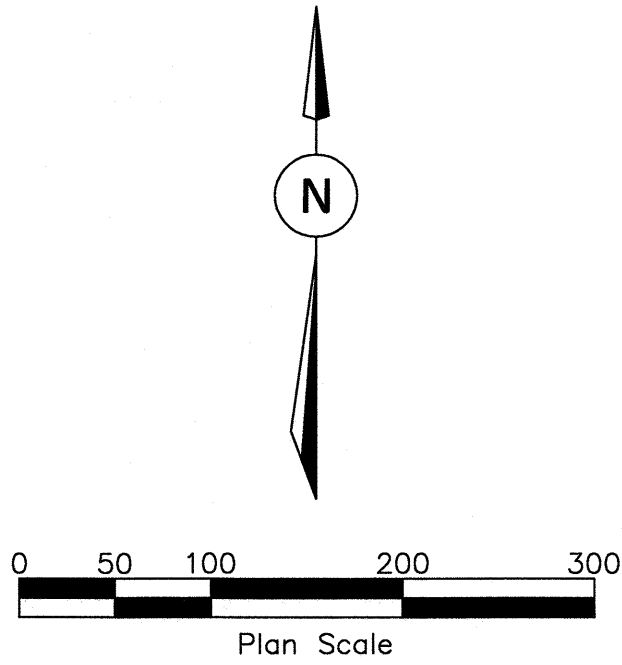
REVISIONS		
NO.	ITEM	DATE
1	CITY OF STAR REVIEW COMMENTS	7-13-2016

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PROFESSIONAL ENGINEER
10821
7-13-16
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 4/14/16
PROJECT: 15-113
SHEET NO. C3

