

City of Star

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

www.staridaho.org



Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsens
Michael Keyes
David Hershey

June 1, 2021

**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 **August 17, 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: Fountain Park Subdivision
Files #'s AZ-21-19 Annexation-Zoning
DA-21-24 Development Agreement
PP-21-17 Preliminary Plat

Representative: Becky McKay, Engineering Solutions, 1029 N. Rosario Street Suite 100, Meridian, Idaho 83642

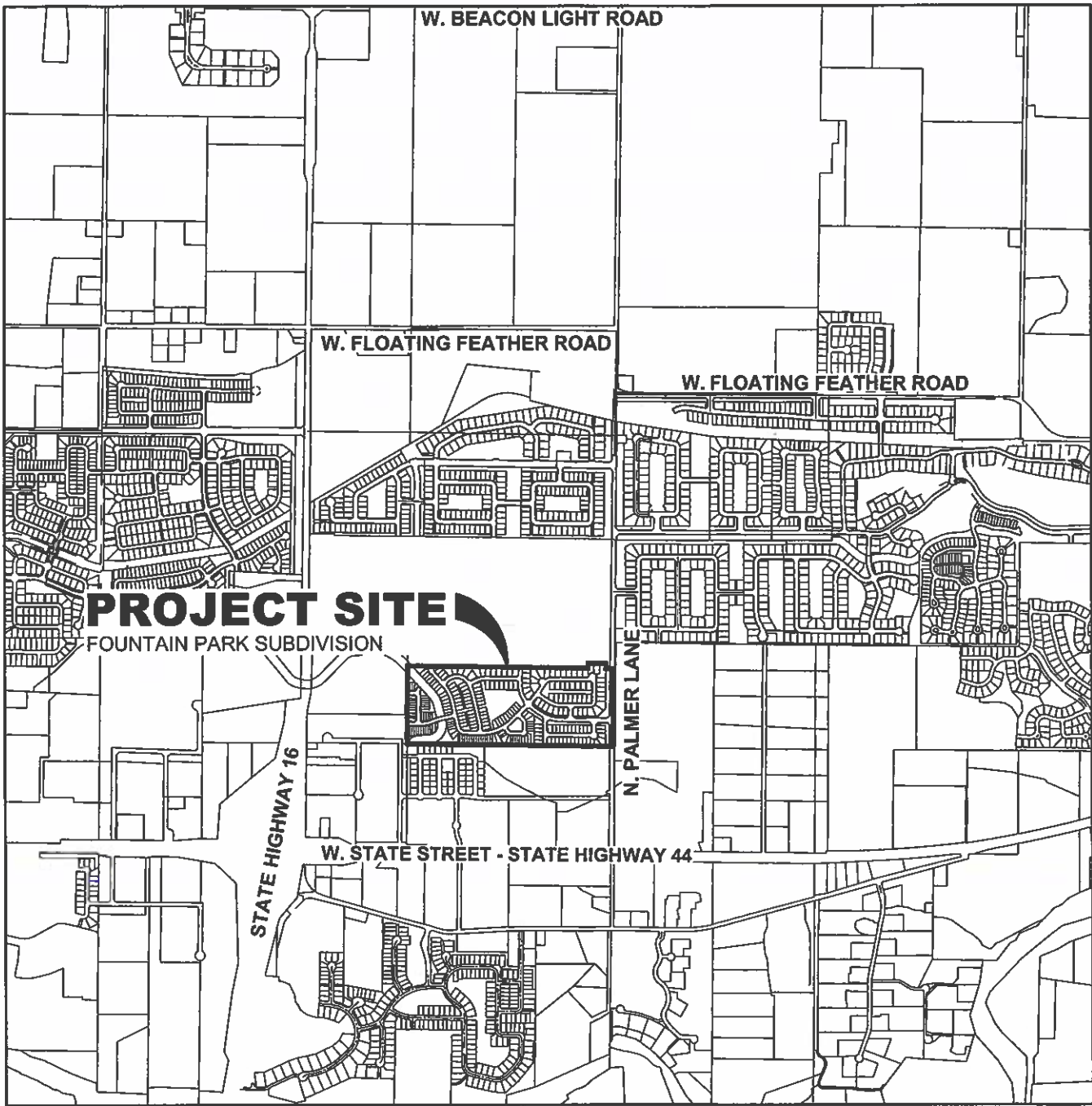
Applicant: Challenger Development, Inc, 1977 E. Overland Road, Meridian, Idaho 83642

Action: The Applicant is seeking approval of an Annexation and Zoning (R-5-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 251 residential lots and 27 common lots. The property is located at 621 N. Palmer Lane in Star, Idaho, and consists of 60.21 acres with a proposed density of 4.15 dwelling units per acre.

Property Location: The subject property is generally located on the west side of N. Palmer Lane, approximately ¼ mile north of W. State Street. Ada County Parcel No. S0410315100.

