

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 17, 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 **October 5, 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:** Langtree Bungalows Subdivision  
Files #'s AZ-21-11 Annexation-Zoning  
DA-21-16 Development Agreement  
PP-21-15 Preliminary Plat  
PR-21-08 Private Street

**Applicant/Representative:** Stephanie Hopkins, KM Engineering, LLP, 5725 N. Discovery Way,  
Boise, ID 83713

**Owner:** Walsh Group

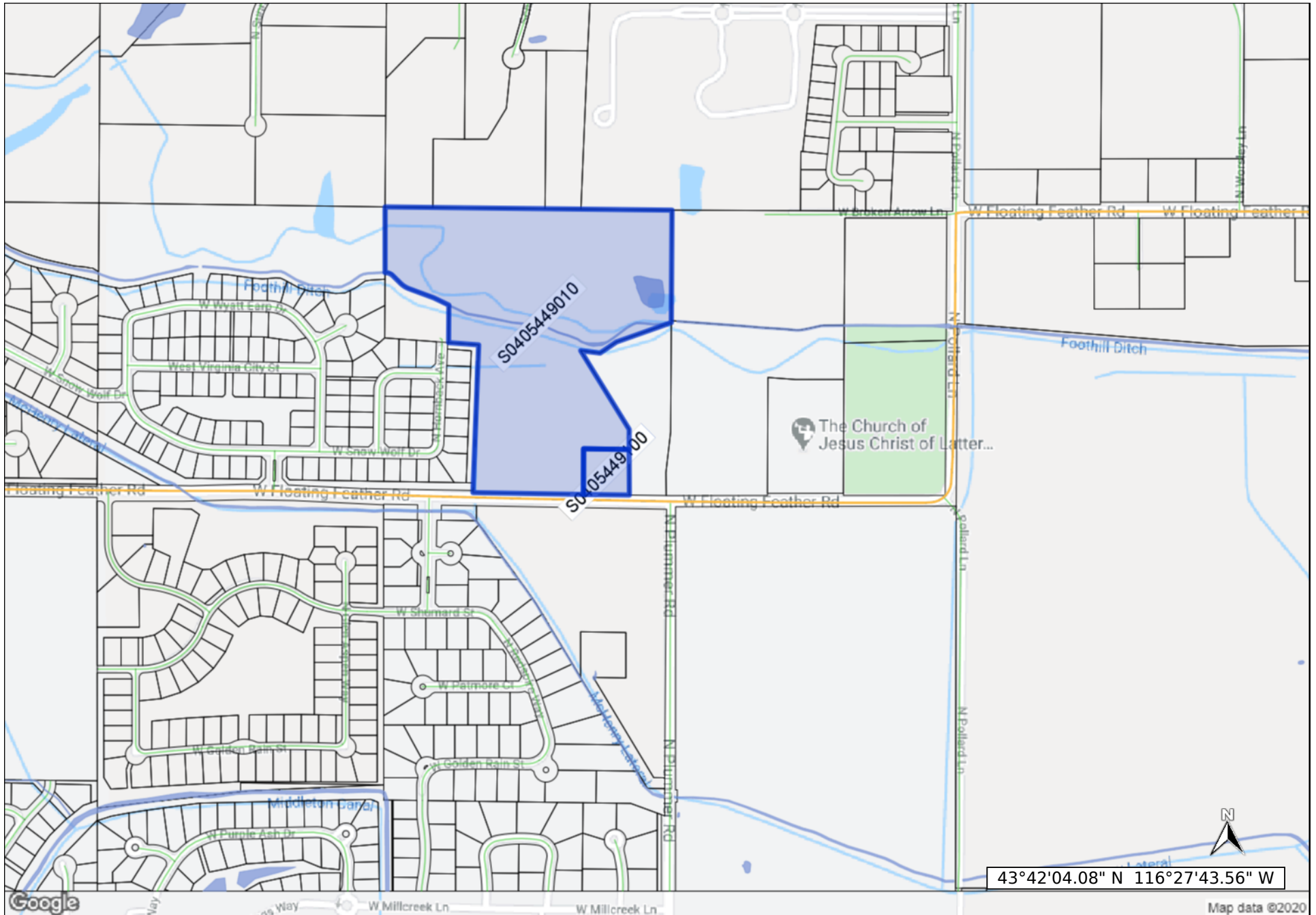
**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat and a Private Street for a proposed residential subdivision consisting of 103 residential lots and 21 common lots/common drive lots. The property is located at 9670 & 10090 W. Floating Feather Road in Star, Idaho, and consists of 27.09 acres with a proposed density of 3.8 dwelling units per acre.

**Property Location:** The subject property is generally located on the north side of W. Floating Feather Road, approximately ¼ mile west of N. Pollard Lane. Ada County Parcel No's. S0405449100 & S0405449010.

