



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: **September 20, 2022**

FILE #: FP-22-11 Final Plat, Greiner's Hope Springs Subdivision Phase 6

REQUEST

The Applicant is seeking approval of a Final Plat for Greiner's Hope Springs Subdivision Phase 6 consisting of 53 residential lots and 3 common lots on 11.3 acres. The subject property is generally located on the south side of W. New Hope Road, approximately 1,600 feet east of N. Munger Road in Star, Idaho. Ada County Parcel Number is R76268000015.

APPLICANT/OWNER/REPRESENTATIVE

Owner/Applicant:

Richland American Homes of Idaho, Inc.
Joe Austin
1804 N. Midland Blvd
Nampa, Idaho 83651

PROPERTY INFORMATION

Land Use Designation: Residential (R-4)

Phase 6

Acres: 11.30 Acres
Residential Lots: 53
Common Lots: 3
Commercial: 0
Total Residential Units **53 Units**

HISTORY

- On April 18, 2006, the City Council approved an annexation and zoning (AZ-06-06) for parcel no. R7626790405 containing 11.17-acres with a zoning designation of R-3.
- On August 20, 2019, the City Council approved annexation and zoning, development agreement and preliminary plat for Greiner's Hope Springs Subdivision (AZ-19-05/DA-19-06/PP-19-03).
- On June 2, 2020, the Council approved the Final Plat for Phase 1 of Greiner's New Hope Subdivision with 38 residential lots and 8 common lots on 11.41 acres.
- On October 6, 2020, the Council approved the Final Plat for Phase 2 of Greiner's New Hope Subdivision with 44 residential lots and 3 common lots on 9.79 acres. (FP-20-16)
- On July 6, 2021, the Council approved the Final Plat for Phase 3 of Greiner's New Hope Subdivision with 37 residential lots and 6 common lots on 10.27 acres. (FP-21-14)
- On January 11, 2022, the Council approved the Final Plat for Phase 4 of Greiner's New Hope Subdivision with 38 residential lots and 6 common lots on 9.88 acres. (FP-21-30)
- On July 19, 2022, the Council approved the Final Plat for Phase 5 of Greiner's New Hope Subdivision with 42 residential lots and 2 common lots on 10.05 acres. (FP-22-10)

GENERAL DISCUSSION

The Applicant is requesting approval of the Final Plat for Phase 6 of Greiner's Hope Springs Subdivision.

The approved Preliminary Plat consists of 252 single family residential lots and 18 common lots. There are two existing dwellings that will remain and be platted as individual lots. The residential lots range in size from 5,000 square feet to 29,345 square feet (existing dwelling lot), with an average lots size of 6,885 square feet. The applicant has indicated that the development will contain a total of 11.62 acres (18.5%) open space. Although the application was submitted prior to the adoption of Ordinance 290 requiring a minimum of 15% open space, 10% usable, the applicant has provided 13.5% (8.49 acres) more open space than the required 5% in the Code that was relevant at the time of submittal of the application. Staff has interpreted and calculated the total usable open space provided as 7.4 acres, or 11.8% usable. This amount excludes drainage areas*, although the drainage areas are designed as grassed areas with minimal slope. Staff calculations do include the planting strips along the roadways for the proposed detached sidewalks. *Adding the drainage areas would increase the usable open space to 8.97 acres (14.3%).

The Unified Development Code in affect at the time of approval required one site amenity for each 20-acres of development area (total of 3 amenities required). Proposed amenities within the development include the following:

- Quality of Life Amenities – Proposed pathway system, seasonal stream and ponds with waterfalls, benches, community gardens, hanging flower baskets
- Clubhouse for gatherings and private events and with Parking Lot
- Additional Open Space in excess of 5% (as required by Code in affect at time of submittal)
- Detached 5' sidewalks with 8' landscape strips
- Usable landscaped storm water detention areas

Irrigation to the property will be provided by the Middleton Mill Irrigation District. The applicant has been working with the district.

The ingress/egress will be taken from W. New Hope Road. The design shows several future street connections to adjacent properties, including connection to the currently developing Sailing Hawks and Fallbrook Subdivisions.

The development received Specific Setbacks as Requested:

Greiner's Hope Springs

Front Setbacks - 15' for living area, 26' to garage door (measured from property line)

Interior Side Setback – 5 feet (for one and two story)

**Street Side Setback – 15 feet for dwelling
26 feet for garage**

Locations for decorative streetlights are reflected on the submitted lighting plan. Streetlight design has also been submitted and meets the intent of the City's "Dark sky lighting" standards.

If a pump house is proposed, a location needs to be called out on the site plans and identified in the "Notes".

Fencing is being proposed to be solid cedar or vinyl fencing along the boundary and within the subdivision with potential open fencing proposed between the residential lots and the central open space/common lots containing the streams. Any fencing shall reflect the Clear Vision Triangle regulations.

All internal roads are proposed as public streets and shall be 36' from back of curb to back of curb.

The Applicant received a waiver from Council for exceeding the 750' block lengths for two blocks within this subdivision. The blocks that would be affected would be Block 1 and Block 7.

The applicant indicated that the subdivision would develop in four to five phases. The applicant has requested flexibility in phasing in order to adjust the number of lots and combination of lots to reflect changing market conditions.

Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan does meet this requirement as submitted. (Please see "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code.)

The submitted final plat meets the conditions of approval for the approved preliminary plat application.

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 6 is 4.69 du/acre. The phase contains lots ranging in size consistent with the approved preliminary plat. **After phase 6 is complete, all 252 lots approved on the preliminary plat will have been platted.**

Setbacks – The development was approved with special setbacks.

Front Setbacks - 15' for living area, 26' to garage door (measured from property line)
Interior Side Setback – 5 feet (for one and two story)
Street Side Setback – 15 feet for dwelling
26 feet for garage

Common/Open Space and Amenities – Amenities have been installed in previous phases of the development. The sidewalks will be detached with a landscape strip. The submitted landscape plan meets the standards of the current zoning ordinance, including street trees. The applicant shall use "Tree Selection Guide for Streets and Landscapes throughout Idaho", as adopted by the Unified Development Code.

Streetlights – Streetlight plan/design specifications have been submitted with the final plat application. The streetlight design meets the dark sky standards consistent with the intent of the city. Streetlights shall be consistent throughout the remaining phases of the subdivision.

Mailbox Cluster – Location has been approved for previous phases and will be the same location for all phases. Letter of approval was included in the application packet.

Street Names - Applicant has provided documentation from Ada County that the proposed street names have been approved. Correct street names are reflected on the final plat.

Landscape – Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan, as submitted appears to satisfy this requirement. Common Area landscape requirements call for

one deciduous shade tree per 4,000 square feet. The plan as submitted meets these requirements.

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with 8-foot landscape strips.