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 or at snickel@staridaho.org **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



FOUNTAIN PARK SUBDIVISION

A PORTION OF THE LOCATED IN THE SE 1/2 OF SECTION 10,
T.4N., R.1W., B.M., STAR, ADA COUNTY, IDAHO

OVERALL VICINITY MAP

ENGINEERING SOLUTIONS_{LLP}

1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642

PHONE: (208) 938-0980 FAX: (208) 938-0941

DATE	04/28/2021
PROJECT NO.	191204
DWG. FILE	8.5 X 11 VICIN MAP
SCALE	NOT TO SCALE
DRAWN BY	KOH
SHEET NO.	1 OF 1

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PRELIMINARY PLAT APPLICATION

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

FILE NO.: _____
Date Application Received: _____ Fee Paid: _____
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: *Applicant* ___ *Owner* ___ *Representative* X

Applicant Name: Challenger Development Inc.
Applicant Address: 1977 E. Overland Road, Meridian, ID Zip: 83642
Phone: 208-288-5560 Email: cbarton@cbhhomes.com

Owner Name: Open Door Rentals LLC
Owner Address: 1977 E. Overland Road, Meridian, ID Zip: 83642
Phone: 208-288-5560 Email: cbarton@cbhhomes.com

Representative (e.g., architect, engineer, developer):
Contact: Becky McKay Firm Name: Engineering Solutions, LLP
Address: 1029 N. Rosario Street, Suite 100, Meridian, ID Zip: 83642
Phone: 208-288-5560 Email: beckym@engsol.org

Property Information:

Subdivision Name: Fountain Park Subdivision
Site Location: 621 N. Palmer Lane, Star, Idaho
Approved Zoning Designation of Site: R-5 (proposed)
Parcel Number(s): S0410315100

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	Neighborhood Residential	Agricultural/Residential
Proposed	R-5	Neighborhood Residential	Single-family Residential
North of site	RUT	Eagle Impact Area	Agricultural/Residential
South of site	R-13 and RUT	High Density Residential and Mixed Use	Amazon Falls/Multi-family
East of site	N. Palmer Lane/RUT	Eagle Impact Area	Agricultural/Residential
West of site	RUT	Neighborhood & Compact Residential	Agricultural

SITE DATA:

Total Acreage of Site - 60.21
Breakdown of Acreage of Land in Contiguous Ownership - 60.21
Total Acreage of Site in Special Flood Hazard Area - N/A
Dwelling Units per Gross Acre - 4.15
Minimum Lot Size - 2800 duplex/4200 sfd
Minimum Lot Width - 36 feet

Total Number of Lots - 278
Residential - 251
Commercial - _____
Industrial - _____
Common - 27

Total Number of Units - 251
Single-family - 173 + 78 attached townhomes
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 24.22 % / 14.66 acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - Swimming pool facility, playground equipment, picnic gazebo, multi-use pathways, picnic shelter, pond, pickleball court and benches.
Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - 50' ROW - 36' back-to-back Private Streets - N/A
Describe Pedestrian Walkways (location, width, material) - 14' paved pathway along Drainage District No. 2 Drain, 5' concrete micropaths, and detached walks along collectors.
Describe Bike Paths (location, width, material) - Multi-use pathway along the east side of the Drainage District No. 2 Drain.

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area - N/A

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxxC, 160xxxxxxE, etc.: 160001C30J
FIRM effective date(s): mm/dd/year 6/19/20
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE .0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

- 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 available and agency providing service):

Potable Water - Star Sewer and Water District
 Irrigation Water- Drainage District No. 2
 Sanitary Sewer- Star Sewer and Water District
 Fire Protection - Star Fire District
 Schools - West Ada School District
 Roads - Ada County Highway District

SPECIAL ON-SITE FEATURES (Yes or No – If yes explain in your narrative):

Areas of Critical Environmental Concern - No Floodplain - No
 Evidence of Erosion - No Fish Habitat - No
 Historical Assets - No Mature Trees - Yes - along Drainage District #2 Drain
 Riparian Vegetation - Yes - Along Drainage District #2 Drain Steep Slopes - No
 Stream/Creek - No Unstable Soils - No
 Unique Animal Life - No Unique Plant Life - No

Application Requirements:

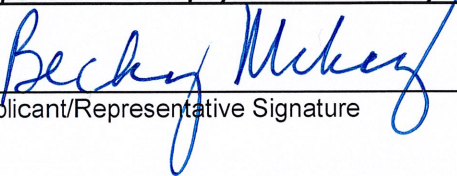
(Applications are required to contain one copy of the following unless otherwise noted. **When combining with other applications (Annexation, CUP, etc.) please include one paper copy for all applications**)

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

X	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.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
X	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.	
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
N/A	Special Flood Information – Must be included on Preliminary Plat and Application form.	
X	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.	
X	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).	
X	One (1) copy 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 <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	
To be provided	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.	
Understood	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

April 28, 2021
 Date

FOUNTAIN PARK SUBDIVISION
Annexation/Zoning and Preliminary Plat Applications
NARRATIVE

Introduction:

Challenger Development, Inc., hereby applies for annexation and zoning of 60.21 acres to R-5 with a preliminary plat for 173 single-family residential lots, 78 townhome lots, and 27 open space lots for Fountain Park Subdivision. Located west of N. Palmer Lane and north of State Highway 44, the Mossman Lateral traverses the property from east to west. Drainage District No. 2 (Drain No. 10) is located within the western portion of the property. The Pollard Lateral crosses to the west side of Palmer Lane and flows south off-site. A portion of the easement for the Pollard Lateral impacts the subject property. The topography of the property varies in elevation from 2500 along N. Palmer Lane to 2491 along the bank of the Drainage District No. 2 facility. The property slopes west to the drain with an elevation difference of 9 feet. The portion of the subject parcel located on the west side of the drain gently slopes from west to east.

