City of Star

P.O. Box 130 Star, Idaho 83669 208-286-7247 Fax 208-286-7569

www.staridaho.org

April 19, 2021



Mayor: Trevor A. Chadwick

Council: Kevin Nielsen Jennifer Salmonsen Michael Keyes David Hershey

CITY OF STAR NOTICE OF PUBLIC HEARING

Dear Agency Representative:

You have been identified as an agency having jurisdiction on the following matter, which will come before the Star City Council on **June 1**, **2021**, at the Star City Hall, 10769 W. State Street, Star, Idaho at 7:00 pm, or as soon thereafter as the matter may be heard.

Application:

Cranefield Subdivision

Files #'s AZ-21-03 Annexation-Zoning

DA-21-04 Development Agreement

PP-21-05 Preliminary Plat PR-21-04 Private Street

Applicant/Representative: Dave Yorgason, Tall Timber Consulting, 14254 W. Battenberg Dr.

Boise, ID 83713

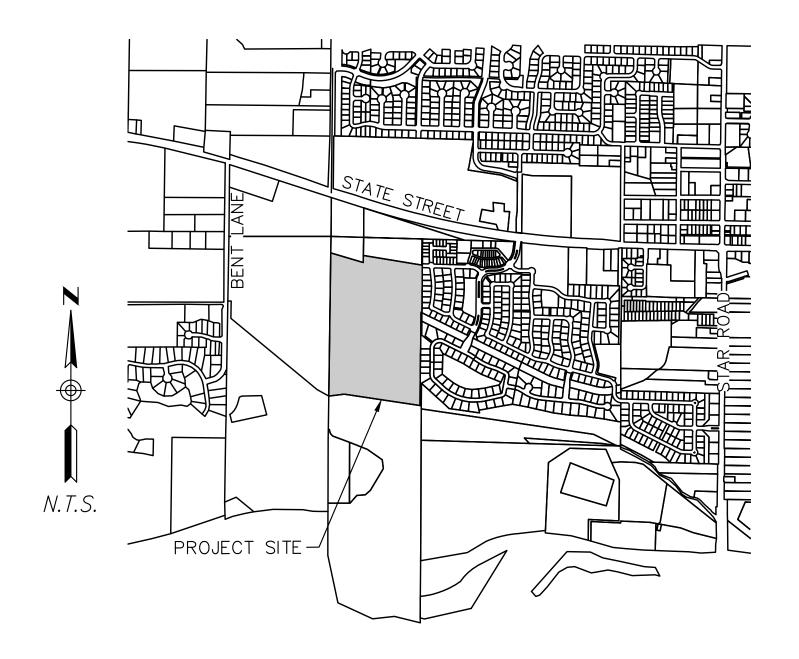
Owner: Star Springs, LP, 512 Via De La Valle #300, Solana Beach, CA 92075

Action: The Applicant is seeking approval of an Annexation and Zoning (R-4-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 203 residential lots and 12 common lots. The property is located at 12667 W. State Street in Star, Idaho, and consists of 50.56 acres with a proposed density of 4 dwelling units per acre.

Property Location: The subject property is generally located south of W. State Street, near the southeast corner of N. Can Ada Road and W. State Street. Ada County Parcel No. S0418223400.

Information/Comments: Additional materials are available for review at Star City Hall. Please submit any comments on agency letterhead to Star City Hall, P.O. Box 130, Star, Idaho 83669 **a minimum of 7 days prior to the day of the hearing**, or your agency's response will be documented as "No Comment". For further information, please call 208-286-7247.

Shawn L. Nickel Planning Director and Zoning Administrator



VICINITY MAP



March 8, 2021

City of Star 10769 W. State Street Star, ID. 83669

RE: CRANEFIELD SUBDIVISION – Application narrative

To Whom It May Concern:

This letter is to inform the City of Star that Williams Homes is requesting Rezone, Development Agreement, Preliminary Plat and Private Streets for the Cranefield Subdivision. Dave Yorgason with Tall Timber Consulting will be the applicant's representative. Please accept this letter as the required written narrative for the development.

Site History and Background

The site is approximately 50.56 acres in size, covers parcel number S0418223400, and has a project site address of 12667 W. State Street, Star, ID. 83669. The site is generally located on the south side of West State Street, west of the Pine Wood Lakes Subdivision in Star, Idaho. A vicinity map identifying the site location is included with this application.

Currently there are no homes on the site. The site is surrounded by single-family residential to the east, higher density residential and commercial uses and State HWY 44 to the north, a farm to the west and ditches and the Boise River to the south.

The property owner and their contact info is:

Star Springs, L.P.
Michael "Mick" Marks
512 Via De La Valle, #300
Solana Beach, CA 92075
Phone: 760-550-0100

The applicant and their contact info is:

Williams Homes

Mike Badner 21080 Centre Pointe Pkwy Santa Clarita, CA 91350

Phone: 661-222-9207

Email: mbadner@williamshomes.com

The property is currently annexed into the City of Star. In late 2006 and early 2007, the property was approved for the existing R-3 zoning and a preliminary plat subdivision called Fiore Springs Subdivision. The market downturn of 2008 stalled the project from moving forward.

Application and Subdivision Details

We are requesting an R-4 zoning, and a preliminary plat and development agreement for the entire site. Requested details for the development agreement are listed below. The application for a preliminary plat consists of 203 residential dwelling units (137 single family detached homes and 66 single-family attached townhomes) and 12 common lots. The average lot size is 8,267 square feet. And the overall density of the development is 4.0 dwelling units per acre.

The Comprehensive Plan Land Use Map shows this site as Neighborhood Residential, which allows a density between 3 and 5 dwelling units per acre, and the R-4 zone is consistent within this designation.

The applicant is committed to making Cranefield Subdivision a beautiful neighborhood. There is over 26 percent open space, of which most is active open space with amenities to benefit the residents. Within the 26 percent open space provided in the Cranefield Subdivision are the

quality amenities that will enhance the walkability and livability of the neighborhood for residents to enjoy, including:

- 1. a neighborhood community pool with on-site restroom and changing rooms,
- 2. a children's play area (a.k.a. Tot Lot) within a park area near the attached single-family homes,
- 3. a park with a picnic area,
- 4. a pathway along the Lawrence-Kennedy Lateral, and other internal pathways, and
- 5. a pond with a dock for fishing

Additionally, the site design incorporates separated sidewalks that provide an 8-foot-wide landscape parkway strip along streets and that will enable a safer and more pedestrian friendly neighborhood within the development.

The Cranefield HOA will have the responsibility to maintain the common lots within the subdivision, amenities and the private streets. Fencing along common areas is planned to be more open style, especially adjacent to the pond. Solid fencing alongside lot lines will be allowed for privacy, if desired by the homeowner. CC&Rs will be established to ensure quality and consistency throughout the development.

The streetlights within the development will follow dark-sky standards. The proposed streetlight is similar to the existing streetlights used in Pine Wood Lakes and the planned light fixture is included within the application submittal. We will use the same light fixture for both the public streets and the private streets.

With an R-4 zone, we are proposing a development with a variety of home sizes and styles that are compatible to the surrounding and adjacent developments with transitioning lot sizes. The variety of home sizes will enable a variety of home pricing. The purpose and intent for the smaller attached homes is to help with home pricing to better meet the home market demands, and we are also providing clustering of these units in a way to provide an increase in overall open space within the development. This will support the growing trend toward a more active and healthier lifestyle. These attached triplex homes are designed in a way that the street scene along the main streets appear like large, detached homes with only one front entry and will blend in nicely with the proposed project as well as neighboring projects.