**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](mailto: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

# Vicinity Map



May 18, 2021  
Project No.: 20-222

Mr. Shawn Nickel  
City of Star  
Planning & Zoning Department  
10769 West State Street  
Star, ID 83669



LANGTREE  
BUNGALOWS

**RE: Langtree Bungalows – Star, ID  
Annexation and Zoning, and Preliminary Plat Narrative**

Dear Mr. Nickel:

On behalf of the Walsh Group, LLC, we are pleased to submit the attached applications and required supplements for annexation, zoning, development agreement, preliminary plat, private road, and floodplain development review applications for the Langtree Bungalows Subdivision. As part of this application, we also request flexibility be permitted on the front setback to living space for lots within the subdivision. Please accept this letter as our written narrative detailing the proposed project.

***Site Information***

The subject property is approximately 27 acres, is located north of Floating Feather Road, west of Pollard Lane and is currently zoned RUT (Rural-Urban Transition) in Ada County. The Colt Place Subdivision, zoned R-3 (residential) with a Development Agreement (DA) is adjacent to the west; the Schreiner Subdivision and Star Middle School, zoned RUT and R-3 respectively, are located to the north; a proposed subdivision is located to the east; and various subdivisions exist or are in the process of entitlement and construction to the south. We have included an exhibit demonstrating adjacent zoning districts and development on the following page.

***Background Information***

The developer chose this site due to its unique location, and proximity to services, amenities, and existing and proposed subdivisions. We believe the project that we are proposing aligns with the Comprehensive Plan while accommodating surrounding development and providing a valuable residential product not commonly available in Star. In researching this property and preparing the subject proposal we held two neighborhood meetings, participated in a pre-application meeting with City staff and researched adjacent projects and recent approvals. We have also completed a wetlands study, floodplain study and have coordinated with the various agencies and jurisdictions responsible for reviewing development in the area. Through these discussions and research, our preliminary plat has been adapted to accommodate adjacent property owners to the west and north, to meet topographic and environmental conditions and to incorporate various City requirements.



**Comprehensive Plan**

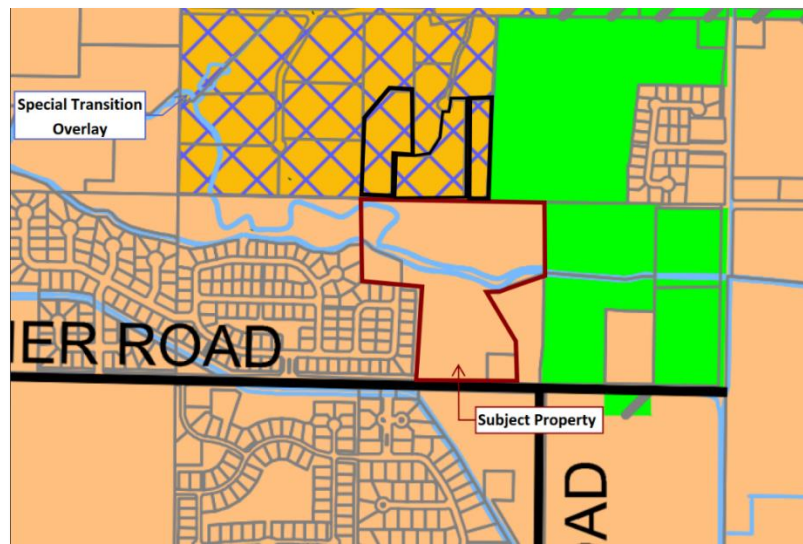
According to the City’s Comprehensive Plan, the future land use designation for this property is *Neighborhood Residential*. The north portion of the property is adjacent to a *Special Transition Overlay Area* within the Schreiner Subdivision.

In an effort to creatively utilize the property while embracing the natural features and existing site constraints, we propose the R-5 (residential) zoning district. Our goal is to develop a premiere age-restricted community to provide options for current and future Star residents, in alignment with *Implementation Policy 15.5* within Star’s Comprehensive Plan. Our proposed zoning designations and enclosed preliminary plat for future development support the intent of the land use designation and the Comprehensive Plan, as further discussed below.



### ***Special Transition Overlay Area***

Approximately 900 linear feet of the subject property's north boundary abuts the City's *Special Transition Overlay Area*. A little over 200 feet of that boundary is the southern property boundary of a developed parcel containing a single-family residence within the Schreiner Subdivision. We propose to observe and fulfill the intent of the special transition overlay area by incorporating approximately 2.7 acres of open space on the west part of the site adjacent to that existing home and property. The other approximately 700 feet abutting the property comprises the southern property lines of two undeveloped parcels within the Schreiner Subdivision. The developer is acquiring these two parcels within the *Special Transition Overlay* zone and plans to use a portion of those parcels as a buffer to the proposed subdivision.