Existing Use on the Property:

The property is currently in agricultural production along with an existing cattle operation present on the site. There are an existing 714-square-foot single-family dwelling (constructed in 1944) and agricultural accessory buildings on the site. All structures will be removed.

Comprehensive Plan and Surrounding Land Uses:

The City of Star's Land Use Map designates the area as Neighborhood Residential. This designation allows for a mixture of housing types with densities of 3 to 5 dwelling units per acre. The applicant is requesting annexation and zoning to R-5. The surrounding uses within the immediate area are as follows: North – agricultural and estate residential (RUT zoning); South – Amazon Falls development (R-13 zoning) and agricultural (RUT zoning); East – agricultural and residential (RUT zoning); and West - proposed commercial, multi-family and residential development (C-2 and RUT zoning). Single-family residential development has been expanding from the City of Eagle south along N. Palmer Lane. The Amazon Falls development, located south of the subject site, was approved by the City of Star and is currently under construction. The project includes a mixture of four-plex units, apartments and commercial office uses.

The City of Star updated the Comprehensive Plan Land Use Map and has modified the designation of the parcel from Compact to Neighborhood Residential on the adopted map. The proposed Fountain Park Subdivision is in compliance with the new land use designation of Neighborhood Residential.

Annexation/Rezone and Compatibility:

The applicant is requesting annexation and rezone of 60.21 acres from RUT (Rural Urban Transition) to R-5 (Medium-Density Residential District). The proposed zoning of R-5 will provide a transition from the Amazon Falls development, which has an R-13 zoning designation. The undeveloped RUT parcels located south of Fountain Park are designated as Mixed Use on the Star Comprehensive Plan Land Use Map and anticipated to develop with a variety of similar uses within Amazon Falls, including multi-family, commercial and office. The property located southwest of the subject site, the Pardoe property, has multiple land use designations which

include Commercial, High-Density Residential, Compact Residential, and Neighborhood Residential.

The parcel located along the north boundary of the Fountain Park project is owned by one of the subsidiaries of CBH Homes and lies within Eagle's Area of Impact. The property is 118.95 acres and is currently in the concept plan phase. The lots proposed along the north boundary of Fountain Park Subdivision are approximately 70 feet wide and 120 feet deep, which is consistent with the lots within Snoqualmie River Subdivision located on the north boundary of the 118.95-acre parcel.

Residential Lots and Density:

Fountain Park Subdivision provides four different types of single-family residential lots. Lot widths include 40, 50 60, and 70 feet with depths ranging from 100 to 120 feet. Single-family lots range in size from 4,200 square feet to 15,802 square feet, with an average lot size of 6,503 square feet. The project incorporates 78 townhome lots with sizes ranging from 2,800 square feet to 7,598 square feet and an average lot size of 3,769 square feet. The combined average lot size including the townhome and single-family lots is 5,552 square feet. The proposed gross density of the project is 4.15 dwelling units per acre (du/acre), with a net density of 7.70 du/acre. The variety of lot widths, depths, attached and detached units will accommodate different house plans and residential lifestyles. A project phasing plan has been provided reflecting six (6) phases. The applicant respectfully requests phasing flexibility to adjust the number of lots, combination of lots and number of phases to reflect changing market conditions.

Sewer and Water Facilities:

The development is currently serviceable with central sewer and water by Star Sewer and Water District. A regional lift station has been installed within the Amazon Falls development to provide sewer service to parcels within this area. A 10-inch gravity sewer main line has been installed within Amazon Falls with an 8-inch sewer main stubbed to the subject property's south boundary. A 12-inch water main has been extended north from State Highway 44 at the intersection of Short Street and north through Amazon Falls. The water main is stubbed to the south boundary of Fountain Park Subdivision.

The applicant, Challenger Development, Inc., has paid his proportionate share of the lift station, gravity sewer main line, water main line and permanent pressure sewer mains that will serve this area in the amount of \$234,932.00. Sewer service for the area west of Drainage District No. 2 drain may sewer into an existing 10-inch sewer main line located in Schultz Drive or east across the drain if 5 feet of cover can be maintained over the sewer main line. The applicant has been coordinating with the property owner to obtain an easement if the westerly route is necessary. Sewer and water capacities exist for service of the proposed development, and the applicant has been annexed into the Star Sewer and Water District. The Fountain Park development will extend all utility services within the project and provide public streets designed to meet the standards of Ada County Highway District and the City of Star.

Transportation:

Ada County Highway District Master Street Map designates N. Palmer Lane as a collector roadway. The applicant will be required to dedicate 12 feet of additional right-of-way, widen the collector road and install curb, gutter and detached sidewalk along the N. Palmer Lane frontage.