Our homesites adjacent to the existing homes to the east transition with similar lot sizes. Since the development to the north is higher density plus commercial uses, our higher-density homes are placed adjacent to the north to transition with that existing area, too. We placed a greater portion of common area and amenities near the higher density attached homes. Within the Cranefield subdivision there are 2 primary types of residential homes: 1) single-family detached

and 2) single-family attached. For the detached homes, we anticipate a variety of single-level and two-story homes. The attached homes will be for-sale homes built on separate lots. The attached homes will be an attached 3-unit product, with the garages taking access from a private alley and the front door facing to the street or common area. This design style having just one front door facing the street gives the impression of a larger home, and yet this product type allows for a quality home at a lower price point due to the reduced square footage.

Included in this application are renderings of sample single-level and two-story detached homes plus renderings of the attached homes that are similar to homes that are anticipated to be built in Cranefield. These renderings show the anticipated size and style of homes, including the details of the elevations. The colors of the homes are planned to be earth tone and each home will have stone or stucco accents and other details to enhance the front elevations.

We plan to dig the pond and mass grade the entire site in the first phase. After grading is complete, we intend to construct the land development improvements in 3 phases. The first phase will be in the northern area and will include detached and attached homesites. The second phase will be in the western and the southeastern areas, which encompasses the gated section around the pond and only detached homes. The third phase will be in the northwestern and southwestern areas and will include only detached homes.

The site has 2 existing public street accesses — one from Bridger Bay from the east and the other from Quincannon Ave. from the north. We will provide 2 stub road connections to the west based on recent input from the city planning staff, which could provide required connectivity in the future. Due to the Lawrence-Kennedy Lateral that runs through the Cranefield site, a second stub to the northwest was reviewed and does not make sense.

A traffic impact study by Kimley-Horn was completed and submitted to ACHD and ITD for review. Upon completion of their review, ITD will provide comments and ACHD will provide a staff report to the city to be considered during the application review and hearing process.

The site has been annexed into the Star Sewer and Water District and we will install all sewer and water infrastructure within the site to accommodate this development. We will work with FEMA to fill in the areas where necessary and comply with all FEMA regulations. We recognize the FEMA flood maps have changed in this area and our design will work with those maps with a slight amount of fill, which will be generated by the digging of the pond. Emergency services will be available through the Star Police Department and Star Fire District. A pressurized irrigation system will be provided by onsite irrigation and with the pond, which irrigate common areas and residential yards within the community. Storm water over and above existing offsite flows will

be retained on site and designed by a civil engineer in accordance with City of Star and ACHD requirements.

Mature trees have been identified on the site primarily located along the existing Lawrence Kennedy lateral in the site. All but one of these existing trees have been identified as poor quality and will not be saved. Additionally, there is a small amount of riparian vegetation near the canal banks. There is no plan to realign the canal and so the majority of the riparian vegetation will remain preserved and undisturbed. In the instance where the 2 required street crossings will be installed for neighborhood connectivity and enhanced fire safety, disturbance will occur.

A majority of the site is in the Flood Plain AE Zone. The plan is to dig a pond in the southern portion of the site, similar to the Pine Wood Lakes subdivision to the east and use the gravel from the pond excavation to fill the building pads and streets. The fill will raise the streets sufficiently to satisfy the Star Sewer and Water District and the City of Star Flood Plain standards for the building pads.

There are 2 irrigation canals or ditches that are on or adjacent to the site. The first is the Lawrence-Kennedy Lateral that runs through the middle of the site and the contact information is for this ditch is:

Lawrence Kennedy Canal c/o Drainage District #2 455 S. 3rd Street Boise, ID 83702

The second is a user's lateral ditch on the south side of the property, most of which is adjacent to but outside the property and only crosses the property at the southwest corner. The contact information for this ditch is:

Canyon County Water Company PO Box 11 Star, ID 83669

Development Agreement

A development agreement is requested to accommodate:

- 1. Setback reductions for the attached homesites and
- 2. Private streets/alleys within a portion of the development

For the attached single-family homesites, we are requesting

- Zero (0') setback for interior lot lines, and
- 3-foot rear setback from garage to alley.
- 14-foot corner side yards from back of sidewalk.
- 14-foot front yards from back of sidewalk.
- 15 feet minimum between buildings.

The reason for the zero setback for interior lot lines is to accommodate the single-family attached product. These are not multi-family apartments, but they are for sale, nicely amenitized single family homes.

The reason for the 3-foot setback from the garage to the alley is to 1) eliminate parking on the garage driveway apron in front of the garage door and 2) to give a little more usable space to the front door / living area of the units. There will be plenty of guest parking as the main streets allow parking on both sides with no driveway aprons impeding parking. We estimate over 50 guest parking space for the 66 attached homes.

We will adhere to the existing city setbacks for all the detached homes.

For the private street request, we are requesting that private streets be allowed for 1) the alleys that serve the single-family attached homes and 2) the gated section. Being cognizant of the existing communities and per comments during our community outreach meeting, we purposely mimicked similar lot sizes and design as the adjacent Pine Wood Lakes subdivision. The homes in this section will be similar as the homes in Pine Wood Lakes. The main internal loop road and the connecting stub streets to the adjacent parcels will all be public streets.

All design standards in the application for the Cranefield Subdivision, unless otherwise specified, are consistent with the City of Star's Unified Development Code. In summary and as explained above, we request the following items as a part of this subdivision approval:

- For the single family attached homes, allow zero-foot (0') setbacks for the interior lot lines, three-foot (3') setback for the garage to the alley, 14' corner side yards, 14' front yards, and 15' between buildings.
- Allow private streets and alleys in the specified areas.

We are pleased to bring these applications for the Cranefield Subdivision to the City of Star for consideration and approval. Williams Homes is excited to build this quality neighborhood in the City of Star. If there are any questions, please do not hesitate to contact me.

Thank you,

Dave Yorgason

Dave Yorgason, applicant's representative





PRELIMINARY PLAT APPLICATION



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

Ple NO.: PP-21-1
Date Application Received:

	BU	MAR	Ug	2	021	_
•	BY:					

Proc	essed by: City:						
Applicant Information:							
PRIMAR	RY CONTACT IS: App	olicant Owner Rep	resentative X				
Applicant Name: Applicant Address Phone (66) 222	: Williams Homes ss: 21080 Centre Point 2-9207 Email: mr	do Mike Badner te Pkuy Santa Clara, CA nadner@williamshomes.	Zip: <u>91360</u> (om				
Owner Address:	Tavsprings L.P. 512 Via De la Valle: 50-0100 Email:	clo Michael Marks #300, Solana Beach, CA	Zip: <u>92075</u>				
Representative (Contact: <u>Dave</u> Address: <u>I425</u> 2 Phone: <u>208</u> -8	Representative (e.g., architect, engineer, developer): Contact: Dave Yorgason Firm Name: Tall Timber (onsulting Address: 14254 W. Battenberg Dr. Boise Zip: 83713 Phone: 208-850-1070 Email: dyorgason 6@gmail.com						
Property Inform	nation:						
Site Location: Approved Zonin	ne:	est. stav, 1D 83(d69 R-3					
Zoning Designations:							
	Zoning Designation	Comp Plan Designation	Land Use				
Existing	R-3	Neighborhood Residentia					
Proposed	R-41DA	Neighborhood Residential	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				
North of site	CBD/PUD	Central Business District	1 -				
South of site	RUT	Estate Residential	Advicultura				

Neighborhood Residential

East of site

West of site

R-2

A6

SITE DATA:

OITE BATA.	
Total Acreage of Site - 50. Breakdown of Acreage of Land in Contiguous Total Acreage of Site in Special Flood Hazard Dwelling Units per Gross Acre - 4,0 Minimum Lot Size - 1,449 sf Minimum Lot Width - 21 ft	s Ownership - <u>50.56</u> d Area - <u>48.66</u>
Total Number of Lots - 2 5 Residential - 203 Commercial - 0 Industrial - 0 Common - 12	Total Number of Units - 203 Single-family - 203 Duplex - 0 Multi-family - 0
Percent of Common Space to be used for dra Describe Common Space Areas (amenities,	landscaping, structures, etc.) - tot lot, warming rooms, fishing pond with dock.
Public Streets - 4,835 ft Describe Pedestrian Walkways (location, widen along Describe Bike Paths (location, width, material)	onal - pimarily concrete
	plat documenting the current flood zone in
the plat in situations where two or more properties being surveyed.	re flood zones intersect over the property or
 b. FEMA FIRM panel(s): #160xxxxxxC, FIRM effective date(s): mm/dd/year _ Flood Zone(s): Zone X, Zone A, Zone Base Flood Elevation(s): AE0 ft. 	06/19/2020 AE, Zone AH, etc.: Zone AE
c. Flood Zones are subject to change by	FEMA and all land within a floodplain is

Preliminary Plat Application

regulated by Chapter 10 of the Star City Code.

- d. Please see link for help with FEMA information https://msc.fema.gov/portal/search.
- e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are availa	phle and agency providing service):
Potable Water - Stay Sewey & water	ible and agency providing service).
Irrigation Water- Lawrence-Kennedy La	ateral I Grand Water
Sanitary Sewer- Stav Scuer & water	the first of the state of the s
Fire Protection - Stay Fire	A LOCAL DE LA CONTRACTOR DE LA CONTRACTO
Schools - west Ada	
Roads - ACHO & Private	7 T. 74
SPECIAL ON-SITE FEATURES (Yes or No – If yes e)	xplain in your narrative):
Areas of Critical Environmental Concern - No	Floodplain - YES
Evidence of Erosion - NO	Fish Habitat - No
Historical Assets - No	Mature Trees - 1/95
Riparian Vegetation - Yes, small amounts near Ve	ennadu Steep Slopes - NO
Stream/Creek - Yes, Kennedy Lateral	unstable Soils - NO
Unique Animal Life - No	Unique Plant Life - り

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications)

Applicant		Staff
(√)	Description	(√)
/	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
/	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
	Completed and signed Preliminary Plat Application	
V	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
	Narrative explaining the project. (must be signed by applicant)	
V	Legal description of the property (word.doc and pdf version with engineer's seal)	
	Recorded warranty deed for the subject property	
/	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
V	Approval of the proposed subdivision name from Ada County Surveyor's office.	1
/	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
/	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
V	Electronic copy in pdf. format of Preliminary Plat	
	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
V	Electronic copy in pdf. format of landscape plan	
	Electronic copy in pdf. format of preliminary site grading & drainage plans	
V	Phasing plan shall be included in the application if the project is to be phased.	1

Preliminary Plat Application

Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat. List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.
List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.
v proposed development.
the state of the s
One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.
Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by Engineer)
Special Flood Information – Must be included on Preliminary Plat and Application form.
One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.
Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).
Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.
Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.
Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.

FEE REQUIREMENT:

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

Applicant/Representative Signature

3-8-21

CRANEFIELD SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST ADA COUNTY, IDAHO

CRANEFIELD LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 18 FROM

WHICH THE WEST 1/4 CORNER OF SAID SECTION 18 BEARS SOUTH 88°25'08" EAST, 2,504.41 FEET; THENCE ON THE WEST BOUNDARY LINE OF SAID SECTION 18, SOUTH 00°47'01" WEST, 215.68 FEET TO THE REAL POINT

THENCE SOUTH 73°34'03" EAST. 443.75 FEET

THENCE NORTH 01°06'57" EAST, 92.00 FEET TO THE SOUTHWEST CORNER OF STONECREST SUBDIVISION NO. 1 AS FILE IN BOOK 119 OF PLATS AT PAGES 18528 THROUGH 18532, RECORDS OF ADA COUNTY,

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID STONECREST SUBDIVISION NO. 1 AND THE EASTERLY EXTENSION THEREOF, SOUTH 80°37'42" EAST, 785.51 FEET TO THE WEST BOUNDARY LINE OF PINEWOOD LAKES SUBDIVISION PHASE 1 AS FILE IN BOOK 87 OF PLATS AT PAGES 9974 THROUGH 9976, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON THE WEST BOUNDARY LINE OF SAID PINEWOOD LAKES SUBDIVISION PHASE 1 AND THE WEST BOUNDARY LINE OF PINEWOOD LAKES SUBDIVISION PHASE 2 AS FILE IN BOOK 92 OF PLATS AT PAGES 11022 AND 11023, RECORDS OF ADA COUNTY, IDAHO, SOUTH 00°25'33" WEST, 623.85 FEET TO THE SOUTHWEST CORNER OF SAID PINEWOOD LAKE

THENCE LEAVING SAID WEST BOUNDARY LINE, NORTH 63°35'22" WEST, 14.96 FEET;

THENCE SOUTH 00°34'48" WEST, 1,225.82 FEET;

THENCE NORTH 81°23'03" WEST, 1,004.95 FEET;

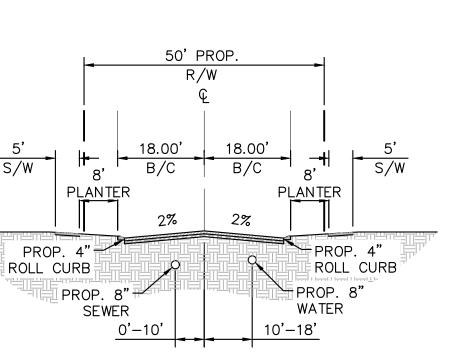
THENCE SOUTH 82°54'49" WEST, 205.67 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 18;

THENCE NORTH 00°47'01" EAST, 1,879.39 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 2,201,105 SQUARE FEET OR 50.53 ACRES, MORE OR LESS. END OF DESCRIPTION.

PRELIMINARY PLAT NOTES

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88
- 2. THE PUBLIC STREETS IN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN
- ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS. 3. LOT 14 BLOCK 2, LOT 1 BLOCK 4, LOT 37 BLOCK 5, LOTS 1, 10, AND 53 BLOCK 6, LOT 1 BLOCK 7, AND LOTS 18 AND 29 BLOCK 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE CRANEFIELD SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- 4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- 5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- 6. THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- 7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- 8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- 9. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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 WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY
- OR EXPANSION THEREOF." 10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR
- ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS. 11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT OR DEVELOPMENT AGREEMENT.
- MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION. 13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST
- RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR AT THE TIME OF THE RE-SUBDIVISION.
- 14. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE
- 15. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
- 16. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. 17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.