FALLBROOK SUBDIVISION
PRELIMINARY PLAT
STAR, IDAHO
APRIL 2016

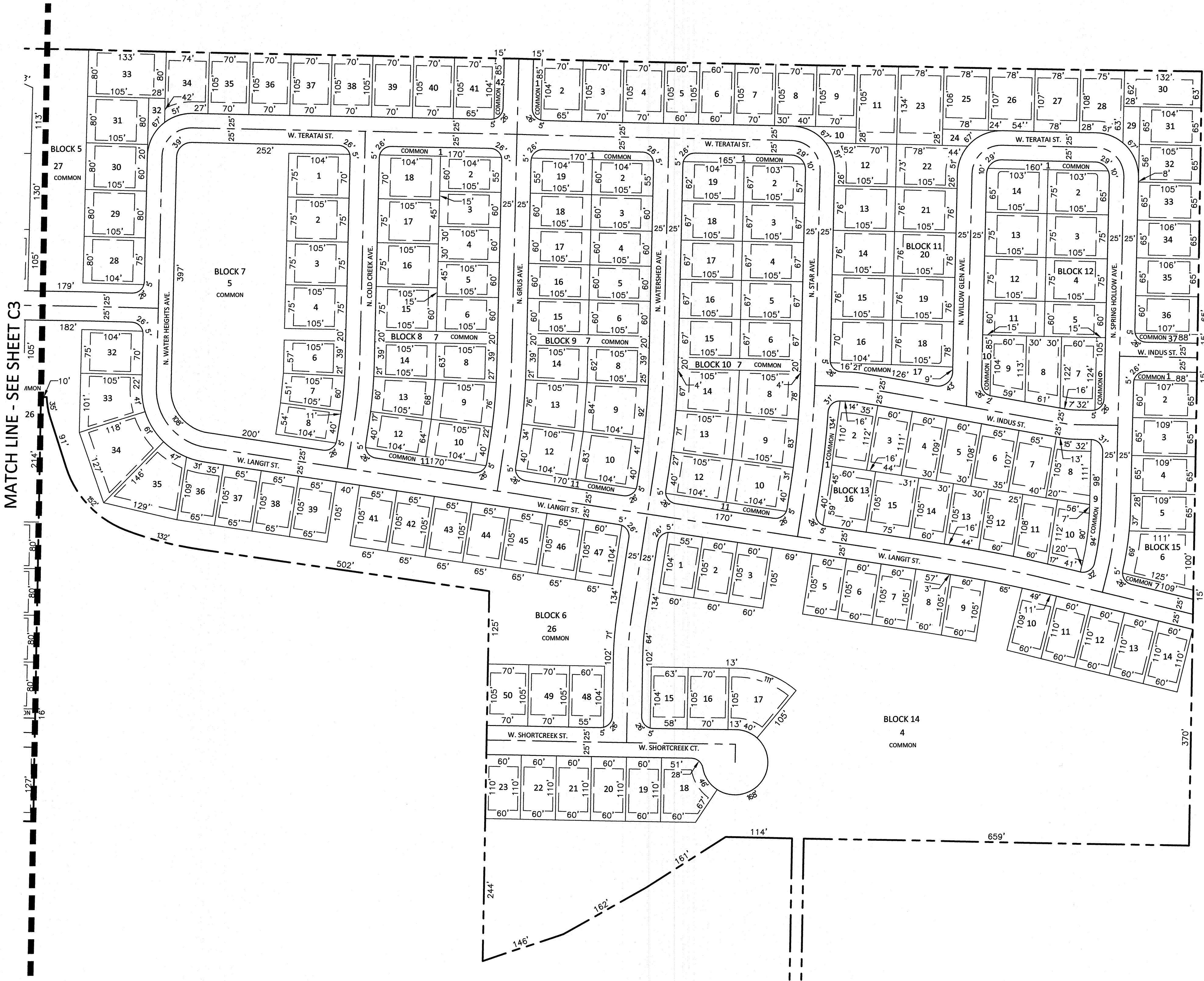


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FALLBROOK SUBDIVISION
PRELIMINARY PLAT LOT LAYOUT
STAR, ID

REVISIONS		
NO.	ITEM	DATE
1	CITY OF STAR REVIEW COMMENTS	7-13-2016

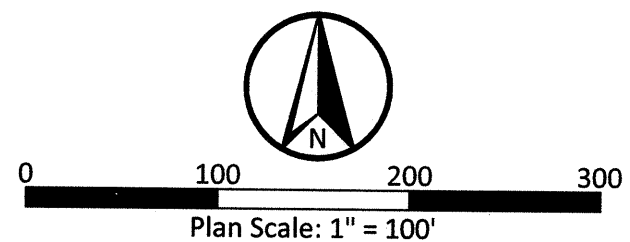
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ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

PROFESSIONAL ENGINEER
10821
STATE OF IDAHO
KEVIN P. MCCARTHY

DATE: 4/14/16
PROJECT: 15-113
SHEET NO. C4

PRELIMINARY - NOT FOR CONSTRUCTION

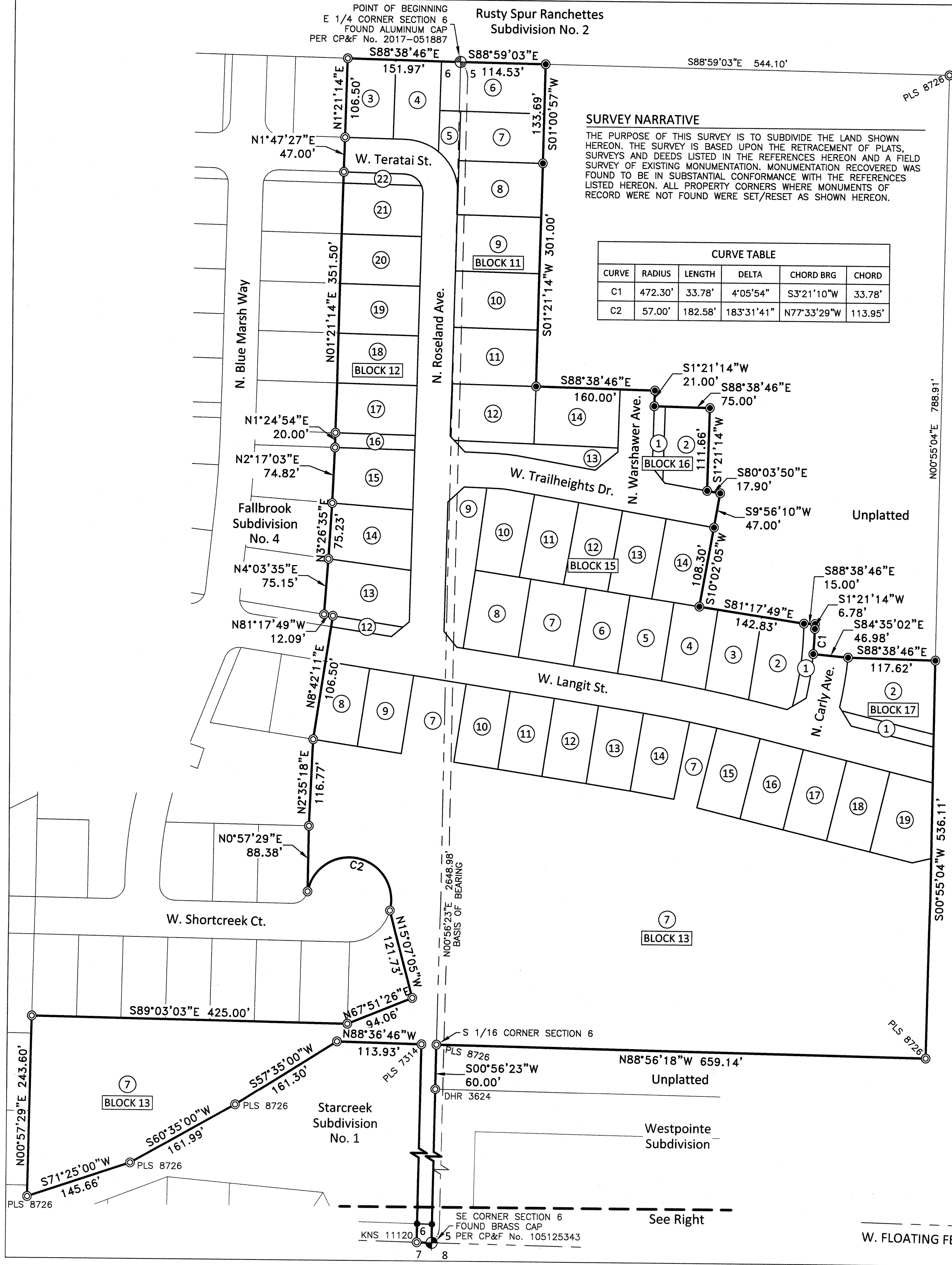
PLAT OF
FALLBROOK SUBDIVISION No. 5
A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5,
TOWNSHIP 4 NORTH, RANGE 1 WEST, B. M.,
CITY OF STAR, ADA COUNTY, IDAHO.
2021