It is anticipated that the Palmer Lane intersection with State Highway 44 will require widening and signalization. Acquisition of additional right-of-way by the District is necessary to implement widening and signalization of the intersection.

The applicant is coordinating with the property owner to the west to obtain an easement or right-of-way to complete a public street connection to N. Hamlin Avenue. The applicant will install a vehicular crossing at the Drainage District No. 2 drain, creating a secondary public street connection to Hamlin Avenue.

The Fountain Park development includes a mixture of attached and detached sidewalks. The collector road, W. Wilder Farms Street, will have a 50-foot-wide right-of-way with a 36-foot-wide street section, vertical curb and detached sidewalks. The proposed right-of-way for the local streets will be 47 feet in width with a 36-foot-wide street section, rolled curb, gutter and attached sidewalks.

Traffic Impact Study:

A traffic impact study has been prepared for the project by CR Engineering, Inc. The traffic impact study was submitted to Ada County Highway District and ITD for their review, comment and approval. Comments were received from Ada County Highway District on April 13, 2021. The traffic engineer responded to the comments on April 19, 2021. At buildout in 2025, the Fountain Park development will generate approximately 2,271 daily trips per day with 166 trips during the AM peak hour and 219 trips during PM peak hour.

Irrigation, Drainage and Pressure Irrigation Facilities:

The subject property has water rights (60 shares) with Middleton Mill Ditch Company. The appropriation is 1 share per acre and each share equates to one (1) miner's inch or 9 gallons per minute. The property is currently irrigated from two points of delivery from the Middleton Mill Ditch Company facilities. One point of delivery is from the Mossman Lateral and the second is from the Pollard Lateral. The applicant's representative met with Allen Funkhouser concerning piping of the Mossman Lateral with a 24-inch RCP and the applicable easement width.

The Pollard Lateral will be piped along the Palmer Lane frontage and protected by an easement. A wider landscape buffer of 50 feet in width has been provided along Palmer Lane to allow for the piping and additional area for landscaping. The Pollard Lateral is off-site, but adjacent to the south boundary. A portion of the Pollard Lateral easement, approximately 25 feet, lies within the subject property. The easement area is preserved within a common lot to be owned and maintained by the homeowners' association. A 5-foot-wide pathway is proposed within the easement to enhance the pedestrian opportunities in the area.

The main drain for Drainage District No. 2 is located within the western portion of the subject property. The applicable easement is 50 feet from centerline and 25 feet from top of bank for maintenance purposes. A stub drain enters the site from the Amazon Falls development that was partially piped with a 24-inch RCP. The developer will eliminate the open stub drain and pipe the remainder of the with a 24-inch RCP within a common lot. A 5-foot-wide pathway will be installed within the common lot of the stub drain to connect to the pathway along the Pollard Lateral easement.

A pressurized irrigation pump station will be installed at the proposed pond within Lot 1C, Block 8. The pump station will have adequate water supply and storage in the pond to provide the necessary water to meet the peak demand at buildout of the development. The homeowners' association will be assessed by the Middleton Mill Ditch Company for the irrigation water. The applicant's representative will obtain approval from Allen Funkhouser at Drainage District No. 2 and Middleton Mill, including approval by their respective Boards, for any relocation or piping of live ditches or drainage facilities.

A fourteen-foot-wide asphalt multi-use pathway is proposed along the east side of the Drainage District No. 2 (No. 10 drain). The pathway will provide maintenance for the District and access for pedestrian/bicycle uses. Fencing along the drain will be wrought iron as required by the District. All internal concrete ditches and waste ditches that do not serve other properties will be abandoned and removed from the site.

Storm drainage will be retained on site, and discharge into the drain will not exceed pre-development flows. Local streets will utilize a combination of above-ground retention and detention facilities within the common areas along with subsurface seepage bed facilities. All storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards. Test holes were installed on the property and a geotechnical report was prepared by Materials Testing and Inspection (Atlas) for the site. Piezometers were installed to monitor the groundwater levels over a one-year period.

Amenities:

Common lots within the development equate to 14.66 acres, or 24.22 percent of the overall site. The qualified or useable open space within the project is 10.96 acres, or 18.11 percent of the site. The proposed amenities within the project include a 3.58-acre central common area with a pool facility, playground equipment, picnic gazebo, pond, and pathways; and a 1.03-acre linear open space lot with a pathway. A 0.57-acre pocket park with a pickleball court and guest parking will be provided within the townhome area. A 20-foot-wide meadow is provided within Block 9 and consists of 0.98 acre. The westerly townhome area has 0.86 acres of open space and guest parking. The project has incorporated micro- and multi-use pathways throughout the open space to provide significant opportunities for walking and biking within the development. The multiple paths provide interconnection to the central open space and other open spaces with amenities. The project will provide for a fourteen-foot-wide asphalt pathway along the east side of the Drainage District No. 2 Drain, allowing for a maintenance by the District and interconnectivity to future adjoining projects.