STANDARD LOCAL SECTION

SHEET INDEX				
HEET NUMBER	SHEET TITLE			
1	COVER SHEET			
2	EXISTING CONDITIONS			
3	PROPOSED CONDITIONS			
4	LOT & CURVE DATA			

OWNER/DEVELOPER

WILLIAMS HOMES 21080 CENTRE POINTE PARKWAY SANTA CLARITA, CA 91350 TELEPHONE: (661) 222-9207 CONTACT: MIKE BADNER

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC. 950 W. BANNOCK STREET, SUITE 1100 BOISE, IDAHO 83702 PHONE: (208) 297-2885 CONTACT: TIM NICHOLSON, PE

LAND SURVEYOR

2% 2%

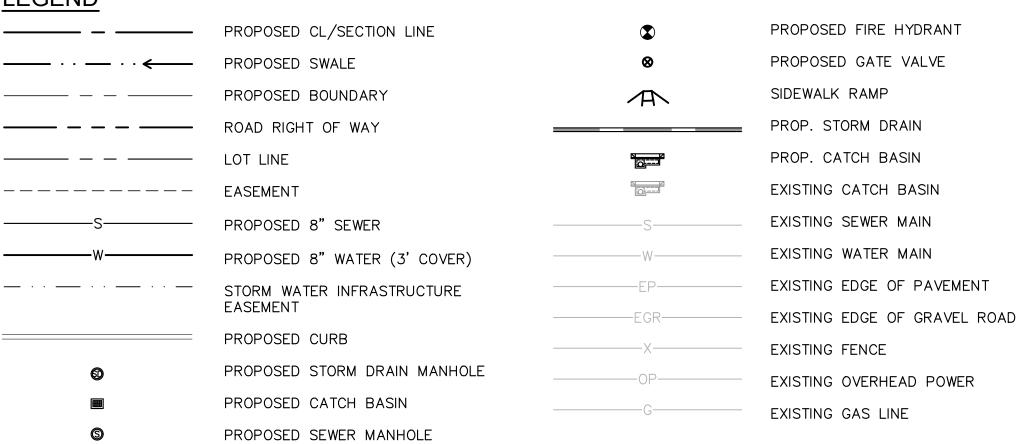
STANDARD PRIVATE SECTION

SEWER

VICINITY MAP

IDAHO SURVEY GROUP 9955 W. EMERALD ST. BOISE, ID 83704 PHONE: (208) 846-8570 CONTACT: CODY MCCAMMON, PLS

LEGEND



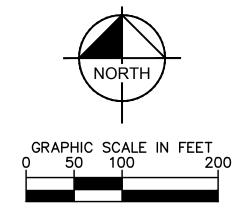
PRELIMINARY PLAT DATA

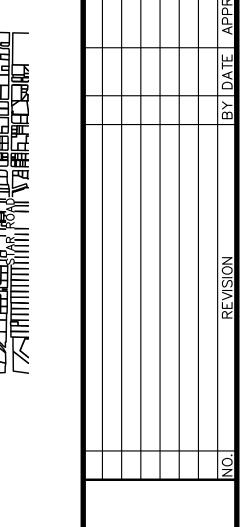
EXISTING ZONING: R-3-DA PROPOSED ZONING: R-4-DA

GROSS ACREAGE: 50.56 AC TOTAL LOTS: 215 RESIDENTIAL LOTS: 203 COMMON LOTS: 12 RESIDENTIAL GROSS DENSITY: 4.0 DU/AC

TOTAL OPEN SPACE: 13.53 AC (26.8%)

AVERAGE LOT AREA: 5,000 SF MINIMUM LOT AREA: 1,449 SF





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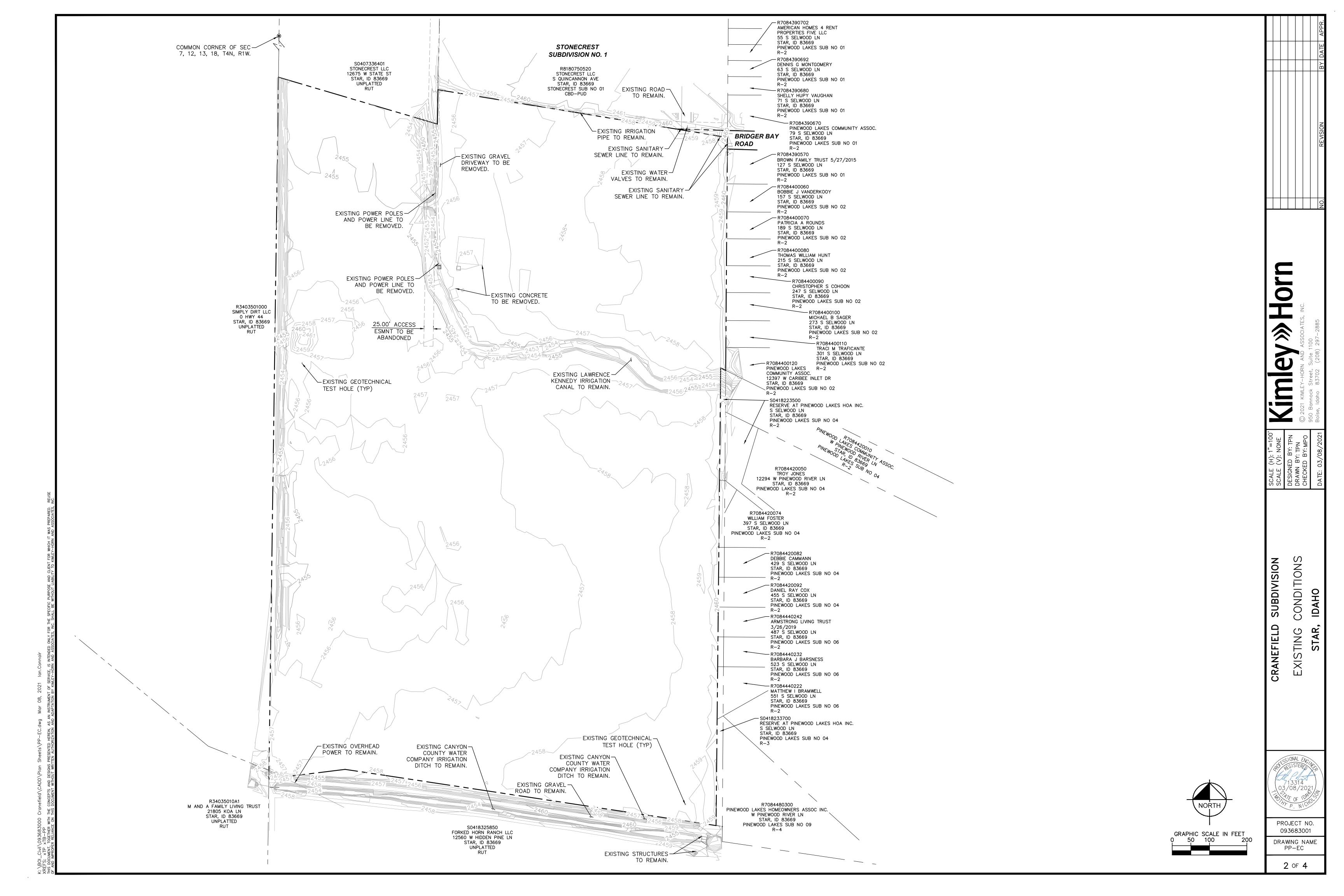
UBDI