### Annexation and Zoning

As mentioned, the current zoning designation for the project site is RUT in Ada County. We propose to annex and zone the property to the R-5 zoning district to accommodate single-family detached homes within an age-restricted community. This annexation and the zoning district requested is consistent with the intent and goals of the Star City Zoning Ordinance and the Comprehensive Plan.

The proposed project supports *Goal 8.3* within the Comprehensive Plan by providing a product type and housing option that is not widely available in the City of Star. This will help to encourage a diverse community with options available to existing and future residents.

This site is unique given the topography of the area, and the noted wetland and floodplain areas, both of which have been studied as part of this project. In accord with *Goal 9.3* we have made an effort to recognize and protect the natural beauty and resources of the area by preserving and protecting open space within the subdivision. This goal will be further supported with the R-5 district, which will allow for a density that is conducive to clustering homes and caters to the housing product sought after by an older age group.

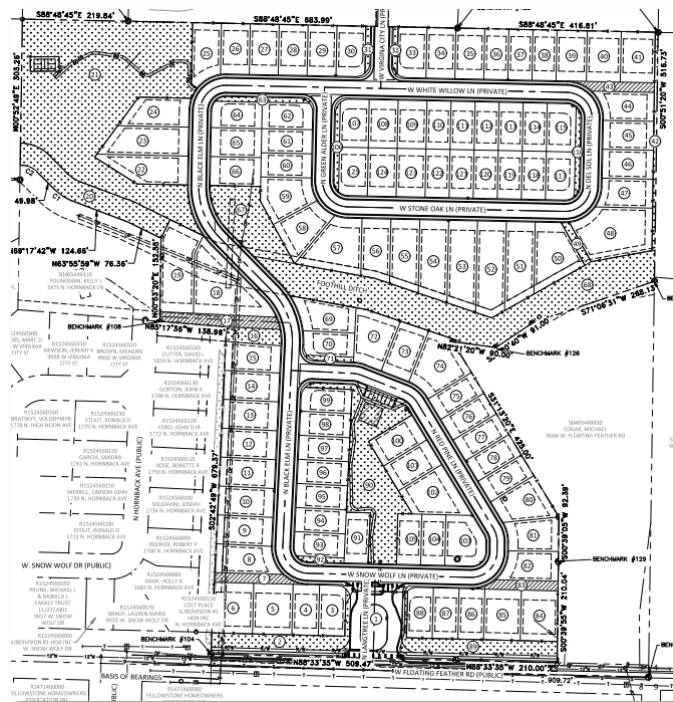
In conjunction with annexation and zoning of the property we propose to enter into a development agreement to guide future development of the site. A development agreement will not only support the design and standards the City of Star would like to see in this area, but will also provide a foundation for the type of community that best serves this large age group of homeowners.

As part of the development agreement, we request a waiver to the front setback to living space. Typically, the R-5 district requires a 15' setback from living space, however, we propose a 10' setback from living space to allow for flexibility to accommodate a specific housing product type. This waiver will allow the homes proposed for the community to adhere to the front driveway setback while placing the living space closer to the sidewalk and streets. This orientation provides a pedestrian-oriented and walkable feel for the community with easily manageable front yards (fully maintained by the HOA). This footprint and product style has worked well in other communities designed by the developer and is highly sought-after by the demographic being targeted.

**Preliminary Plat**

As noted, the subject request includes a preliminary plat for the approximately 27 acres comprising the Langtree Bungalows Subdivision boundary. Overall, 103 buildable lots, 17 common lots, 4 common driveway lots, and 1 lot for the private roadway are proposed for 125 lots total.

The average lot size is 6,841 square feet, with a minimum lot size of 5,202 square feet in accord with R-5 code requirements. The gross density of the project is 3.80 du/acre which is below the maximum density permitted in the R-5 district.



In accord with City code, this subdivision will utilize City services upon annexation. Water and sewer will be extended from Floating Feather north via the proposed entrance to Langtree Bungalows. As the project progresses, we will work with the remaining public utilities to ensure that adequate services are provided.

**Open Space and Amenities**

Overall, this development contains approximately 4.43 acres, or 16.53%, open space exceeding the City's requirement of 15% total open space and 10% useable open space. In accord with City Code, a landscape buffer is being provided along Floating Feather.

A central park has been included as a focal point and gathering place for residents with a clubhouse and ancillary parking. Pedestrian walkways are included within the central open space and throughout the development to allow for interconnectivity and easy access to amenities. In addition, there will be a pickleball court, internal walkways and green space located in the north part of the development.

In accord with the City of Star's request, we have included a 6-foot easement on our east boundary to allow for extension of a walkway from Floating Feather to Star Middle School. In addition, we have been coordinating with the irrigation district to determine whether we will be able to place a pathway within their easement along the Foothill Ditch that bisects the property and hope to include that amenity should it be permitted. The developer also plans to include a walking path within the 2.7-acre open space at the northwest part of the site to provide an active and natural amenity for future residents.