Preliminary Plat:

Overall Preliminary Plat Data:

Total Site Area: 60.21 acres

Single-Family Residential Area: 25.83 acres (42.68%)

Townhome Residential Area: 6.75 acres (11.15%)

Public Right-of-way Area: 12.25 acres (20.24%)

N. Palmer Lane Right-of-way: 1.03 acres (1.70%)

Common Area: 14.66 acres (24.22%)

Minimum Single-Family Residential Lot Size: 4,200 square feet

Minimum Townhome Residential Lot Size: 2,800 square feet

Average Residential Lot Size: 5,552 square feet
Single-Family Lots: 173
Townhome Lots: 78
Common Lots: 27
Total Lots: 278
Gross Residential Density: 4.15 du/ac

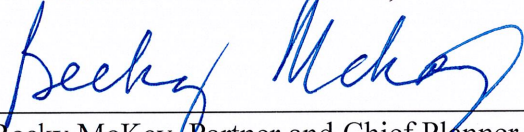
The property is within an area designated for residential development on the City's future land use map. The proposed medium density of the project is consistent and compatible with the existing and proposed residential developments in the area. The Fountain Park development complies with the Comprehensive Plan by promoting various types of lot sizes and housing types to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing styles and sizes.

The requested dimensional standards for the Fountain Park development are as follows:

- Minimum Residential Lot Frontage: 20 feet
- Front Setback (Measured from the back of walk or property line): 20 feet to garage or 15 feet to living area.
- Rear Setback: 15 feet
- Interior Side Setback: 5 feet
- Zero Side Setback for attached townhomes
- Local Street Side Setback: 20 feet
- Street Landscape Buffers:
 - Palmer Lane Roadway: 50 feet
 - Residential Collectors: 20-50 feet
- Maximum Building Height: 35 feet

Submitted by:

ENGINEERING SOLUTIONS, LLP



Becky McKay, Partner and Chief Planner

Legal Description
621 N. Palmer Lane Property

A parcel located in the N ½ of the SW ¼ of Section 10, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being that parcel as formerly described in Grand Deed Instrument No. 2018-055934, records of Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of the SW ¼ of said Section 10, from which a 5/8 inch diameter rebar marking the northeast corner of said SW ¼ bears N 0°36'50" E a distance of 2645.92 feet;

Thence N 0°36'50" E along the easterly boundary of said SW ¼ a distance of 1322.96 feet to a 5/8 inch diameter rebar marking the southeast corner of said N ½ of the SW ¼ and the **POINT OF BEGINNING**;

Thence N 89°10'09" W (formerly WEST) along the southerly boundary of said N ½ of the SW ¼ a distance of 2644.72 feet (formerly 160 rods, more or less) to a 5/8 inch diameter rebar marking the southwest corner of said N ½ of the SW ¼;

Thence N 0°34'01" E (formerly NORTH) along the westerly boundary of said N ½ of the SW ¼ a distance of 990.21 feet (formerly 60 rods, more or less) to a point;

Thence leaving said westerly boundary S 89°13'43" E (formerly EAST) a distance of 2645.53 feet (formerly 160 rods, more or less) to a point on the easterly boundary of said N ½ of the SW ¼;

Thence S 0°36'50" W (formerly SOUTH) along said easterly boundary a distance of 992.96 feet (formerly 60 rods, more or less) to the **POINT OF BEGINNING**.

This parcel contains 60.21 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
March 27, 2019



LEGEND	
---	BOUNDARY LINE
---	CITY LIMITS BOUNDARY
---	PHASING BOUNDARY
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	PROPERTY LOT LINE
---	PROPOSED EASEMENT LINE
---	PROPERTY SETBACK LINE
---	PROPOSED VERTICAL CURB
---	PROPOSED ROLLED CURB
---	PROPOSED STORM DRAIN LINE AND MANHOLE
---	EXISTING STORM DRAIN LINE AND MANHOLE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED GRAVITY IRRIGATION
---	EXISTING GRAVITY IRRIGATION
---	PROPOSED PRESSURE IRRIGATION LINE
---	EXISTING PRESSURE IRRIGATION LINE
---	PROPOSED WATER MAIN
---	EXISTING WATER MAIN
---	SECTION LINE
---	EXISTING BOUNDARY LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING EASEMENT LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	EXISTING VERTICAL CURB
---	EXISTING ROLLED CURB
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	EXISTING TOP OF BANK
---	EXISTING BOTTOM OF BANK
---	EXISTING FENCE LINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE

PRELIMINARY PLAT

FOUNTAIN PARK SUBDIVISION

STAR, IDAHO
N 1/2 OF THE SW 1/4, SECTION 10,
T.4N., R.1W., B.M., ADA COUNTY, IDAHO

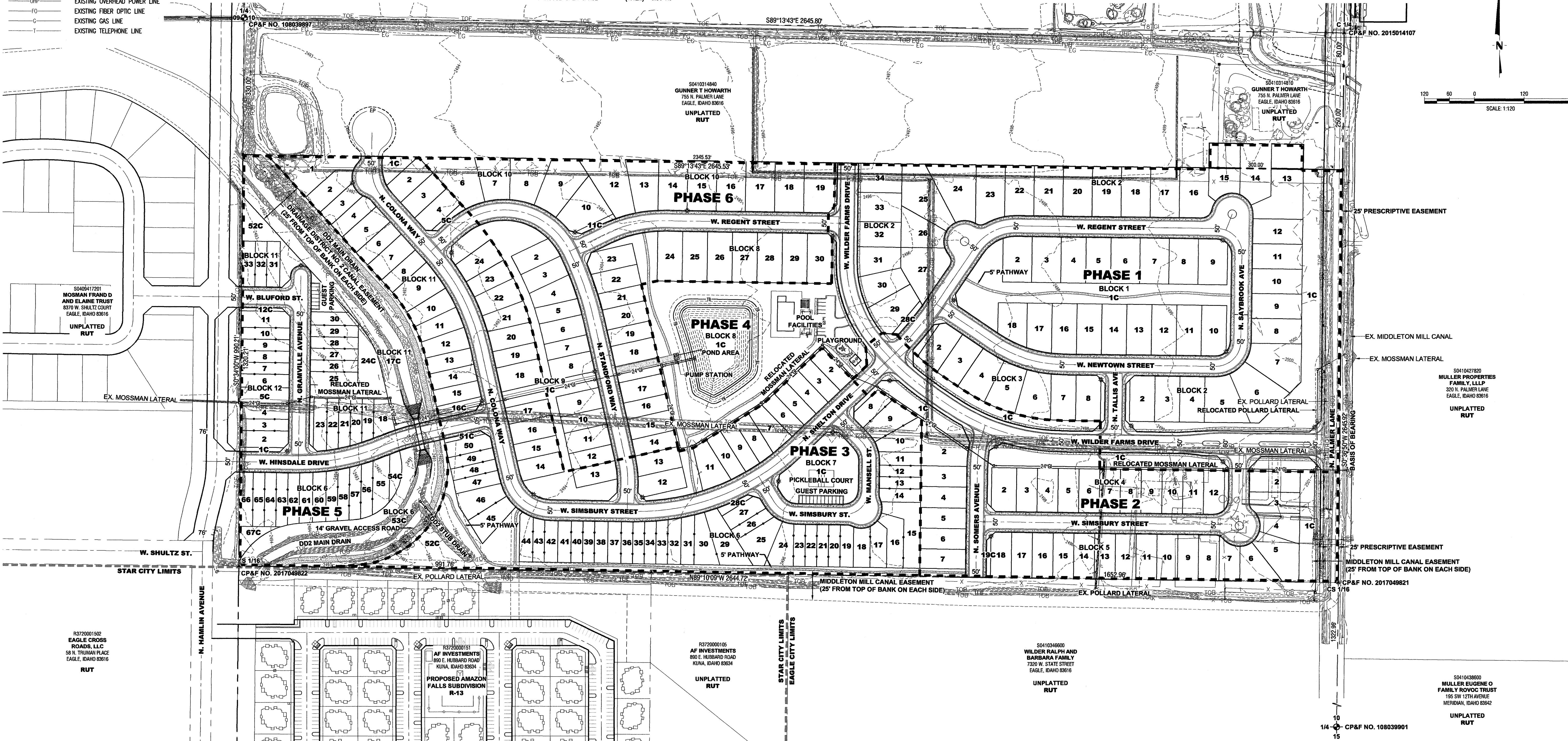
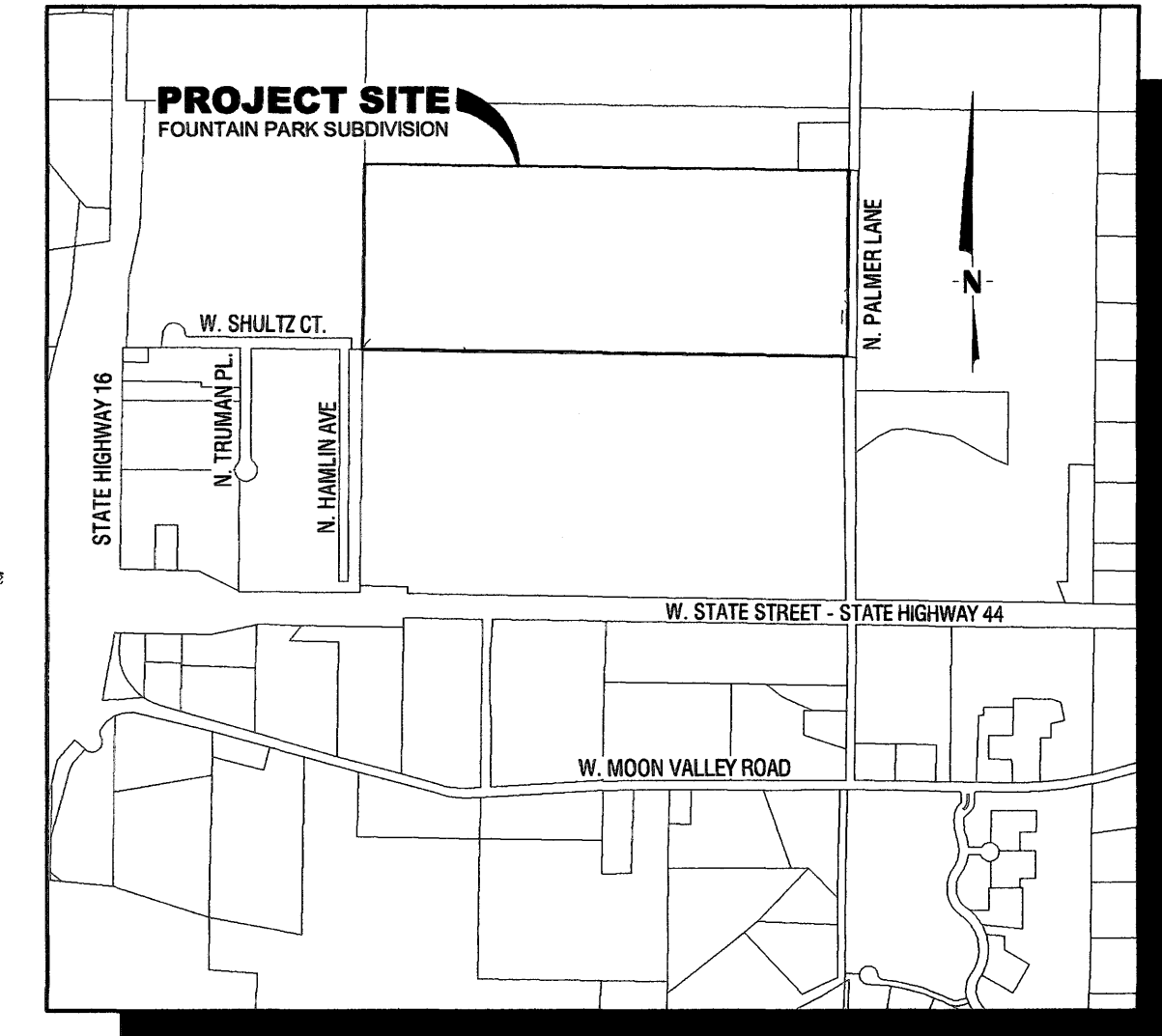
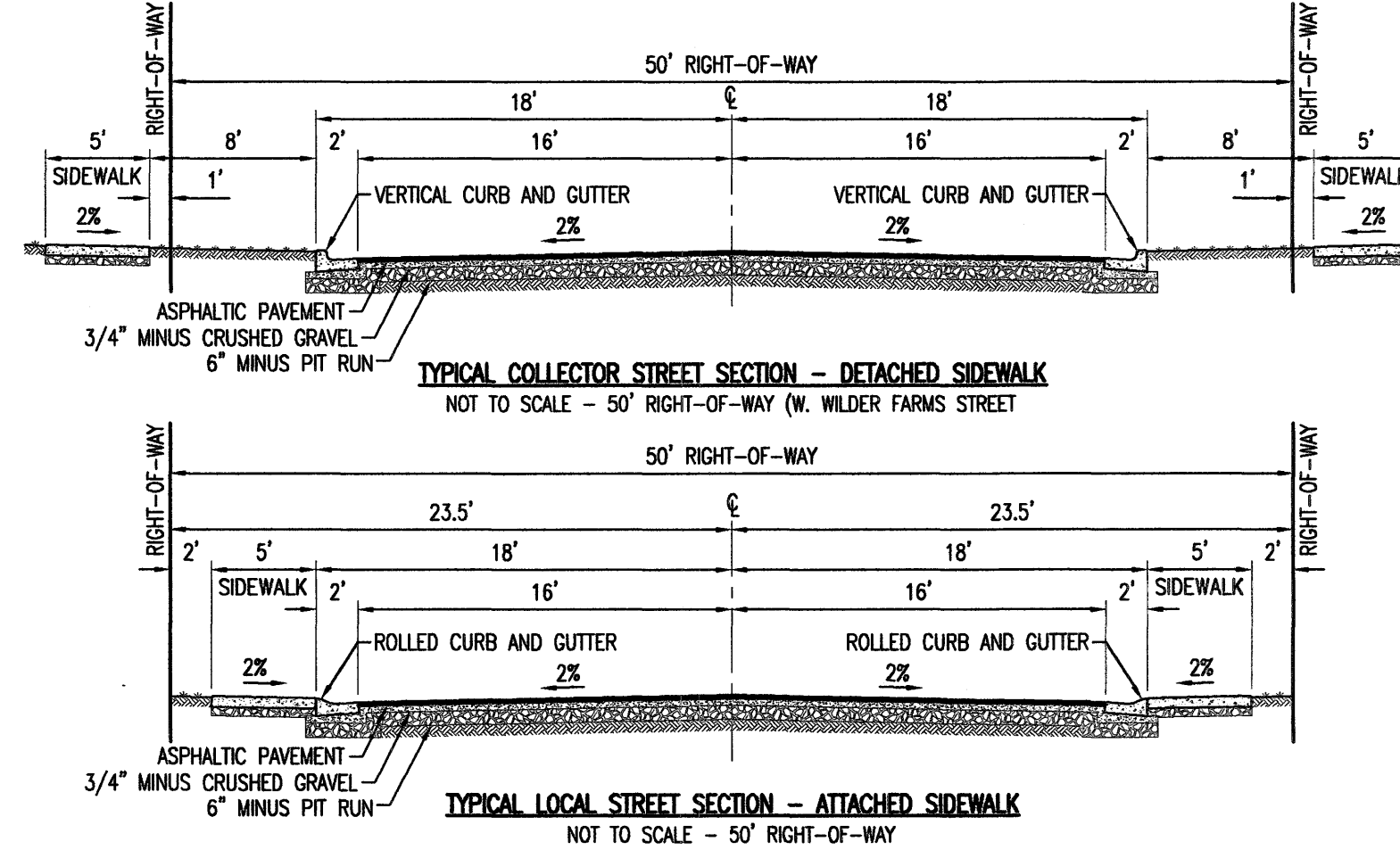
2021