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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	472.30'	33.78'	4°05'54"	S3°21'10"W	33.78'
C2	57.00'	182.58'	183°31'41"	N77°33'29"W	113.95'



SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP AND LEGEND
- SHEET 2 - DETAIL PLAT MAP, LINE/CURVE TABLES, AND NOTES
- SHEET 3 - DETAIL PLAT MAP
- SHEET 4 - CERTIFICATE OF OWNERS
- SHEET 5 - CERTIFICATES AND APPROVALS

LEGEND

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT (NOTHING FOUND OR SET)
- LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- ACHD EASEMENT (SEE NOTE 14)

REFERENCES

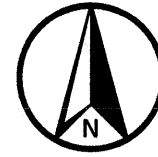
- R1. PLAT OF FALLBROOK SUBDIVISION No. 4, RECORDED IN BOOK 1, PAGES 1-1, RECORDS OF ADA COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 3165, RECORDS OF ADA COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 7793, RECORDS OF ADA COUNTY, IDAHO.
- R4. RECORD OF SURVEY No. 9643, RECORDS OF ADA COUNTY, IDAHO.
- R5. PLAT OF RUSTY SPUR RANCHETTES SUBDIVISION No. 2, RECORDED IN BOOK 64, PAGES 6556-6557, RECORDS OF ADA COUNTY, IDAHO.
- R6. PLAT OF STARCREEK SUBDIVISION PHASE 1, RECORDED IN BOOK 108, PAGES 15111-15114, RECORDS OF ADA COUNTY, IDAHO.
- R7. PLAT OF LAKESHORE PARK SUBDIVISION No. 1, RECORDED IN BOOK 91, PAGES 10644-10647, RECORDS OF ADA COUNTY, IDAHO.
- R8. PLAT OF WESTPOINTE SUBDIVISION, RECORDED IN BOOK 91, PAGES 10630-10633, RECORDS OF ADA COUNTY, IDAHO.
- R9. DEED PER INSTRUMENT No. 2016-047530, RECORDS OF ADA COUNTY, IDAHO.