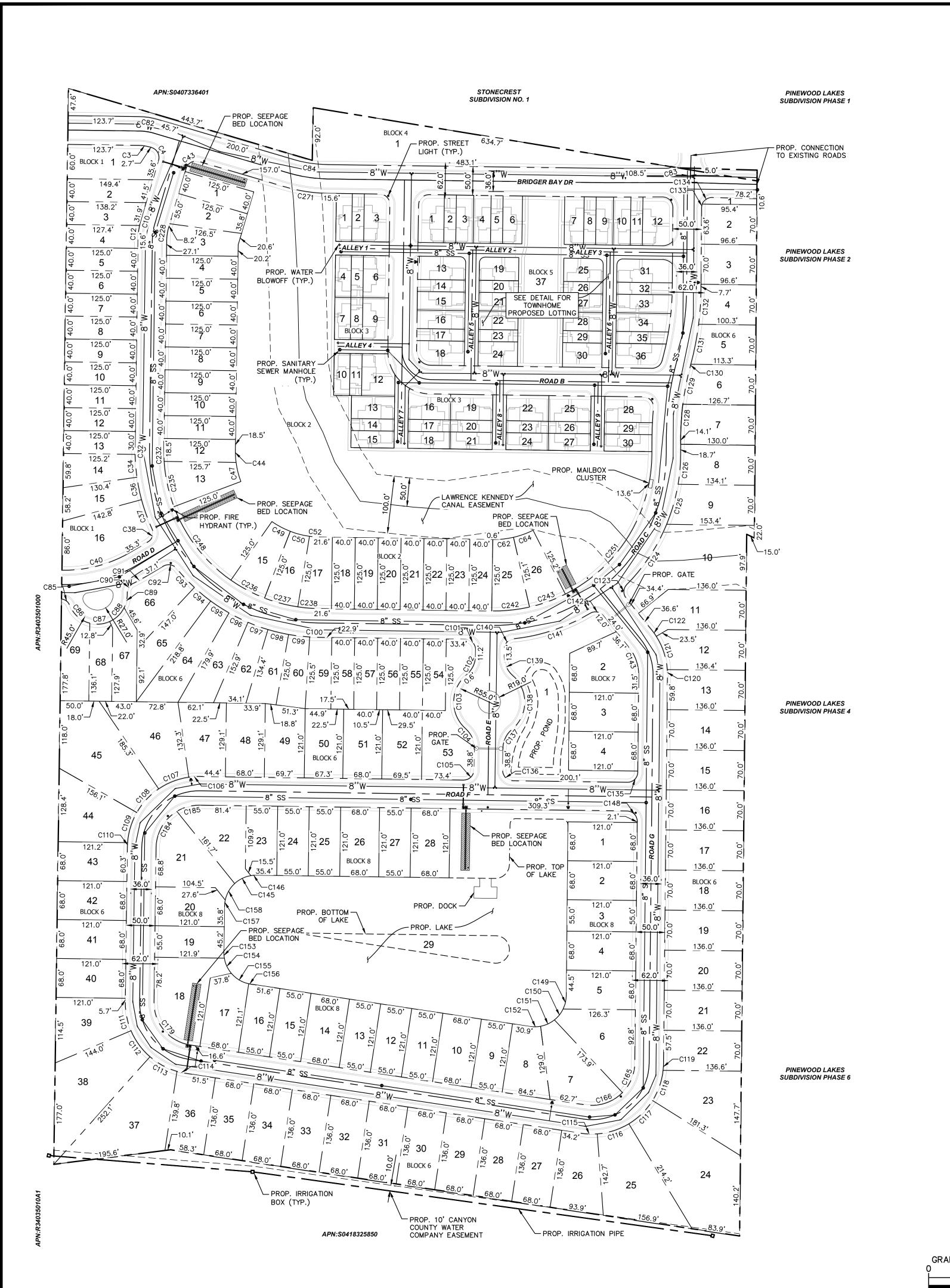
03/08/202

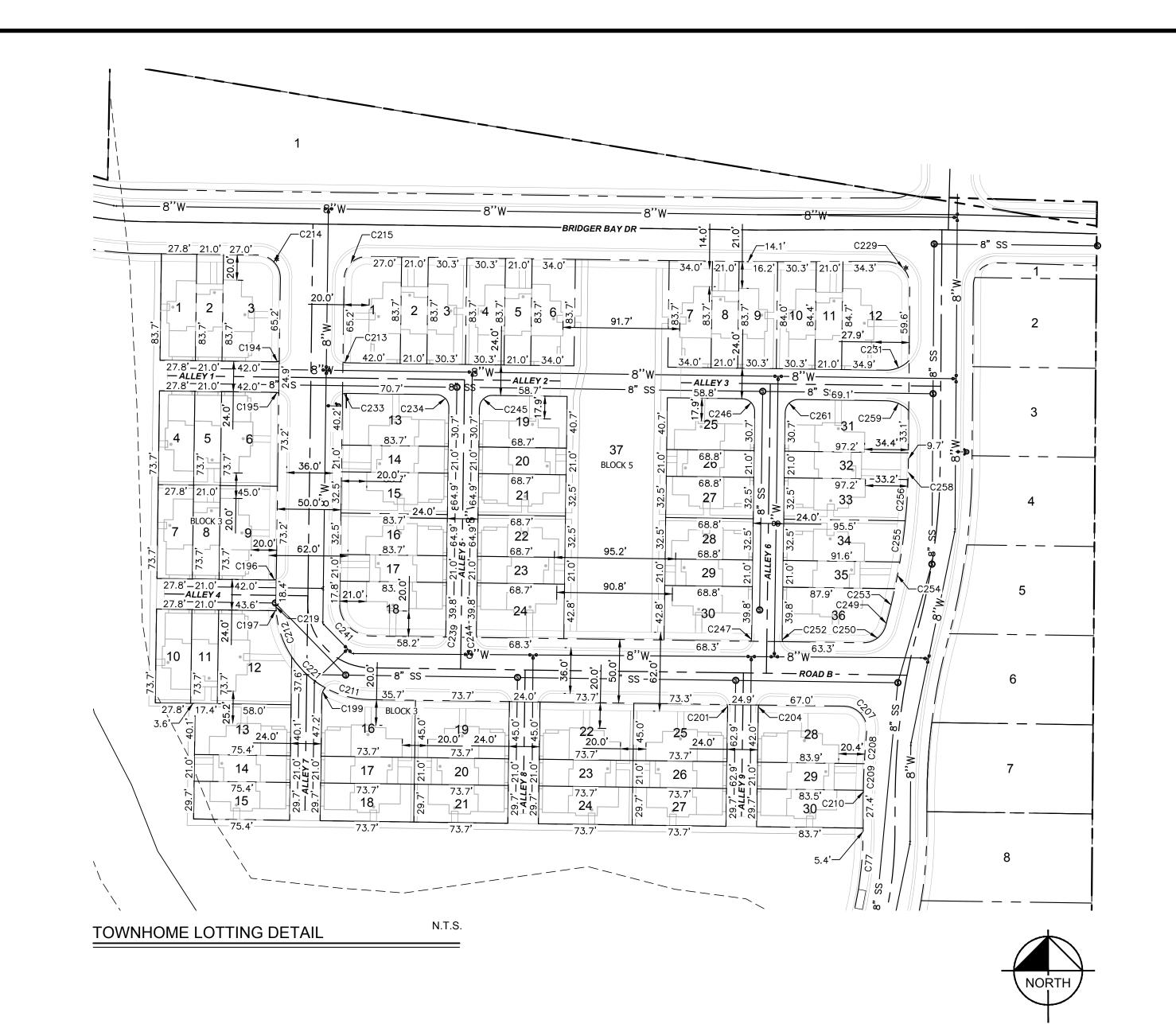
PROJECT NO. 093683001

DRAWING NAME PP-CVR

1 OF 4









CRANEFIELD

PROPOSED

STAR,

CONDITIONS

IDAHO

SUBDIVISION

GRAPHIC SCALE IN FEET 0 30 60 12

> PROJECT NO. 093683001 DRAWING NAME

7P-PC 3 OF 4

13314 03/08/2021 10/4/E OF 10HOS

30	BLOCK 3	2,482	0.06
	LOT	AREA TABLE	
LOT NUMBER	BLOCK#	LOT AREA (SF)	LOT AREA (A
1	BLOCK 4	38,605	0.89

CURVE TABLE

18.00' 28.27' 90°00'00"