SITE SPECIFIC DISCUSSION

In review of the application, staff finds that per the Unified Development Code, the Greiner's Hope Springs Subdivision Final Plat, Phase 6, is in substantial compliance.

Applicant shall continue to advise all contractors of the City preferred transportation routes to and from the subdivision. This includes a route that avoids New Hope Road from the east as a primary travel pattern.

The Unified Development Code states that the final plat shall be in substantial compliance with the approved or conditionally approved preliminary plat, notwithstanding the following changes:

- 1- The number of buildable lots is the same or fewer;
- 2- The amount of common open space is increased;
- 3- The amount of open space is relocated with no reduction in the total amount;
- 4- The number of open space lots has been increased; or
- 5- The transportation authority has required minor changes.

AGENCY NOTIFICATIONS

Notification of this application was sent to agencies having jurisdiction on May 30, 2022. The following agencies responded:

November 22, 2021	City Engineer	Approval Letter Phase 6
April 20, 2022	Central District Health	Approval Letter Phases 6
June 10, 2022	DEQ	Standard Response Phase 6

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 has not received information from agencies having jurisdiction reflecting any financial hardships that would prevent services from being provided.
- D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff has not received 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 the Greiner's Hope Springs Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. The Final Plat shall comply with all received comments from the City Engineer prior to signature of the plat by the City.
3. **Prior to signature of the final plat for Phase 6, all outstanding issues regarding HRM Lateral Pipeline shall be resolved and confirmed by the City Engineer.**
4. The property shall be satisfactorily weed abated at all times, including future phases, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
5. 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.
6. Mylar's/final plats must include the statement supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45.
7. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, unless otherwise approved.
8. The Mylar of this final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
9. All common area lots shall be owned and maintained by the Homeowner's Association.
10. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and**

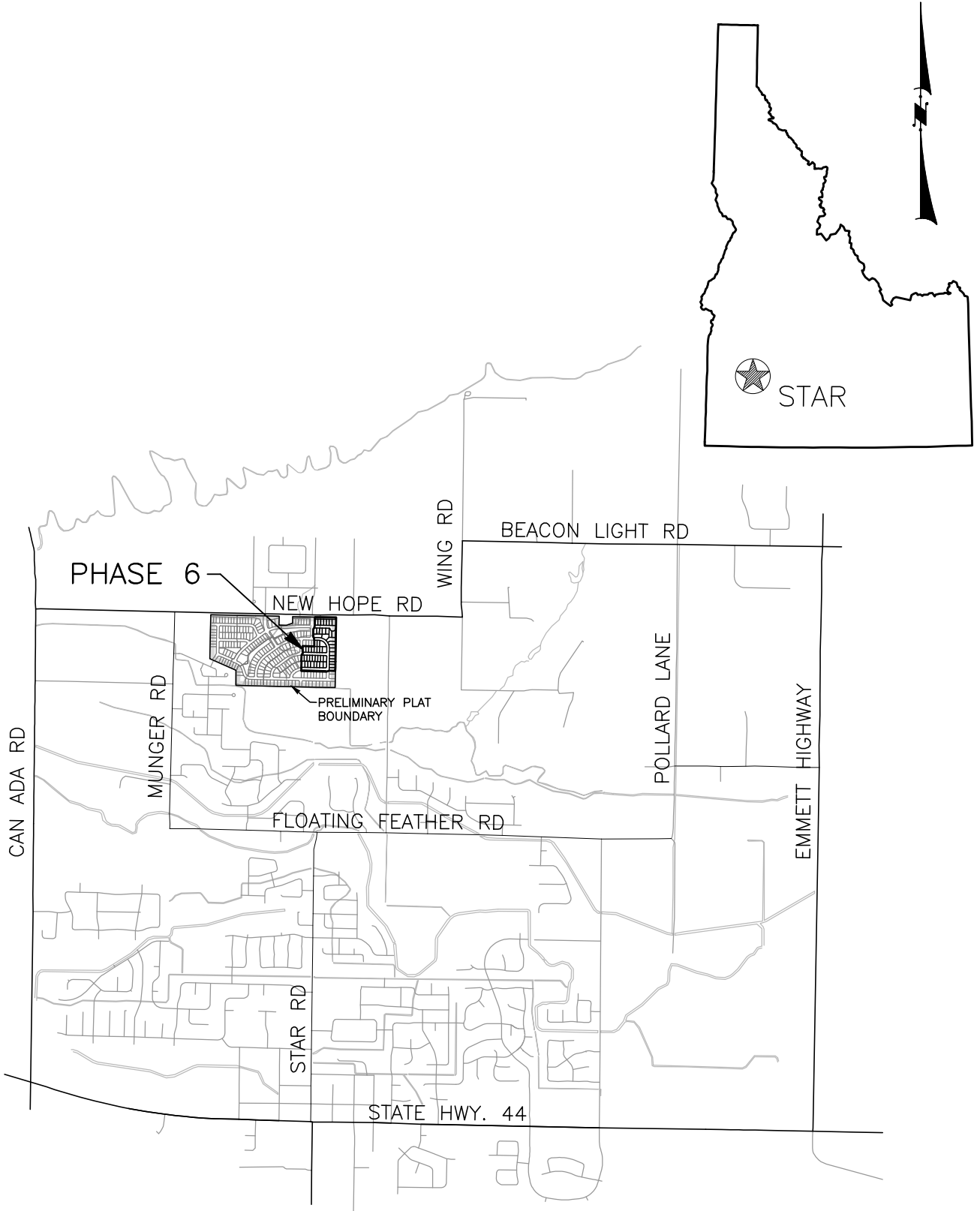
energized prior to issuing of building permits. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.

11. The Applicant/Owner shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages (See Section 8-4 B Landscaping Requirements).
12. The applicant shall provide the City with a written Certificate of Completion that all landscaping and amenities have been installed in substantial compliance with the City approved landscape plan. The certification shall be prepared by the licensed landscape architect responsible for the landscape plan. **This certification shall be submitted prior to issuance of first certificate of occupancy for this phase.**
13. A letter from the US Postal Service shall be given to the City prior to final Mylar signature stating the subdivision is in compliance with the Postal Service.
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to final mylar signature stating that all conditions have been met.
15. A sign application shall be submitted to the City for any internal or subdivision signs.
16. The applicant shall maintain, during all construction (including home construction), the installed construction sign, 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).
17. Applicant shall provide the City with one (1) full size copy, one (1) 11"x17" copy and an electronic pdf copy of the as-built irrigation plans, **prior to any building permits being issued.**
18. Applicant shall provide the City with two (2) full size copies, one (1) 11"x17" copy and an electronic pdf copy of the **signed recorded final plat** with all signatures, **prior to any building permits being issued.**
19. Applicant shall provide the City with one (1) copy and an electronic pdf copy of the recorded CC&R's, **prior to any building permits being issued.**
20. Applicant shall provide the City with one (1) full size copy and an electronic pdf copy of the final, approved construction drawings, **prior to any building permits being issued.**
21. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-22-11 Greiner's Hope Springs Subdivision,
Final Plat Phase 6 on _____, 2022.