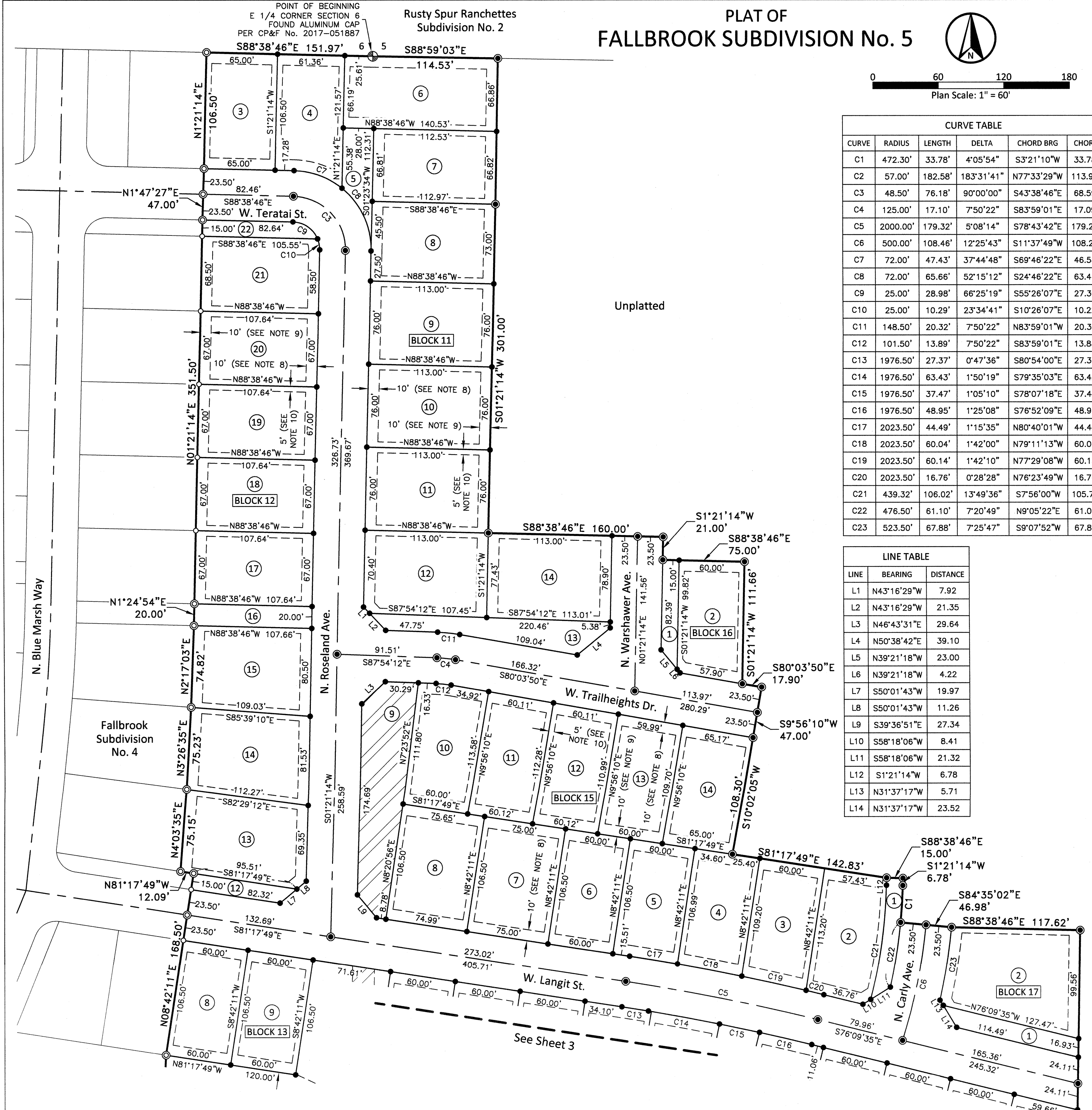
DEVELOPER
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MERIDIAN, IDAHO

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BOISE, IDAHO 83713
PHONE (208) 639-6939
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PLAT OF
FALLBROOK SUBDIVISION No. 5



0 60 120 180
Plan Scale: 1" = 60'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	472.30'	33.78'	4°05'54"	S3°21'10"W	33.78'
C2	57.00'	182.58'	183°31'41"	N77°33'29"W	113.95'
C3	48.50'	76.18'	90°00'00"	S43°38'46"E	68.59'
C4	125.00'	17.10'	7°50'22"	S83°59'01"E	17.09'
C5	2000.00'	179.32'	5°08'14"	S78°43'42"E	179.26'
C6	500.00'	108.46'	12°25'43"	S11°37'49"W	108.25'
C7	72.00'	47.43'	37°44'48"	S69°46'22"E	46.58'
C8	72.00'	65.66'	52°15'12"	S24°46'22"E	63.41'
C9	25.00'	28.98'	66°25'19"	S55°26'07"E	27.39'
C10	25.00'	10.29'	23°34'41"	S10°26'07"E	10.22'
C11	148.50'	20.32'	7°50'22"	N83°59'01"W	20.30'
C12	101.50'	13.89'	7°50'22"	S83°59'01"E	13.88'
C13	1976.50'	27.37'	0°47'36"	S80°54'00"E	27.37'
C14	1976.50'	63.43'	1°50'19"	S79°35'03"E	63.42'
C15	1976.50'	37.47'	1°05'10"	S78°07'18"E	37.47'
C16	1976.50'	48.95'	1°25'08"	S76°52'09"E	48.95'
C17	2023.50'	44.49'	1°15'35"	N80°40'01"W	44.49'
C18	2023.50'	60.04'	1°42'00"	N79°11'13"W	60.04'
C19	2023.50'	60.14'	1°42'10"	N77°29'08"W	60.13'
C20	2023.50'	16.76'	0°28'28"	N76°23'49"W	16.76'
C21	439.32'	106.02'	13°49'36"	S7°56'00"W	105.76'
C22	476.50'	61.10'	7°20'49"	N9°05'22"E	61.06'
C23	523.50'	67.88'	7°25'47"	S9°07'52"W	67.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N43°16'29"W	7.92
L2	N43°16'29"W	21.35
L3	N46°43'31"E	29.64
L4	N50°38'42"E	39.10
L5	N39°21'18"W	23.00
L6	N39°21'18"W	4.22
L7	S50°01'43"W	19.97
L8	S50°01'43"W	11.26
L9	S39°36'51"E	27.34
L10	S58°18'06"W	8.41
L11	S58°18'06"W	21.32
L12	S1°21'14"W	6.78
L13	N31°37'17"W	5.71
L14	N31°37'17"W	23.52

NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. 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."
4. LOT 13, BLOCK 11, LOTS 12, 16 AND 22 BLOCK 12, LOT 7, BLOCK 13, LOTS 1 AND 9, BLOCK 15, LOT 1, BLOCK 16 AND LOT 1, BLOCK 17 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND FALLBROOK HOMEOWNER'S ASSOCIATION IRRIGATION.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON MILL IRRIGATION 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 MIDDLETON MILL IRRIGATION COMPANY AND THE FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION.
7. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE ADA COUNTY RECORDER'S OFFICE AS INSTRUMENT No. 2018-017636, AS AMENDED FROM TIME TO TIME.
8. UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF STAR STREET LIGHTS, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
9. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, FALLBROOK HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE.
10. UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR FALLBROOK SUBDIVISION HOMEOWNER'S ASSOCIATION IRRIGATION AND LOT DRAINAGE.
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. THIS SUBDIVISION IS SUBJECT TO A MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILL DITCH COMPANY LICENSE AGREEMENT PER INSTRUMENT No. 202-_____, OF ADA COUNTY RECORDS. AS SHOWN HEREON A PORTION OF LOT 7, BLOCK 13 IS SUBJECT TO AN EASEMENT FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DITCHES IN FAVOR OF FOOTHILL DITCH COMPANY.
14. ALL OF LOT 9, BLOCK 15 AND A PORTION OF LOT 7, BLOCK 13 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
15. THIS SUBDIVISION IS SUBJECT TO AN ACHD LICENSE AGREEMENT, PER INSTRUMENT No. 202-_____, OF ADA COUNTY RECORDS.
16. LOT 5, BLOCK 11 IS SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 6, 7, AND 8, BLOCK 11. SAID LOT 5, BLOCK 11 SHALL BE OWNED BY THE FALLBROOK HOMEOWNER'S ASSOCIATION, OR ASSIGNS AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS SUBDIVISION. LOT 5, BLOCK 11 IS ALSO SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.