24.60'

10.00'

9.54' 4°22'18"

40.03' 7°03'22"

54.10' 9°32'18"

26.38' 83°58'21"

28.27' 90°00'00"

34.77' 13°16'46"

18.48' 7°03'34"

35.87' 13°42'11"

43.14' 8°59'19"

34.14' | 15°38'56"

9.66' 30°45'26"

61.45' | 15°38'56"

19.14' 60°54'47"

35.44' 39°03'08"

35.70' 39°19'56"

26.21' 28°52'54"

20.98' | 66°47'27"

LOT AREA TABLE

LOT NUMBER | BLOCK # | LOT AREA (SF) | LOT AREA (AC)

2,327

1,756

11°16'37"

1°45'48"

TANGENT

10.31'

18.00'

4.77'

12.34'

5.00'

20.04'

20.04'

16.20'

64.46'

18.00'

28.36'

17.32'

18.32'

17.46'

9.25'

18.02'

18.32'

21.62'

17.18'

4.95'

10.58'

26.23'

18.44'

18.58'

13.39'

11.87'

12.03'

15.54'

C93

C94

C95

C97

C98

C101

C103

C104

C105

C109

C120

CURVE | RADIUS | LENGTH | DELTA

C3 | 75.00' | 20.48' | 15°38'56"

C36 | 325.00' | 40.03' | 7°03'22"

C40 | 225.00' | 125.56' | 31°58'29"

C44 | 150.00' | 56.06' | 21°24'42"

C47 | 150.00' | 34.48' | 13°10'13"

C49 | 150.00' | 36.45' | 13°55'27"

C64 | 150.00' | 36.45' | 13°55'27"

C86 | 52.00' | 48.59' | 53°32'23"

C91 | 275.00' | 24.05' | 5°00'41"

C92 | 18.00' | 25.64' | 81°37'15" |

BLOCK 3

BLOCK 3

C10 125.00'

C12 | 125.00' |

C32 325.00'

C34 325.00'

C37 325.00'

C50 | 150.00' |

C52 | 150.00'

C62 | 150.00'

C77 275.00'

C82 | 125.00'

C84 | 225.00' |

C85 | 18.00' |

C87 52.00'

18.00'

52.00'

52.00'

18.00'

C83

C89

C90

2

18.00'

18.00'

C38

CURVE TABLE

CURVE | RADIUS | LENGTH | DELTA | TANGENT

22.71'

18.55'

19.09'

18.55'

18.55'

18.55'

18.55'

7.93'

18.00'

19.59'

72.75'

19.89'

18.00'

9.83'

28.89'

28.89'

28.19'

3.87'

26.40'

28.89'

27.39'

8.28'

14.11'

29.78'

28.65'

6.25'

5.11'

31.53'

7.02'

0.08

LOT AREA TABLE

LOT NUMBER | BLOCK # | LOT AREA (SF) | LOT AREA (AC)

3,693

1,756

3,516

80.0

BLOCK 5

325.00' 45.35' 7°59'43"

325.00' 37.06' 6°31'59"

325.00' 38.15' 6°43'29"

325.00' 37.06' 6°31'59"

325.00' 37.06' 6°31'59"

325.00' 37.06' 6°31'59"

18.00' 28.27' 90°00'00"

62.00' | 107.26' | 99°07'32"

| 43.00' | 37.25' | 49°38'16" |

18.00' 28.27' 90°00'00"

| 125.00' | 55.45' | 25°24'53" |

C99 | 325.00' | 37.06' | 6°31'59"

C100 | 325.00' | 15.85' | 2°47'40"

C102 | 43.00' | 36.77' | 48°59'27"

C106 | 125.00' | 19.62' | 8°59'32"

C107 | 125.00' | 56.78' | 26°01'31"

C108 | 125.00' | 56.78' | 26°01'31" |

C110 | 125.00' | 7.73' | 3°32'34"

C111 | 125.00' | 52.04' | 23°51'07"

C112 | 125.00' | 56.78' | 26°01'31"

C113 | 125.00' | 53.92' | 24°42'54" |

C114 | 125.00' | 16.53' | 7°34'32"

C115 | 125.00' | 28.10' | 12°52'54"

C116 | 125.00' | 58.48' | 26°48'17" |

C117 | 125.00' | 58.48' | 26°48'17"

C118 | 125.00' | 56.32' | 25°48'57"

C119 | 125.00' | 12.50' | 5°43'44"

C121 | 125.00' | 61.78' | 28°19'00" |

C122 | 125.00' | 14.02' | 6°25'42" |

| 125.00' | 10.21' | 4°40'44"

BLOCK 5

BLOCK 5

CURVE TABLE

CURVE RADIUS LENGTH DELTA TANGENT

16.07'

64.29'

36.48'

25.79'

28.04'

34.05'

1.64'

35.64'

31.24'

20.24'

18.00'

72.95'

16.02'

72.16'

15.66'

26.87'

16.47'

4.91'

17.94'

12.32'

13.66'

4.96'

15.14'

6.49' 20°39'26" 3.28'

22.16' | 70°31'45"

C123 | 18.00' | 26.24' | 83°31'56"

C124 | 325.00' | 126.94' | 22°22'44" |

C125 | 325.00' | 72.66' | 12°48'36"

C126 | 325.00' | 51.47' | 9°04'25"

C128 | 481.50' | 56.02' | 6°39'56"

C129 | 481.50' | 67.98' | 8°05'23"

C130 | 531.50' | 3.28' | 0°21'13"

C131 | 531.50' | 71.18' | 7°40'23"

C132 | 531.50' | 62.42' | 6°43'43"

C135 | 18.00' | 30.38' | 96°42'47" |

C136 | 18.00' | 28.27' | 90°00'00" |

C137 43.00' 37.25' 49°38'16"

C138 | 62.00' | 107.43' | 99°16'31" |

C140 | 18.00' | 26.18' | 83°20'42"

C141 | 325.00' | 142.01' | 25°02'08"

C142 | 18.00' | 25.78' | 82°03'47"

C143 75.00' 51.61' 39°25'26"

C145 | 55.00' | 32.01' | 33°20'39" |

C146 | 55.00' | 9.79' | 10°11'40" |

C148 | 18.00' | 28.21' | 89°47'47" |

C149 | 55.00' | 24.24' | 25°14'52" |

C150 | 55.00' | 24.59' | 25°37'02"

C151 | 55.00' | 26.79' | 27°54'13"

C154 | 55.00' | 29.55' | 30°47'12" |

C153 55.00'

C152 | 55.00' | 18.50' | 19°16'02" | 9.34'

C155 | 55.00' | 35.99' | 37°29'42" | 18.67'

9.88'

10°17'50"

C139 | 43.00' | 37.25' | 49°38'16" | 19.89'

C133 18.00'

C134 18.00'

CURVE TABLE

CURVE | RADIUS | LENGTH | DELTA | TANGENT

33.65'

75.00' | 107.56' | 82°10'04" |

3.05'

3.05'

3.05'

3.05'

3.05'

25.47'

2.28'

36.90'

3.05'

18.00' 28.27' 90°00'00"

6.24'

36.09'

28.44'

C215 | 18.00' | 28.27' | 90°00'00" |

C231 | 25.00' | 20.25' | 46°24'44" |

C232 | 275.00' | 21.52' | 4°29'03"