VICINITY MAP
GREINERS HOPE SPRINGS SUBDIVISION No. 6

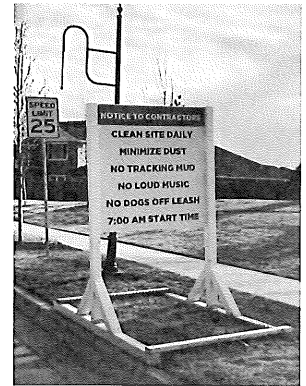


PREPARED BY
CIVIL SURVEY CONSULTANTS, INC
2893 S. MERIDIAN ROAD
MERIDIAN, ID 83642
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SCALE: 1"=1/2 MILE

3. 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 (7 a.m. start time). Sign shall be approved by zoning administrator prior to start of construction.

- a. This sign was installed 2-29-2020 before construction began on phase 1 and remains on site.



4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
 - a. See enclosed License Agreement (see also item #21 on thumb drive)
5. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigations systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
 - a. Construction drawings including the PI system have been reviewed and approved by Ryan Morgan. See attached, stamped plans. (see also item #17 on thumb drive)
6. 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)
 - a. The Plat complies.
7. Applicant/Owner/Developer shall submit a streetlight plan/design with each subsequent Final Plat application. Streetlights shall comply with the Star City Code, to include the "Dark Sky" initiative, and shall be of the same design throughout the entire subdivision.
 - a. See page 22 of approved construction drawings (see also Items #19 on thumb drive)
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.
 - a. See Note #6 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, unless amended in the Development Agreement or CUP conditions.
 - a. See Notes #1, #3, #5, on the Final Plat
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 the council.
 - a. This plat is in compliance with current Code and the specific City approvals for this preliminary plat.

Greiners Hope Springs

General Data and Statement of Compliance for Phase 6

GENERAL DATA (this phase)

- a. Gross Density- 53 on 11.304 acres= 4.7 DU/Ac
- b. Lot size range – 5,600SF to 11,821SF
- c. Lot size average – 6,668SF
- d. Open Space
 - a. Landscaped open space and berm along New Hope Rd.
 - b. These comprise 0.731 acres, which is 647% of the 11.304 acres planned.
- e. Specific Setbacks for Greiners Hope Springs

TABLE 1- HOPE SPRINGS DIMENSIONALSTANDARDS

(this table replaces Table 8-3B-6(a)of Star Code specific to Hope Springs)

Minimum street frontage	35 feet	
Front Setback ¹	15 feet to the living area, 26 feet to the garage door ²	
Rear setback	15 feet	
Interior side setback	5 feet	
Street side setback (local) ¹		Items highlighted in yellow differ from the City's R-4 standard setbacks.
Dwelling	15 feet	
Garage ²	26 feet	
Street side setback (arterial and collector)	n/a	
Street landscape buffer:		
Arterial and collector	35 feet	
Entryway corridor	n/a	
Maximum building height	35 feet	
1. Measured from the Property Line 2. Setback for garage side wall (wall without vehicle door) is same as "dwelling or living" setback		

CONDITIONS OF APPROVAL

1. The approved Preliminary Plat for Greiner Hope Springs Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
 - a. The final plat must be signed by various agencies having jurisdiction before the mylar is recorded.
2. The property with the approved Preliminary Plat shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1through 3-1-7.
 - a. We shall maintain the property accordingly. We will mow weeds as needed.

3. 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 (7 a.m. start time). Sign shall be approved by zoning administrator prior to start of construction.

a. This sign was installed 2-29-2020 before construction began on phase 1 and remains on site.



4. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.

a. See enclosed License Agreement (see also item #21 on thumb drive)

5. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigations systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.

a. Construction drawings including the PI system have been reviewed and approved by Ryan Morgan. See attached, stamped plans. (see also item #17 on thumb drive)

6. 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)

a. The Plat complies.

7. Applicant/Owner/Developer shall submit a streetlight plan/design with each subsequent Final Plat application. Streetlights shall comply with the Star City Code, to include the "Dark Sky" initiative, and shall be of the same design throughout the entire subdivision.

a. See page 19 of approved construction drawings (see also Items #19 on thumb drive)

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.

a. See Note #6 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, unless amended in the Development Agreement or CUP conditions.

a. See Notes #1, #3, #5, on the Final Plat

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 the council.

a. This plat is in compliance with current Code and the specific City approvals for this preliminary plat.

11. Requested Surety will be required at 150% of the total 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.) Bonding shall only apply to landscaping during winter months.

- a. If we bond for landscaping, we will provide bid for bonding prior to Clerk signing the mylar.
12. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.
 - a. See enclosed copy (see also item #22 on thumb drive).
13. 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.
 - a. See attached approval letter - all boxes in one location (see also item #23 on thumb drive)
14. A form signed by the Star Sewer & Water shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
 - a. Will do
15. All State, Federal and local rules and regulations regarding development in the Special Hazard Areas (Floodplain/Floodway) shall be adhered to, if applicable.
 - a. N/A
16. The applicant shall provide a domestic water stub to the properties to the east. This stub shall be coordinated with the City and the Star Sewer & Water District regarding location of said stub.
 - a. See page 12 of approved construction drawings
17. All existing irrigation and drainage ditches located along the boundary of the subdivision shall be provided with fire-proof fencing to protect against burning by Irrigation Districts or farmers.
 - a. N/A to this phase
18. The applicant shall coordinate with the property owner to the west regarding irrigation water delivery to their adjacent properties.
 - a. N/A to this phase - installed with phase 2.
19. The applicant shall include language in the CC&R's that recognizes and references surrounding active agricultural activities in the general vicinity and the sights, sounds and smells that are associated with these activities.
 - a. See Section 5.26 of the enclosed Master CCR's. (items #22 on thumb drive)
20. The applicant shall advise all contractors of the City preferred transportation routes to and from the subdivision. This includes a route that avoids New Hope Road from the east as a primary travel pattern.
 - a. Notice provided to contractors.

I certify that the above items are accurate.

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a series of loops and a long horizontal stroke.

Richmond American Homes of Idaho, Inc.