9-28-2021

DEVELOPER
DB Development, LLC

MERIDIAN, IDAHO

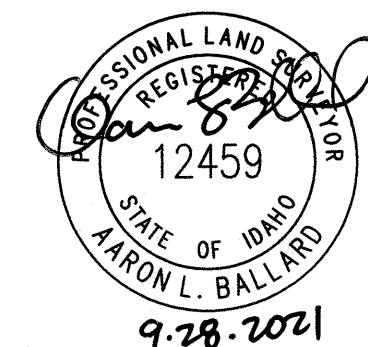
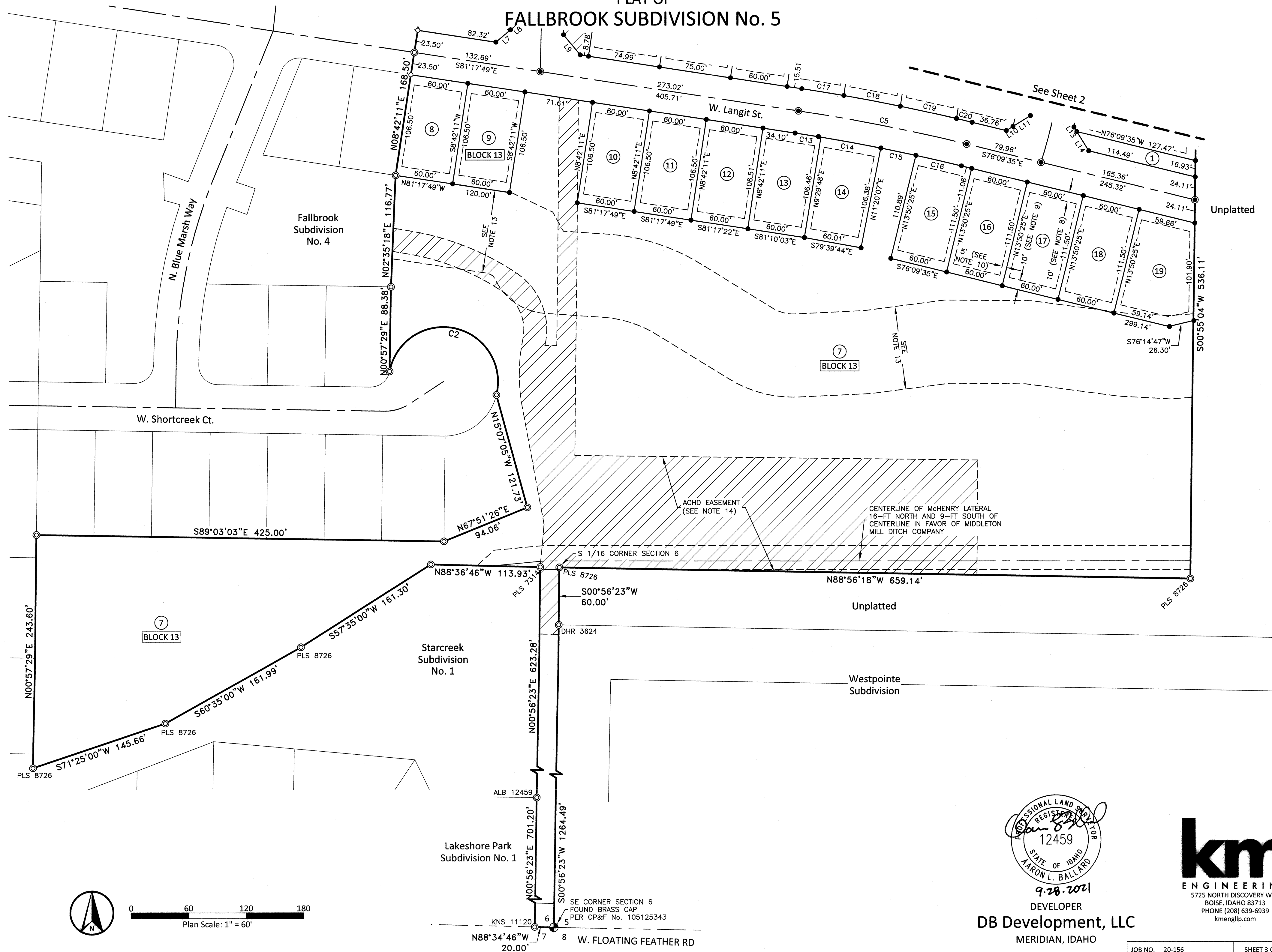
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JOB NO. 20-156

SHEET 2 OF 5

PLAT OF
FALLBROOK SUBDIVISION No. 5



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PLAT OF
FALLBROOK SUBDIVISION No. 5

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6 AND A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 6 (ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 5), WHICH BEARS N00°56'23"E A DISTANCE OF 2,648.98 FEET FROM A FOUND BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 6;
THENCE FOLLOWING THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 5, S88°59'21"E A DISTANCE OF 114.53 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING SAID NORTHERLY LINE, S01°00'57"W A DISTANCE OF 133.69 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°21'14"W A DISTANCE OF 301.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S88°38'46"E A DISTANCE OF 160.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°21'14"W A DISTANCE OF 21.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S88°38'46"E A DISTANCE OF 75.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°21'14"W A DISTANCE OF 111.66 FEET TO A SET 5/8-INCH REBAR;
THENCE S80°03'50"E A DISTANCE OF 17.90 FEET TO A SET 5/8-INCH REBAR;
THENCE S09°56'10"W A DISTANCE OF 47.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S10°02'05"W A DISTANCE OF 108.30 FEET TO A SET 5/8-INCH REBAR;
THENCE S81°17'49"E A DISTANCE OF 142.83 FEET TO A SET 5/8-INCH REBAR;
THENCE S88°38'46"E A DISTANCE OF 15.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°21'14"W A DISTANCE OF 6.78 FEET TO A SET 5/8-INCH REBAR;
THENCE 33.78 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 476.50 FEET, A DELTA ANGLE OF 04°03'44", A CHORD BEARING OF S03°23'06"W AND A CHORD DISTANCE OF 33.78 FEET TO A FOUND 5/8-INCH REBAR;
THENCE S84°35'02"E A DISTANCE OF 47.00 FEET TO A SET 5/8-INCH REBAR;
THENCE S88°38'46"E A DISTANCE OF 117.62 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°55'04"W A DISTANCE OF 536.11 FEET TO A FOUND 5/8-INCH REBAR;
THENCE N88°56'18"W A DISTANCE OF 659.14 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTH 1/16 CORNER OF SAID SECTION 6;
THENCE FOLLOWING THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 6 THE FOLLOWING TWO (2) COURSES:
1. S00°56'23"W A DISTANCE OF 60.00 FEET TO A FOUND 5/8-INCH REBAR BEING THE NORTHWEST CORNER OF WESTPOINTE SUBDIVISION (BOOK 91, PAGES 10630-10633, RECORDS OF ADA COUNTY, IDAHO);
2. S00°56'23"W A DISTANCE OF 1,264.49 FEET TO A FOUND BRASS CAP BEING THE SOUTHWEST CORNER OF SAID WESTPOINTE SUBDIVISION AND ALSO MARKING THE SOUTHEAST CORNER OF SECTION 6;

THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, N88°34'46"W A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF LAKESHORE PARK SUBDIVISION NO. 1 (BOOK 91, PAGES 10644-10647, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE EASTERLY BOUNDARY LINE OF SAID LAKESHORE PARK SUBDIVISION NO. 1, N00°56'23"E A DISTANCE OF 701.20 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF STARCREEK SUBDIVISION PHASE 1 (BOOK 108, PAGES 15111-15114, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING THE EASTERLY BOUNDARY LINE OF LAKESHORE PARK SUBDIVISION NO. 1 AND FOLLOWING THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID STARCREEK SUBDIVISION PHASE 1 THE FOLLOWING SIX (6) COURSES:

1. N00°56'23"E A DISTANCE OF 623.28 FEET TO A FOUND 5/8-INCH REBAR;
2. N88°36'46"W A DISTANCE OF 113.93 FEET TO A FOUND 5/8-INCH REBAR;
3. S57°35'00"W A DISTANCE OF 161.30 FEET TO A FOUND 5/8-INCH REBAR;
4. S60°35'00"W A DISTANCE OF 161.99 FEET TO A FOUND 5/8-INCH REBAR;
5. S71°25'00"W A DISTANCE OF 145.66 FEET TO A FOUND 5/8-INCH REBAR;
6. N00°57'29"E A DISTANCE OF 243.60 FEET TO A FOUND 5/8-INCH REBAR TO THE SOUTHWEST CORNER OF FALLBROOK SUBDIVISION NO. 4;

THENCE LEAVING THE EASTERLY BOUNDARY LINE OF STARCREEK SUBDIVISION PHASE 1 AND FOLLOWING THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID FALLBROOK SUBDIVISION NO. 4 THE FOLLOWING FIFTEEN (15) COURSES:

1. THENCE S89°02'31"E A DISTANCE OF 425.00 FEET TO A FOUND 5/8-INCH REBAR;
2. THENCE N67°49'13"E A DISTANCE OF 94.09 FEET TO A FOUND 5/8-INCH REBAR;
3. THENCE N15°07'05"W A DISTANCE OF 121.73 FEET TO A FOUND 5/8-INCH REBAR;
4. THENCE 182.58 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 57.00 FEET, A DELTA ANGLE OF 183°31'41", A CHORD BEARING OF N77°33'29"W AND A CHORD DISTANCE OF 113.95 FEET TO A FOUND 5/8-INCH REBAR;
5. THENCE N00°57'29"E A DISTANCE OF 88.38 FEET TO A FOUND 5/8-INCH REBAR;
6. THENCE N02°35'18"E A DISTANCE OF 116.77 FEET TO A FOUND 5/8-INCH REBAR;
7. THENCE N08°42'11"E A DISTANCE OF 168.50 FEET TO A FOUND 5/8-INCH REBAR;
8. THENCE N81°17'49"W A DISTANCE OF 12.09 FEET TO A FOUND 5/8-INCH REBAR;
9. THENCE N04°03'35"E A DISTANCE OF 75.15 FEET TO A FOUND 5/8-INCH REBAR;
10. THENCE N03°26'35"E A DISTANCE OF 75.23 FEET TO A FOUND 5/8-INCH REBAR;
11. THENCE N02°17'03"E A DISTANCE OF 74.82 FEET TO A FOUND 5/8-INCH REBAR;
12. THENCE N01°24'54"E A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR;
13. THENCE N01°21'14"E A DISTANCE OF 351.50 FEET TO A FOUND 5/8-INCH REBAR;
14. THENCE N01°47'27"E A DISTANCE OF 47.00 FEET TO A FOUND 5/8-INCH REBAR;
15. THENCE N01°21'14"E A DISTANCE OF 106.50 FEET TO A FOUND 5/8-INCH REBAR TO THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SECTION 6;

THENCE LEAVING THE EASTERLY BOUNDARY LINE OF FALLBROOK SUBDIVISION NO. 4 AND FOLLOWING SAID NORTHERLY LINE, S88°38'46"E A DISTANCE OF 151.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 18.609 ACRES (810,589 SQ. FT), 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 ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE SEWER AND WATER SERVICE FROM THE STAR SEWER AND WATER DISTRICT SAID DISTRICT HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO)

ADA COUNTY)SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY JUSTIN BLACKSTOCK, AS
MANAGER OF DB DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 5 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, P.L.S. 12459



DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO

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PLAT OF
FALLBROOK SUBDIVISION No. 5

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.