C209 | 531.50' | 20.98' | 2°15'42" |

18.00' | 29.81' | 94°53'41" |

C184 | 75.00' | 76.08' | 58°07'27" |

C185 | 75.00' | 41.73' | 31°52'33"

3.45' 3°35'20"

10.95' | 11°24'16" |

57.62' | 44°01'04" |

70.71' 54°01'04"

35°03'24"

17°27'27"

17°27'27"

17°27'27"

17°27'27"

2°44'43"

0°14'44"

28°11'16"

17°27'27"

4°46'07"

27°34'12"

90°31'33"

20.48' | 15°38'56" |

38.58' 29°28'25"

1.58' 9°04'43"

7.34' 42°02'06"

1.72'

5.49'

17.37'

30.32'

38.23'

65.39'

41.68'

21.42'

1.54'

1.54'

0.79'

3.84'

1.54'

1.54'

19.61'

12.74'

10.49'

1.14'

18.83'

19.73'

18.00'

18.00'

3.12'

18.40'

10.31'

18.17'

10.72'

C156 55.00'

C157 | 55.00' |

55.00'

75.00'

75.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

531.50'

75.00'

10.00'

75.00'

75.00'

18.00'

C228 75.00'

C199 | 10.00' |

C210 531.50'

C212 75.00'

C158

C165

C166

C179

C194

C195

C196

C197

C201

C204

C207

C208

C213

C214

C219

C221

C229

2	BLOCK 3	1,750	0.04		2	BLOCK 5	1,730	0.04
3	BLOCK 3	3,693	0.08		3	BLOCK 5	2,537	0.06
4	BLOCK 3	2,049	0.05		4	BLOCK 5	2,537	0.06
5	BLOCK 3	1,546	0.04		5	BLOCK 5	1,756	0.04
6	BLOCK 3	3,313	0.08		6	BLOCK 5	2,842	0.07
7	BLOCK 3	2,049	0.05		7	BLOCK 5	2,842	0.07
8	BLOCK 3	1,546	0.04		8	BLOCK 5	1,756	0.04
9	BLOCK 3	3,313	0.08		9	BLOCK 5	2,539	0.06
10	BLOCK 3	2,049	0.05		10	BLOCK 5	2,551	0.06
11	BLOCK 3	1,546	0.04		11	BLOCK 5	1,774	0.04
12	BLOCK 3	3,978	0.09		12	BLOCK 5	4,377	0.10
13	BLOCK 3	3,024	0.07		13	BLOCK 5	3,381	0.08
14	BLOCK 3	1,581	0.04		14	BLOCK 5	1,756	0.04
15	BLOCK 3	2,238	0.05		15	BLOCK 5	2,716	0.06
16	BLOCK 3	3,431	0.08		16	BLOCK 5	2,716	0.06
17	BLOCK 3	1,545	0.04		17	BLOCK 5	1,756	0.04
18	BLOCK 3	2,188	0.05		18	BLOCK 5	3,448	0.08
19	BLOCK 3	3,315	0.08		19	BLOCK 5	2,773	0.06
20	BLOCK 3	1,547	0.04		20	BLOCK 5	1,442	0.03
21	BLOCK 3	2,190	0.05		21	BLOCK 5	2,231	0.05
22	BLOCK 3	3,313	0.08		22	BLOCK 5	2,231	0.05
23	BLOCK 3	1,546	0.04		23	BLOCK 5	1,442	0.03
24	BLOCK 3	2,188	0.05		24	BLOCK 5	2,942	0.07
25	BLOCK 3	3,313	0.08		25	BLOCK 5	2,774	0.06
26	BLOCK 3	1,546	0.04		26	BLOCK 5	1,442	0.03
27	BLOCK 3	2,189	0.05		27	BLOCK 5	2,231	0.05
28	BLOCK 3	3,750	0.09		28	BLOCK 5	2,231	0.05
29	BLOCK 3	1,754	0.04		29	BLOCK 5	1,442	0.03
30	BLOCK 3	2,482	0.06		30	BLOCK 5	2,943	0.07
					31	BLOCK 5	3,882	0.09
	LOT	AREA TABLE]	32	BLOCK 5	2,039	0.05
NUMBER	BLOCK#	LOT AREA (SF)	LOT AREA (AC)		33	BLOCK 5	3,132	0.07
1	BLOCK 4	38,605	0.89		34	BLOCK 5	3,043	0.07
-	2200117	20,000	1 0.00	J	35	BLOCK 5	1,885	0.04

LOT AREA TABLE					
LOT NUMBER	BLOCK#	LOT AREA (SF)	LOT AREA (AC)		
1	BLOCK 6	1,023	0.02		
2	BLOCK 6	6,759	0.16		
3	BLOCK 6	6,762	0.16		
4	BLOCK 6	6,838	0.16		
5	BLOCK 6	7,418	0.17		
6	BLOCK 6	8,463	0.19		
7	BLOCK 6	9,040	0.21		
8	BLOCK 6	9,170	0.21		
9	BLOCK 6	9,964	0.23		
10	BLOCK 6	21,630	0.50		
11	BLOCK 6	11,904	0.27		
12	BLOCK 6	10,082	0.23		
13	BLOCK 6	9,521	0.22		
14	BLOCK 6	9,520	0.22		
15	BLOCK 6	9,520	0.22		
16	BLOCK 6	9,520	0.22		
17	BLOCK 6	9,520	0.22		
18	BLOCK 6	9,520	0.22		
19	BLOCK 6	9,520	0.22		
20	BLOCK 6	9,520	0.22		
21	BLOCK 6	9,520	0.22		
22	BLOCK 6	9,523	0.22		
23	BLOCK 6	14,908	0.34		
24	BLOCK 6	25,586	0.59		
25	BLOCK 6	16,820	0.39		
26	BLOCK 6	10,688	0.25		
27	BLOCK 6	9,248	0.21		
28	BLOCK 6	9,248	0.21		
29	BLOCK 6	9,248	0.21		
30	BLOCK 6	9,248	0.21		
31	BLOCK 6	9,248	0.21		
32	BLOCK 6	9,248	0.21		
33	BLOCK 6	9,248	0.21		
34	BLOCK 6	9,248	0.21		
35	BLOCK 6	9,248	0.21		
36	BLOCK 6	9,267	0.21		

	LOT	AREA TABLE		
LOT NUMBER	BLOCK#	LOT AREA (SF)	LOT AREA (AC)	
37	BLOCK 6	19,624	0.45	
38	BLOCK 6	18,473	0.42	
39	BLOCK 6	10,819	0.25	
40	BLOCK 6	8,228	0.19	
41	BLOCK 6	8,228	0.19	
42	BLOCK 6	8,228	0.19	
43	BLOCK 6	8,229	0.19	
44	BLOCK 6	11,859	0.27	
45	BLOCK 6	19,597	0.45	
46	BLOCK 6	13,962	0.32	
47	BLOCK 6	9,611	0.22	
48	BLOCK 6	8,779	0.20	
49	BLOCK 6	8,711	0.20	
50	BLOCK 6	8,148	0.19	
51	BLOCK 6	8,228	0.19	
52	BLOCK 6	8,411	0.19	
53	BLOCK 6	14,180	0.33	
54	BLOCK 6	5,000	0.11	
55	BLOCK 6	5,000	0.11	
56	BLOCK 6	5,000	0.11	
57	BLOCK 6	5,000	0.11	
58	BLOCK 6	5,000	0.11	
59	BLOCK 6	5,227	0.12	
60	BLOCK 6	5,512	0.13	
61	BLOCK 6	5,702	0.13	
62	BLOCK 6	6,469	0.15	
63	BLOCK 6	7,706	0.18	
64	BLOCK 6	9,878	0.23	
65	BLOCK 6	8,581	0.20	
66	BLOCK 6	9,015	0.21	
67	BLOCK 6	6,387	0.15	
68	BLOCK 6	5,420	0.12	
69	BLOCK 6	7,730	0.18	
	L	l	I	