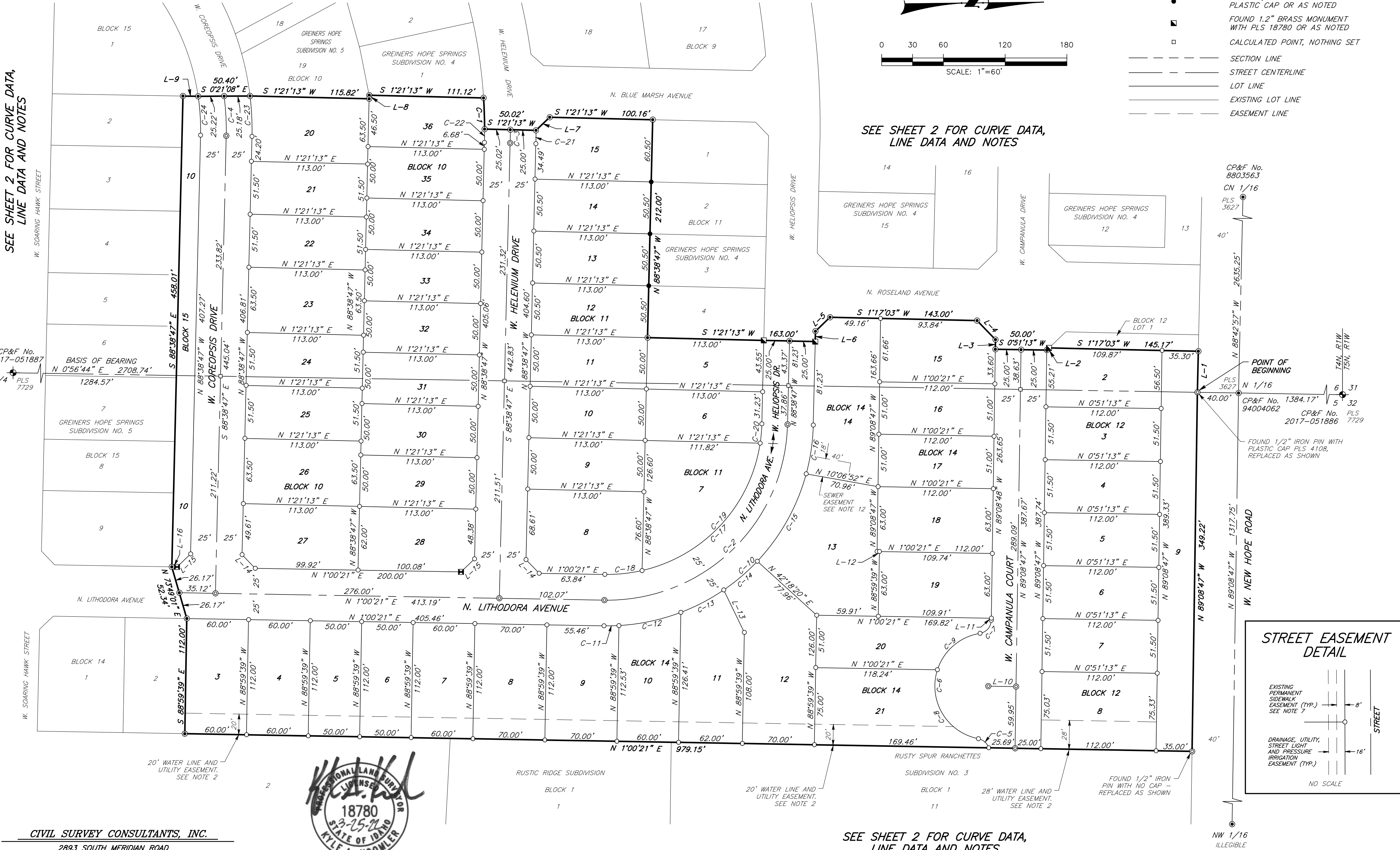
GREINERS HOPE SPRINGS SUBDIVISION NO. 6

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 5, AND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 6,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND BEING A
REPLAT OF A PART OF LOTS 5, 7, 8, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES SUBDIVISION NO. 2

A DEVELOPMENT BY RICHMOND AMERICAN HOMES OF IDAHO, INC.

2022

SEE SHEET 2 FOR CURVE DATA,
LINE DATA AND NOTES

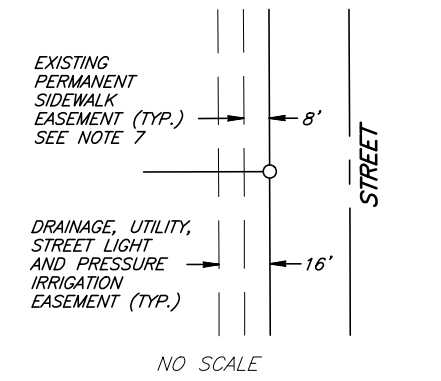


LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- SET 1/2"x24" IRON PIN WITH PLS 18780 PLASTIC CAP
- SET 1.2" COPPER MONUMENT WITH PLS 18780 WITH MAGNET
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- FOUND 1/2" IRON PIN WITH PLS 18780 PLASTIC CAP OR AS NOTED
- FOUND 1.2" BRASS MONUMENT WITH PLS 18780 OR AS NOTED
- CALCULATED POINT, NOTHING SET
- SECTION LINE
- STREET CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE

SEE SHEET 2 FOR CURVE DATA,
LINE DATA AND NOTES

STREET EASEMENT DETAIL



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SEE SHEET 2 FOR CURVE DATA,
LINE DATA AND NOTES

GREINERS HOPE SPRINGS SUBDIVISION NO. 6

NOTES

1. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY FILE NO. AZ-19-05/DA-19-06/PP-19-03.
2. ALL LOTS HAVE A 16 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, PRESSURE IRRIGATION AND STREET LIGHT PURPOSES CONTIGUOUS TO ALL PUBLIC STREETS. ALL SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURE IRRIGATION PURPOSES. ALL REAR LOT LINES HAVE A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. ALL OTHER EASEMENTS ARE AS SHOWN.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
4. BUILDING AND OCCUPANCY SHALL CONFORM TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R's) RECORDED AS INSTRUMENT NO. 2020-107706, OFFICIAL RECORDS OF ADA COUNTY, AS WELL AS ANY FUTURE AMENDMENTS.
5. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
6. 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."
7. LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING TEMPORARY EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. 2022-_____.
8. LOT 9 OF BLOCK 12, AND LOT 14 OF BLOCK 14 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOPE SPRINGS OWNERS ASSOCIATION, INC.. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURIZED IRRIGATION PURPOSES. THE PRESSURE IRRIGATION EASEMENT IS RESERVED FOR THE HOPE SPRINGS OWNERS ASSOCIATION, INC..
9. GREINERS HOPE SPRINGS SUBDIVISION NO. 6 IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. 2022-_____.
10. DIRECT LOT OR PARCEL ACCESS TO W. NEW HOPE ROAD IS PROHIBITED.
11. EASEMENTS AS PLATTED BY RUSTY SPUR RANCHETTES NO. 2 THAT ARE WITHIN THE BOUNDS OF GREINERS HOPE SPRINGS SUBDIVISION NO. 6 HAVE BEEN VACATED BY THE CITY OF STAR AND BY THE RELEVANT UTILITY COMPANIES, SEE STAR VACATION FILE NO. VAC-20-01. ANY OTHER EXISTING EASEMENTS ARE AS SHOWN OR NOTED HEREON.
12. LOT 14 OF BLOCK 14 IS HEREBY SUBJECT TO A SANITARY SEWER EASEMENT AS SHOWN FOR THE BENEFIT OF LOT 13 OF BLOCK 14 FOR THE PURPOSES OF A SANITARY SEWER SERVICE. SAID EASEMENT IS FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF SAID SEWER SERVICE.