PRELIMINARY PLAT NOTES

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY DOES NOT FALL WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 16000100150A, DATED JUNE 19, 2020.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR.
- DIRECT LOT ACCESS TO N. PALMER LANE IS PROHIBITED, (EXCEPT EMERGENCY VEHICLE ACCESS).
- LOT 1, BLOCK 1; LOTS 1 AND 28, BLOCK 2; LOT 1, BLOCK 3; LOT 1, BLOCK 4; LOTS 1 AND 19, BLOCK 5; LOTS 1, 28, 51, 52, 54, AND 67, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOT 1, BLOCK 9; LOTS 1, 5 AND 11, BLOCK 10; LOTS 16, 17, 24, AND 30, BLOCK 11; AND LOTS 1, 5 AND 12, BLOCK 12, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PRELIMINARY PLAT DATA

TOTAL ACRES	60.52 AC	OTHER OPEN SPACE	3.70 AC
SINGLE-FAMILY RESIDENTIAL	(42.68%) 25.83 AC	END BLOCK BUFFERS	(0.43%) 0.26 AC
TOWNHOUSE RESIDENTIAL	(11.15%) 6.75 AC	DO NO. 2 DRAIN/PATHWAY	(5.52%) 3.34 AC
PUBLIC RIGHT-OF-WAY	(20.24%) 12.25 AC	MISCELLANEOUS LOTS	(0.17%) 0.10 AC
N. PALMER LANE RIGHT-OF-WAY	(1.70%) 1.03 AC		
OPEN SPACE	(24.22%) 14.66 AC		
TOTAL LOTS	278	EXISTING: RUT	PROPOSED: R-5
SINGLE-FAMILY RESIDENTIAL LOTS	173	GRASSLAND DENSITY	4.15
TOWNHOUSE RESIDENTIAL LOTS	78	NET RESIDENTIAL DENSITY	7.70
OPEN SPACE LOTS	27		
LOT DISTRIBUTION	251	LOT AREA DATA	
TOWNHOUSE LOTS	(31.08%) 78	MINIMUM LOT SIZE (SINGLE-FAMILY)	4,200 SF
40' WIDE SINGLE-FAMILY LOTS	(13.95%) 35	MINIMUM LOT SIZE (TOWNHOUSE)	2,800 SF
50' WIDE SINGLE-FAMILY LOTS	(23.90%) 60	AVERAGE LOT SIZE	5,552 SF
60' WIDE SINGLE-FAMILY LOTS	(19.12%) 48		
70' WIDE SINGLE-FAMILY LOTS	(11.95%) 30	SITE AMENITIES	
USEABLE OPEN SPACE	(18.11%) 10.96 AC	SWIMMING POOL FACILITY, PLAYGROUND EQUIPMENT, PICKLEBALL COURT, PICNIC GAZEBO, POND, AND MULTI-USE PATHS	
CENTRAL AMENITY AREA	(5.91%) 3.58 AC		
LINEAR OPEN SPACE	(1.70%) 1.03 AC		
COLLECTOR BUFFERS	(4.36%) 2.64 AC		
POCKET PARK	(0.34%) 0.57 AC		
NEW OPEN SPACE	(1.62%) 0.98 AC		
POLLARD LATERAL PATHWAY	(2.15%) 1.30 AC		
TOWNHOUSE OPEN SPACE	(1.42%) 0.86 AC		



OWNERS OF RECORD	OPEN DOOR RENTALS, LLC 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-9560
DEVELOPER	CHALLENGER DEVELOPMENT, INC 1977 E. OVERLAND ROAD MERIDIAN, IDAHO 83642 PHONE: (208) 288-9560
PLANNER	BECKY MCKAY ENGINEERING SOLUTIONS 1029 N. ROSARIO STREET, STE. 100 MERIDIAN, IDAHO 83642 PHONE: (208) 558-0981 FAX: (208) 558-0941 EMAIL: beekym@engingsol.com
REVISIONS	NO. DESCRIPTION DATE BY
ENGINEERING SOLUTIONS LP	1029 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83642 PHONE: (208) 558-0981 FAX: (208) 558-0941
FOUNTAIN PARK SUBDIVISION	PRELIMINARY PLAT
LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 10, T.4N., R.1W., B.M.	
DATE ISSUED	04/21/2021
PROJECT NO.	191204
DWG. FILE	191204-P-PREL.dwg
SCALE	AS SHOWN
DRAWN BY	KDH
CHECKED BY	BLM
PREL-1	
SHEET 01 OF 03	