OT .	AREA TABLE		
< #	LOT AREA (SF)	LOT AREA (AC)	
< 6	19,624	0.45	
∢ 6	18,473	0.42	
< 6	10,819	0.25	
⟨6	8,228	0.19	
⟨6	8,228	0.19	'
∢ 6	8,228	0.19	
₹6	8,229	0.19	
∢ 6	11,859	0.27	
K 6	19,597	0.45	
∢ 6	13,962	0.32	
≺ 6	9,611	0.22	
∢ 6	8,779	0.20	
< 6	8,711	0.20	
≺ 6	8,148	0.19	
≺ 6	8,228	0.19	
∢ 6	8,411	0.19	
⟨6	14,180	0.33	
₹6	5,000	0.11	
₹6	5,000	0.11	
≺ 6	5,000	0.11	
₹6	5,000	0.11	
₹6	5,000	0.11	
₹6	5,227	0.12	
≺ 6	5,512	0.13	
≺ 6	5,702	0.13	
≺ 6	6,469	0.15	
≺ 6	7,706	0.18	
∢ 6	9,878	0.23	
≺ 6	8,581	0.20	
≺ 6	9,015	0.21	
∢ 6	6,387	0.15	
≺ 6	5,420	0.12	
	7 700	0.40	

	LOT AREA TABLE					
	LOT NUMBER	BLOCK#	LOT AREA (SF			
	1	BLOCK 7	32,024			
	2	BLOCK 7	10,309			
	3	BLOCK 7	8,229			
	4	BLOCK 7	8,229			
	LOT AREA TABLE					
	LOT NUMBER	BLOCK#	LOT AREA (SF			
	1	BLOCK 8	8,228			
	2	BLOCK 8	8,228			
	3	BLOCK 8	6,655			
	4	BLOCK 8	8,228			
	5	BLOCK 8	8,268			
	6	BLOCK 8	12,409			
	7	BLOCK 8	11,704			
	8	BLOCK 8	8,150			
	9	BLOCK 8	6,655			
	10	BLOCK 8	8,228			
	11	BLOCK 8	6,655			
	12	BLOCK 8	6,655			
	13	BLOCK 8	6,655			
	14	BLOCK 8	8,228			
	15	BLOCK 8	6,655			
	16	BLOCK 8	6,655			
	17	BLOCK 8	8,621			
	18	BLOCK 8	13,737			
	19	BLOCK 8	6,658			
	20	BLOCK 8	8,068			

BLOCK 8

11,463

6,655

8,228

6,655

8,228

CURVE TABLE

10.00' 3.05' 17°27'27"

10.00' | 15.71' | 90°00'00"

275.00' 81.25' 16°55'38"

10.00' 3.05' 17°27'27"

25.00' 39.27' 90°00'00"

3.05'

10.00' | 15.71' | 90°00'00"

10.00' | 15.71' | 90°00'00"

3.05'

18.00' | 23.88' | 76°00'19"

10.00' 3.05' 17°27'27"

19.94' 45°41'48"

10.00' | 15.71' | 90°00'00"

C271 | 275.00' | 75.11' | 15°38'56" | 37.79'

C248 | 275.00' | 164.75' | 34°19'31"

C249 531.50' 3.74' 0°24'10"

C251 | 275.00' | 244.64' | 50°58'11"

C253 | 481.50' | 26.19' | 3°07'00"

C254 481.50' 21.30' 2°32'05"

C255 | 481.50' | 32.69' | 3°53'23"

C256 | 481.50' | 32.50' | 3°52'02" |

C258 | 481.50' | 11.32' | 1°20'48"

25.00'

17°27'27"

17°27'27"

16.26'

5.66'

10.00'

CURVE | RADIUS | LENGTH | DELTA

C236 | 275.00' | 66.83' | 13°55'27"

C237 | 275.00' | 60.30' | 12°33'50"

C238 | 275.00' | 37.32' | 7°46'30"

C242 275.00' 66.42' 13°50'15"

C243 | 275.00' | 66.86' | 13°55'49"

10.00'

10.00'

C233

C234

C235

C239

C241

C244

C245

C246

C247

C250

C252

C259

C261

		LOT AREA TABLE					
TANGENT		LOT NUMBER	BLOCK#	LOT AREA (SF)	LOT AREA (AC)		
1.54'		1	BLOCK 1	9,262	0.21		
10.00'		2	BLOCK 1	5,754	0.13		
40.92'		3	BLOCK 1	5,307	0.12		
33.58'		4	BLOCK 1	5,020	0.12		
30.27'		5	BLOCK 1	5,000	0.11		
18.69'		6	BLOCK 1	5,000	0.11		
1.54'		7	BLOCK 1	5,000	0.11		
25.00'		8	BLOCK 1	5,000	0.11		
33.37'		9	BLOCK 1	5,000	0.11		
33.60'		10	BLOCK 1	5,000	0.11		
1.54'		11	BLOCK 1	5,000	0.11		
10.00'		12	BLOCK 1	5,000	0.11		
10.00'		13	BLOCK 1	5,001	0.11		
84.93'		14	BLOCK 1	6,330	0.15		
1.87'		15	BLOCK 1	6,582	0.15		
14.06'		16	BLOCK 1	13,485	0.31		
131.08'							
1.54'							
13.10'							
10.65'							
16.35'							
	1						

E) LOT AREA (AC)

0.74

0.24

0.19

0.19

F) LOT AREA (AC)

0.19

0.19

0.15

0.19

0.19

0.28

0.27

0.19

0.15

0.19

0.15

0.15

0.15

0.19

0.15

0.15

0.20

0.32

0.15

0.19

0.26

0.23

0.15

0.15

0.15

0.19

0.15

0.19

LOT AREA TABLE				
LOT NUMBER	BLOCK#	LOT AREA (SF)	LOT AREA (AC)	
1	BLOCK 2	5,000	0.11	
2	BLOCK 2	5,675	0.13	
3	BLOCK 2	6,038	0.14	
4	BLOCK 2	5,000	0.11	
5	BLOCK 2	5,000	0.11	
6	BLOCK 2	5,000	0.11	
7	BLOCK 2	5,000	0.11	
8	BLOCK 2	5,000	0.11	
9	BLOCK 2	5,000	0.11	
10	BLOCK 2	5,000	0.11	
11	BLOCK 2	5,000	0.11	
12	BLOCK 2	5,005	0.11	
13	BLOCK 2	7,234	0.17	
14	BLOCK 2	223,877	5.14	
15	BLOCK 2	6,455	0.15	
16	BLOCK 2	5,942	0.14	
17	BLOCK 2	6,183	0.14	
18	BLOCK 2	5,000	0.11	
19	BLOCK 2	5,000	0.11	
20	BLOCK 2	5,000	0.11	
21	BLOCK 2	5,000	0.11	
22	BLOCK 2	5,000	0.11	
23	BLOCK 2	5,000	0.11	
24	BLOCK 2	5,000	0.11	
25	BLOCK 2	6,435	0.15	
26	BLOCK 2	6,463	0.15	

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PROJECT NO. 093683001 DRAWING NAME

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