REFERENCES

REFERENCE RECORD OF SURVEY NUMBERS:
1229, 1249, 2473, 4087, 7793, 11785, 11809

REFERENCE PLATS OF:
RUSTY SPUR RANCHETTES NO. 2
RUSTY SPUR RANCHETTES NO. 3
RUSTIC RIDGE SUBDIVISION
GREINERS HOPE SPRINGS NO. 3
GREINERS HOPE SPRINGS NO. 4
GREINERS HOPE SPRINGS NO. 5

SURVEYOR NARRATIVE

THE PLAT OF GREINERS HOPE SPRINGS SUBDIVISION NO. 6 IS THE FINAL PORTION OF THE CONTINUATION OF THE MASTER PLAN FOR THE GREINERS HOPE SPRINGS SUBDIVISION. THIS SUBDIVISION IS A RE-PLAT OF A PART OF LOTS 5, 7, 8, AND 9 OF BLOCK 1 OF RUSTY SPUR RANCHETTES NO. 2 AS SHOWN IN BOOK 64 OF PLATS AT PAGE 6556 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.

GREINERS HOPE SPRINGS SUBDIVISION NO. 6 IS BOUNDED TO THE SOUTH BY GREINERS HOPE SPRINGS NO. 5, BOUNDED TO THE EAST BY RUSTY SPUR RANCHETTES NO. 3 AND RUSTIC RIDGE SUBDIVISION, BOUNDED ON THE WEST BY GREINERS HOPE SPRINGS SUBDIVISION NO. 4 AND GREINERS HOPE SPRINGS SUBDIVISION NO. 5, AND ABUTS W. NEW HOPE ROAD RIGHT-OF-WAY ON THE NORTH.

THE MONUMENTS ALONG THE BOUNDARY OF GREINERS HOPE SPRINGS SUBDIVISION NO. 4 AND 5 WERE FOUND IN PLACE AND UNDISTURBED UNLESS OTHERWISE SHOWN. THE REMAINING PROPERTY LINES WERE DEVELOPED AS PER THE OWNER AS SHOWN HEREON.



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

LINE DATA						
LINE	BEARING	DISTANCE				
L-1	N 88°42'57" W	39.94'				
L-2	S 43°55'50" E	3.01'				
L-3	N 89°08'37" W	9.44'				
L-4	S 45°55'57" W	25.72'				
L-5	S 43°51'58" E	19.59'				
L-6	S 88°41'32" E	10.06'				
L-7	S 43°38'47" E	18.38'				
L-8	S 88°38'47" E	3.49'				
L-9	S 1°00'21" W	14.80'				
L-10	S 0°51'13" W	27.00'				
L-11	N 89°08'47" W	2.05'				
L-12	N 1°00'21" E	2.26'				
L-13	S 64°07'35" W	45.89'				
L-14	N 46°10'47" E	18.44'				
L-15	N 43°49'13" W	18.33'				
L-16	N 1°00'21" E	5.08'				

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	3°28'43"	500.00	30.36	15.18	30.35	S 88°07'23" W
C-2	89°39'08"	175.00	273.83	173.94	246.74	N 43°49'13" W
C-3	1°25'03"	526.00	13.01	6.51	13.01	S 89°17'50" E
C-4	8°52'13"	250.00	38.70	19.39	38.66	N 86°55'07" E
C-5	61°30'58"	13.00	13.96	7.74	13.30	S 41°21'17" W
C-6	160°30'51"	52.00	145.68	302.85	102.50	N 89°08'47" W
C-7	80°15'26"	13.00	18.21	10.96	16.76	N 49°01'04" W
C-8	9°18'39"	52.00	88.32	59.10	78.08	S 59°15'08" W
C-9	63°12'11"	52.00	57.36	31.99	54.50	N 40°29'27" W
C-10	89°39'08"	200.00	312.94	198.79	281.98	N 43°49'13" W
C-11	4°10'10"	200.00	14.55	7.28	14.55	N 1°04'43" W
C-12	1°42'42"	200.00	61.83	31.16	61.58	N 12°01'12" W
C-13	13°29'44"	200.00	47.11	23.66	47.00	N 27°37'28" W
C-14	12°20'33"	200.00	43.08	21.63	43.00	N 40°32'37" W
C-15	28°09'58"	200.00	98.32	50.17	97.33	N 60°47'52" W
C-16	13°45'56"	200.00	48.05	24.14	47.94	N 81°45'49" W
C-17	89°39'08"	150.00	234.71	149.09	211.49	N 43°49'13" W
C-18	13°55'57"	150.00	36.48	18.33	36.39	N 5°57'37" W
C-19	68°31'52"	150.00	179.41	102.19	168.91	N 47°11'32" W
C-20	7°11'18"	150.00	18.82	9.42	18.81	N 85°03'08" W
C-21	1°21'11"	551.00	13.01	6.51	13.01	S 89°16'04" E
C-22	1°29'18"	501.00	13.01	6.51	13.01	S 89°19'47" E
C-23	8°12'57"	275.00	39.43	19.75	39.40	N 87°14'45" E
C-24	9°40'16"	225.00	37.98	19.03	37.93	N 86°31'05" E

GREINERS HOPE SPRINGS SUBDIVISION NO. 6

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in City of Star, Ada County, Idaho, and that we intend to include the following described property in this GREINERS HOPE SPRINGS SUBDIVISION NO. 6:

A parcel located in the SW 1/4 of the NW 1/4 of Section 5, and in the SE 1/4 of the NE 1/4 of Section 6, Township 4 North, Range 1 West, Boise Meridian, City of Star, and being a part of Lots 5, 7, 8, and 9 of Block 1 of RUSTY SPUR RANCHETTES SUBDIVISION NO. 2 as shown in Book 64 of Plats at Pages 6556 - 6557 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the southeasterly corner of said SE 1/4 of the NE 1/4, from which an aluminum cap monument marking the northeasterly corner of said Section 6 bears N 0°56'44" E a distance of 2708.74 feet;