STAR CITY ENGINEER

APPROVAL OF CITY COUNCIL

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

CITY CLERK
STAR, IDAHO

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY
DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

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

HEALTH OFFICER

DATE

CERTIFICATE OF THE COUNTY TREASURER

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

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

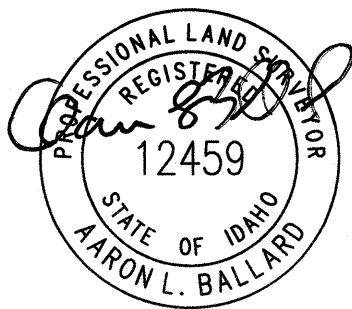
I HEREBY CERTIFY THAT THIS PLAT OF FALLBROOK SUBDIVISION No. 5 WAS FILED AT
THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK ____M.,
THIS ____ DAY OF _____, _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS
BOOK _____ OF PLATS AT PAGES _____ THRU _____.

INSTRUMENT NUMBER _____.

DEPUTY

EX-OFFICIO RECORDER

FEE:



9-28-2021

DEVELOPER

DB Development, LLC

MERIDIAN, IDAHO

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



Review Check By: Ryan Morgan, P.E., Keller Associates

				final signatures are obtained.
8	x			Right to Farm Act Note on face of plat. Note 3
9			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."
10	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.
11		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, or as shown on the this plat." Note must match wording exactly
12	x			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	x			Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14	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 <u>APPROVAL OF CITY ENGINEER</u> line, and before the signature line.
15	x			"Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
16	x			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho. Landscape plans stamped by landscape architect, Alyssa Yenson
17	x			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			All profiles are drawn to the same horizontal scale as plan views.
20	x			Street lighting plans are provided showing pole locations and luminary types. At every corner and end of cul-de-sac. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
21			x	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
22			x	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
23			x	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
24			x	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
25			x	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
26			x	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
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 period 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. Page 12
30	x			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	x			Drainage facilities and easements are shown.
32	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.
33	x			Existing irrigation ditches, canals, and easements are shown.
34	x			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer) page 12, 3:1 slopes

35	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)
36	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)
37	x			Provisions have been made for erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38			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. Not in floodplain
39	x			Existing and proposed elevations match at property boundaries. Page 12, sheet note C.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
40	x			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	x			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
42	x			Narrative is provided that describes the proposed method of stormwater retention.
43	x			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
44	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)
45			x	Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
46	x			Section view of drainage facility provided.
47	x			Able to determine drainage directions from information given. Page 12
48		x		Drainage facilities do not conflict with other utilities. (Spot check by City Engineer) provide approval from irrigation district for crossing under foothills ditch with SD pipe
49			x	Provision for conveyance or disposal of roof drainage provided for commercial developments.
50	x			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho

				Catalog of Stormwater Best Management Practices”.
51	x			5-foot setback from property line maintained for drainage facilities.
52	x			Drainage basin / pond dimensions listed or noted. Page 14
53	x			Drainage facilities drawn to scale on grading and drainage plan.
54		x		Drain rock, ASTM C33 sand, or pond liner specified. Sand window is used but not specified to be ASTM C33.
55	x			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail.
56	x			Vegetative cover shown over biofiltration facilities. Page 14, infiltration basin primary pond notes 1
57			x	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
58			x	Plan approval letter is provided from the appropriate irrigation district.
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
59	x			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
60	x			The pressure irrigation system is <i>not</i> connected to the potable water system.
61	x			Design provides a minimum of 15 gpm @ 45 PSI to each destination point. Rotation schedule supplied in phase 4
62	x			Easements are provided for all pressure irrigation piping. (Note on face of plat). Page 29
63	x			Main line distribution piping is 3-inches in diameter or greater.
64			x	Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65			x	Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system. Connecting to previously installed irrigation 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. Connecting to previously installed irrigation system per Phase 1
67	x			Provided verification that water rights will be transferred to the association managing entity.

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. See item 61
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
69		x		Return (1) one revised plan set in pdf format with the redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted.
70		x		Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

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

Notes:

Additional Final Plat Comments:

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Additional Construction Drawing Comments:

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