Thence N 0°56'44" E along the easterly boundary of said SE 1/4 of the NE 1/4 a distance of 1284.57 feet to a point on the southerly right-of-way of W. New Hope Road, said point being the POINT OF BEGINNING;

Thence leaving said easterly boundary N 88°42'57" W along said southerly right-of-way a distance of 39.94 feet to a point marking the northeasterly corner of GREINERS HOPE SPRINGS SUBDIVISION NO. 4 as shown in Book 122 of Plats at Pages 19327 - 19330 in said office of the Recorder;

Thence leaving said right-of-way and along the easterly boundary of said GREINERS HOPE SPRINGS SUBDIVISION NO. 4 the following described courses:

Thence S 1°17'03" W a distance of 145.17 feet to a point;

Thence S 43°55'50" E a distance of 3.01 feet to a point;

Thence S 0°51'13" W a distance of 50.00 feet to a point;

Thence N 89°08'37" W a distance of 9.44 feet to a point;

Thence S 45°55'57" W a distance of 25.72 feet to a point;

Thence S 1°17'03" W a distance of 143.00 feet to a point;

Thence S 43°51'58" E a distance of 19.59 feet to a point;

Thence S 88°41'32" E a distance of 10.06 feet to a point;

Thence S 1°21'13" W a distance of 163.00 feet to a point;

Thence N 88°38'47" W a distance of 212.00 feet to a point;

Thence S 1°21'13" W a distance of 100.16 feet to a point;

Thence S 43°38'47" E a distance of 18.38 feet to a point;

Thence S 1°21'13" W a distance of 50.02 feet to a point;

Thence a distance of 30.36 feet along the arc of a 500.00 foot radius non-tangent curve left, said curve having a radius point bearing S 0°08'15" E, a central angle of 3°28'43" and a long chord bearing S 88°07'23" W a distance of 30.35 feet to a point;

Thence S 1°21'13" W a distance of 111.12 feet to a point marking the southeasterly corner of said GREINERS HOPE SPRINGS SUBDIVISION NO. 4., said point being on the northerly boundary of GREINERS HOPE SPRINGS SUBDIVISION NO. 5 as shown in Book _____ of Plats at Pages _____ - _____ in said office of the Recorder;

Thence leaving said easterly boundary and along said northerly boundary the following described courses:

Thence S 88°38'47" E a distance of 3.49 feet to a point;

Thence S 1°21'13" W a distance of 115.82 feet to a point;

Thence S 0°21'08" E a distance of 50.40 feet to a point;

Thence S 1°00'21" W a distance of 14.80 feet to a point;

Thence S 88°38'47" E a distance of 458.01 feet to a point;

Thence N 73°49'01" E a distance of 52.34 feet to a point;

Thence S 88°59'39" E a distance of 112.00 feet to a point marking the northeasterly corner of said GREINERS HOPE SPRINGS SUBDIVISION NO. 5, said point being on the easterly boundary of said RUSTY SPUR RANCHETTES SUBDIVISION NO. 2;

Thence leaving said northerly boundary N 1°00'21" E along said easterly boundary a distance of 979.15 feet to a point on the southerly right-of-way of W New Hope Road;

Thence leaving said easterly boundary N 89°08'47" W along said southerly right-of-way a distance of 349.22 feet to the POINT OF BEGINNING.

This parcel contains 11.304 acres, more or less.

CERTIFICATE OF OWNERS (CONT'D)

All the lots in this subdivision will be eligible to receive irrigation water as provided under Idaho Code 31-3805(1)(b) and lies within the Middleton Irrigation Association and Middleton Mill Ditch Company and the Farmers Union Ditch Company and are subject to assessments for said water.

All the lots in this subdivision will be eligible to receive water and sewer service from the Star Sewer and Water District. The Star Sewer and Water District has agreed in writing to serve all the lots in this subdivision.

The public streets shown on this plat are hereby dedicated to the public. Public utility, irrigation and drainage easements on this plat are not dedicated to the public, but the right of access to, and use of, these easements is hereby reserved for public utilities, irrigation and drainage and for any other uses as may be designated hereon and no permanent structures other than for said uses are to be erected within the limits of said easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 14TH DAY OF APRIL, 2022.

Richmond American Homes of Idaho, Inc.

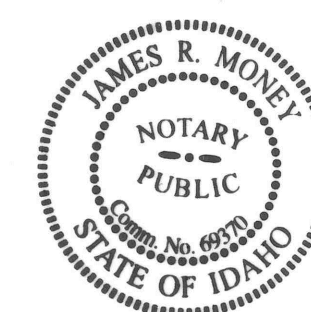

By Paul Peterson, Regional President

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } s.s.

ON THIS 14TH DAY OF APRIL, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED PAUL PETERSON, KNOWN TO ME TO BE THE REGIONAL PRESIDENT OF RICHMOND AMERICAN HOMES OF IDAHO, INC. THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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



MY COMMISSION EXPIRES FEB. 13, 2023

RESIDING AT ADA COUNTY, IDAHO


NOTARY PUBLIC FOR THE STATE OF IDAHO



CIVIL SURVEY CONSULTANTS, INC.

2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208) 888-4312

GREINERS HOPE SPRINGS SUBDIVISION NO. 6

CERTIFICATE OF SURVEYOR

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

KYLE A. KOOMLER
IDAHO NO. 18780



APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT OF GREINERS HOPE SPRINGS SUBDIVISION NO. 6.

CITY ENGINEER ~ STAR, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

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

DATE _____
ADA COUNTY SURVEYOR

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON
THIS _____ DAY OF _____, _____.

DEPUTY _____ EX-OFFICIO RECORDER _____

BOOK _____ PAGES _____ INSTRUMENT NO. _____

HEALTH CERTIFICATE

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

DATE _____
CENTRAL DISTRICT HEALTH

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

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

ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY COUNCIL

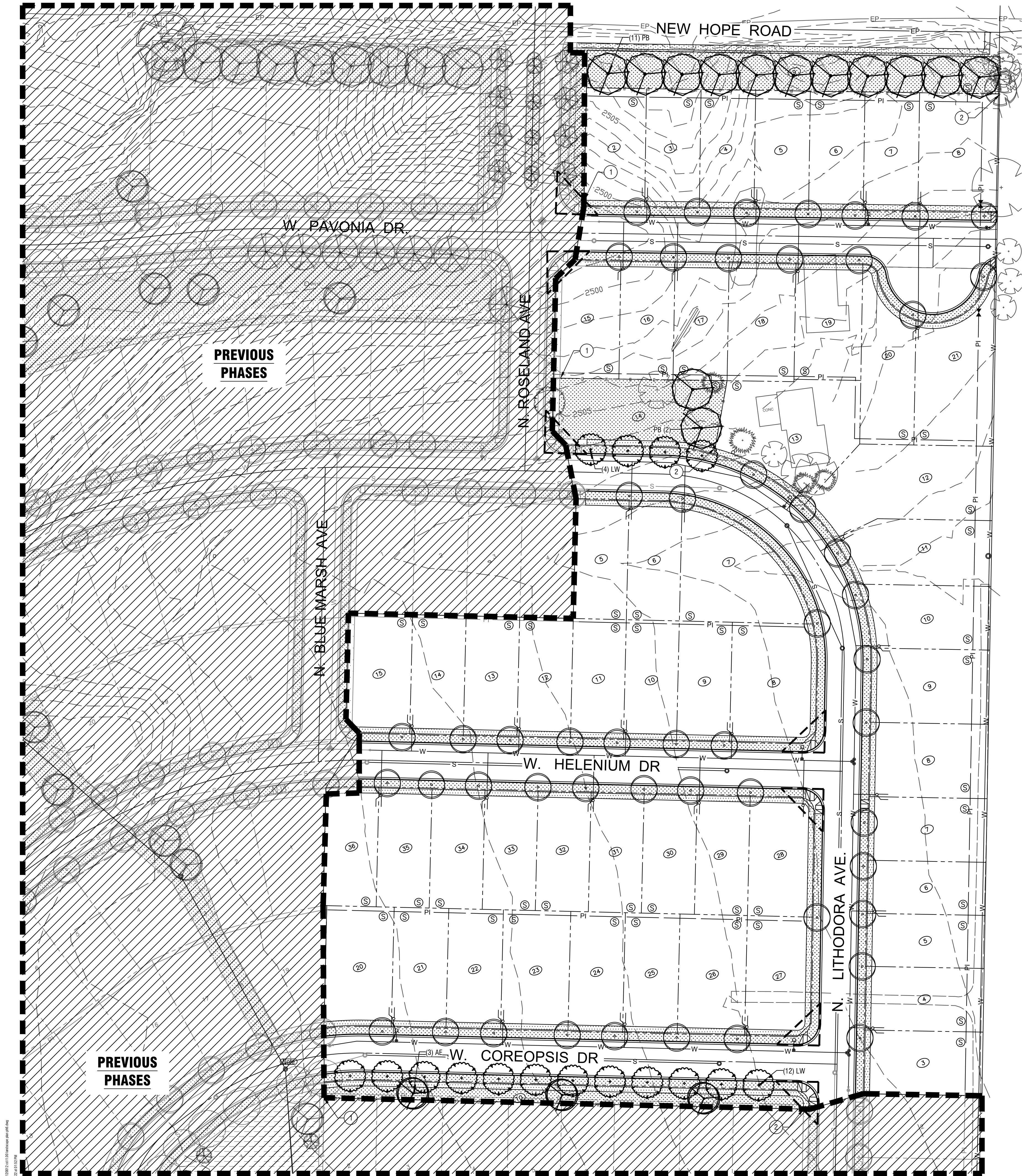
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON _____ THIS FINAL PLAT WAS APPROVED AND ACCEPTED.

CHAIRMAN

CERTIFICATE OF THE COUNTY TREASURER

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

DATE _____
COUNTY TREASURER



PLANT SCHEDULE			
TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER
LW	LIQUIDAMBAR STYRACIFLUA "WORPLESTON" / WORPLESTON SWEET GUM	2" CAL.	B&B
CLASS II TREES			
AE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
AE	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN MAPLE	2" CAL.	B&B
CLASS III TREES			
PB	BOTANICAL / COMMON NAME	SIZE	CONTAINER
PB	PLATANUS X ACERIFOLIA "BLOODGOOD" / LONDON PLANE TREE	2" CAL.	B&B

Material Legend:

TURF SOD

SEASONAL MOW GRASS AT DRAINAGE FACILITIES.

SUBDIVISION LOT STREET TREE TO BE INSTALLED BY HOMEOWNER OR BUILDER.

EXISTING TREE TO BE RETAINED AND PROTECTED.

40-FT VISION TRIANGLE.

6' BOUNDARY FENCING.

- Landscape Calculations:**
- COMMON LOT OPEN SPACE: 30,188.85 SQ FT
 - COMMON LOT TREES: REQUIRED 5 | PROVIDED 5
 - STREET TREES:
 - NEW HOPE RD: REQUIRED 11 | PROVIDED 11
 - W. COREOPSIS DR: REQUIRED 12 | PROVIDED 12
 - N. LITHODORA AVE: REQUIRED 4 | PROVIDED 4

- Tree Protection Notes:**
- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
 - CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
 - DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
 - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
 - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
 - PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
 - OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
 - ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, 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.
 - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
 - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

1 Deciduous Tree Planting

Scale: NTS



- Landscape Notes:**
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
 - FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 3" OF MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
 - RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH.
 - IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
 - ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION.REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
 - NEW TREE PLANTING, SEE DETAIL 1/L1.00. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E.,... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
 - TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).

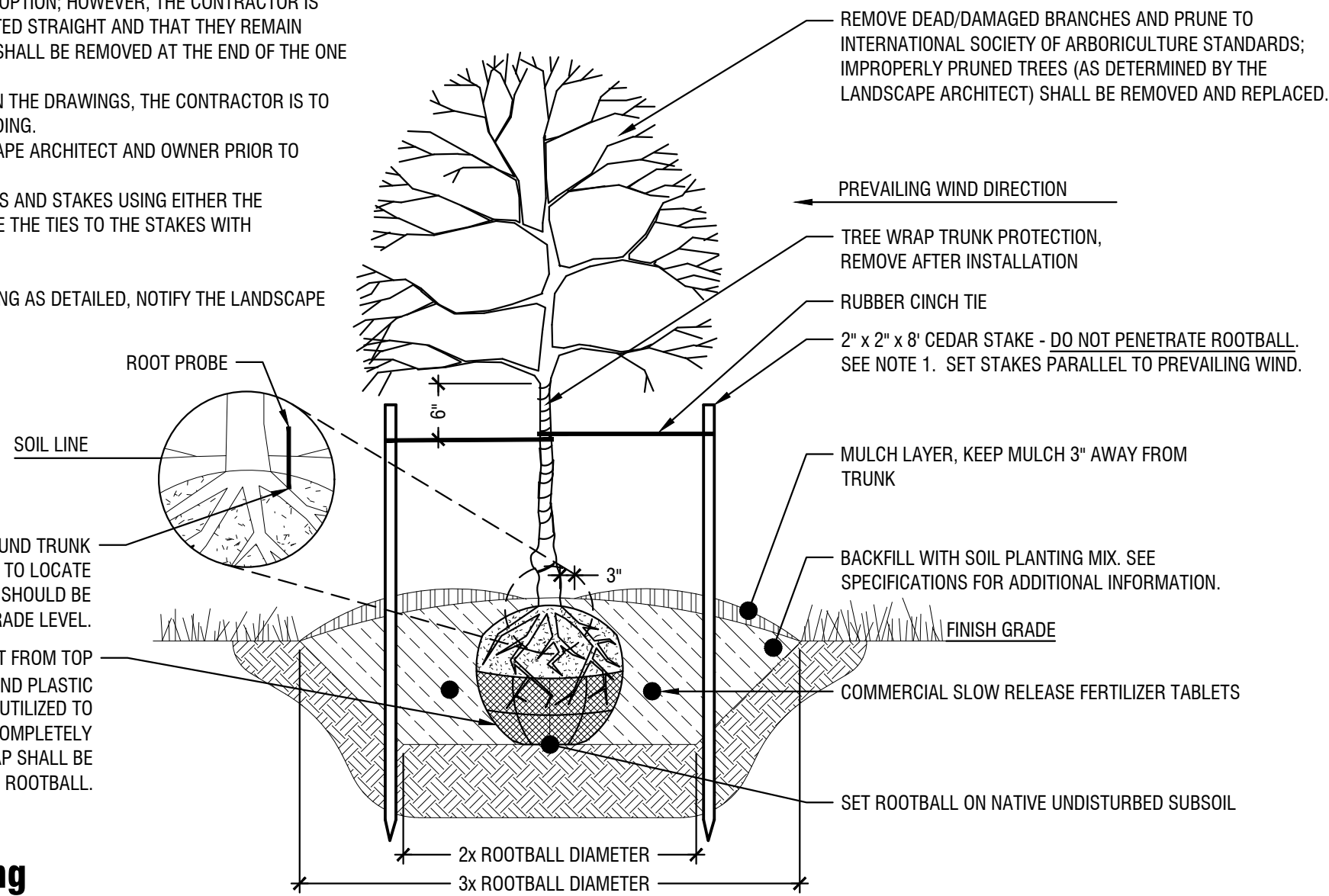
- APPLICATION RATES:**
- HUMIC ACID: 25 LBS PER TREE PIT
 - COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
- L. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- M. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOLDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Keynotes:

- BEGIN FENCING, SEE LEGEND FOR FENCING TYPE.
- END FENCING, SEE LEGEND FOR FENCING TYPE.

ACHD Landscape Plan Notes:

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- IF ACHD SEEPAGE BEDS ARE LOCATED WITHIN A COMMON LOT WHERE IRRIGATION LINES WILL BE INSTALLED, SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.



Greiner Hope Springs Subdivision Phase 6

Star, Idaho

Revisions	
1.	



Project No.: 120012
Date of Issuance: 4.14.2022
Project Milestone: CD

Landscape Plan

L1.00



131 SW 5th Ave, Suite A
Meridian, ID 83642

(208) 288-1992

November 22, 2021

Mayor Trevor Chadwick
City of Star
P.O. Box 130
Star, Idaho 83669

Re: Greiners Hope Springs Subdivision Phase 6 – Final Plat Application

Dear Mayor:

Keller Associates, Inc. has reviewed the Final Plat and Construction Drawings for the Greiners Hopes Springs Subdivision Phase 6 dated October 25, 2021. We reviewed this package to check conformance with the City Subdivision Ordinance and coordinated our review with Shawn L. Nickel. There are a few outstanding items that need to be addressed prior to the City Engineer signing the final plat as indicated on the attached Final Plat and Construction Drawing Review Checklist.

We recommend that the construction drawings and final plat be **APPROVED**. The City Engineer's signature on the final plat will be withheld until the requirements identified on the attached checklist are satisfactorily addressed. The attached checklist was reviewed with the applicant's engineer and it was agreed that the additional items needed for approval would be addressed.

By stamping and signing the Final Plat and Construction Drawings, the Registered Professional Land Surveyor and Professional Engineer, respectively, are responsible to ensure that said plat and construction drawings conform to all City standards, ordinances, and policies (and State laws and statutes). Any variances or waivers to these standards, ordinances, or policies must be specifically and previously approved in writing by the City. Acceptance of the above referenced Final Plat and Construction Drawings does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Ryan V. Morgan', is written over a horizontal line.

Ryan V. Morgan, P.E.
City Engineer

Enclosure(s)

cc: File



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

June 10, 2022

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: Greiner's Hope Springs Subdivision Final Plat Phase 6, FP-22-11

Dear Mr. Nickel:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- 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 Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK125

File Number: 5752

April 20, 2022

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Greiners Hope Springs Subdivision No. 6

Dear Mr. McGrane:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given April 20, 2022.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the Star Sewer and Water District and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be 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.

If you have any questions, please call 208-327-8517.

Sincerely,



Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: Richmond American Homes of Idaho, Inc.
Civil Survey Consultants, Inc.
City of Star

LB:bk

jerrykiserlaw@gmail.com

Jerry A. Kiser
Attorney at Law
P.O. Box 8389
Boise, Idaho 83707

(208) 861-4657

May 25, 2022

CITY OF STAR
Attn. Shawn L. Nickel
P.O. Box 130
Star, ID 83669

Re: HRM Lateral Pipeline/ Greiners Hope Springs Subdivision No. 6

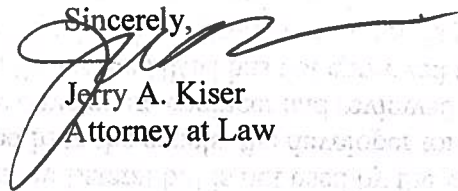
Dear Mr. Nickel:

I write as attorney for the HRM Lateral Pipeline (HRM) regarding the above referenced development. As I informed you by phone previously, the developer of this subdivision destroyed the drainage system at the end of the HRM ditch. This drain carries tail water from the HRM to a drain operated by Drainage District No. 2 which is South of the development. Tail water is water remaining in the end of the ditch which is necessary to convey water to water users on the Lateral but is not used by the water users. Early this spring before the water was turned in to the canals, the developer tore out the drain. The HRM has had discussion with the developers engineer and reviewed a proposed solution to address the tail water problem. So far the HRM has not approved the developers proposal and has very grave concerns that the approach proposed is going to work. I have enclosed my letter to the developers engineer sent today which more fully explains HRM's concerns.

At this time, and the principle reason for this letter is that despite the developer being informed of the HRM's concerns construction on the site appears to be continuing as though the solution proposed by the developer will be the final solution accepted by the HRM. Please understand the HRM is willing to work with the developer to find an acceptable solution to the issues created by the developer when they destroyed the HRM drainage system without the permission of the HRM and without even contacting the HRM. The HRM is concerned the developer will continue construction without addressing the problems it created and then claim they are too far into construction to make changes which are necessary to protect the HRM tail water drainage requirements.

If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,


Jerry A. Kiser
Attorney at Law

cc: Client

James R. Money P.E.