All common space will be owned and maintained by the homeowners' association.



### **Project Phasing**

We propose to construct the proposed preliminary plat in two phases, as depicted on the enclosed phasing exhibit.

The first phase will include construction of the proposed primary access point, Langtree Lane, as well as 46 single-family residential lots, 5 common lots and 3 common driveway lots. The first phase was configured to facilitate development of land closest to Floating Feather frontage and to accommodate extending services available to the site. Phase 2 includes the remainder of the single-family homes proposed, with 57 buildable lots and 11 common lots. Phase 2 includes over 4 acres of open space including a large open space area on the west part of the site, preserved open space adjacent to the Foothill Ditch, a pathway to a planned subdivision to the

east and a pathway lot along the eastern border of the Langtree Bungalows Subdivisions to be dedicated to the City.

### ***Access and Connectivity***

The primary entrance for the subdivision will be a full access point via Floating Feather Road and will extend through the Langtree Bungalows Subdivision. We have coordinated with the property owner to the east to facilitate an emergency access via a common driveway for the first phase of development. We have also included a stub street to the north to act as an emergency access for the Fire Department for the northern half of the development. Otherwise, no vehicular connections are proposed to adjacent subdivisions or residences.

### ***Private Street & Gated Entry***

In lieu of a public roadway, we propose to include a private roadway within the community along with a functioning gate at the main entrance. The developer wishes to include private streets to emphasize the unique community feel and exclusivity of the Langtree Bungalows Subdivision. In speaking with adjacent neighbors, it was also understood that there is no desire for connectivity or stub streets to surrounding communities. As such, private streets internal to the subdivision presented a viable solution.

The private street will provide access and frontage for 103 single-family residences; 6 lots will take access via common driveways as depicted on the preliminary plat.

We believe the age-restricted community will best function with a private street and that a gate will enhance safety and security for future residents. The community will benefit from this design as it will decrease potential cut-through traffic by creating a clear path of travel for residents and visitors of the Langtree Bungalows Subdivision. This design will also adhere to adjacent neighbors' requests to minimize and prevent traffic entering existing neighborhoods.

Roadways will be improved to ACHD's standards and will be coordinated with the City to ensure we are meeting all requirements. A private street and common driveway maintenance agreement will be included within the CC&Rs for the development to ensure the roadway is managed appropriately and repaired as necessary.

### ***Fire Department Emergency Access***

Per the Fire Department's request, we plan to include two points for emergency access within the project site. One point of access will be located near the southeast part of the site and will connect via a common driveway (Lot 8, Block 2) to a road planned within the adjacent property (Parcel No. S0405449930). This point of access will serve as the secondary emergency access for the first phase of development. The second emergency access proposed will be via a stub street at the north part of the property. Details regarding connection and requirements for this access point need to be determined, however, the intent is for this point of access to serve the second phase of development for the subdivision.

### ***Floodplain Study***

Unstudied floodplain crosses a portion of the northeast part of the property according to the existing FEMA FIRM panel 160236. In accord with City Code and FEMA requirements, we hired a consultant to study the area to determine a base flood elevation for the property. Ms. Angie Michaels, P.E., with Engineering with a Mission, LLC, has since finished the study and submitted the information to FEMA on March 29, 2021. Ultimately, she recommended that the Floodzone A be removed for this portion of the Foothill Ditch based on her findings. Her full report is enclosed with this application for reference. The previous and recommended base flood elevation



have been indicated on our preliminary plat. We will continue to coordinate with the City and FEMA to complete any requirements associated with the floodplain study.

### ***Irrigation Districts***

The Foothill Ditch bisects the property and a drainage ditch is located on the west boundary of the site. The Foothill Ditch is maintained by the Farmers Union Ditch Company, the Middleton Irrigation Association Incorporated, and the Middleton Mill Ditch Company. The drainage ditch is maintained by the Middleton Irrigation Association and the Middleton Mill Ditch Company. We will continue to coordinate with the irrigation companies to ensure their standards are being met throughout the project's duration.

As requested by the application checklist, the following information reflects the contact information for the irrigation districts associated with or adjacent to this project to the best of our knowledge:

- Middleton Irrigation Association Incorporated: PO Box 848, Middleton, Idaho 83644
- Middleton Mill Ditch Company: PO Box 848, Middleton, Idaho 83644
- Farmers Union Ditch Company: 10389 West Beacon Light Road, Star, Idaho 83669

### ***Housing Style and Similar Projects Completed***

Our flagship 55+ active adult subdivision, the Village Bungalows, is located in Meridian, Idaho with 74 single-family homes on a 12-acre site. Our luxury homes are mostly single-level craftsman style homes with front porches, extra wide hallways, 9-10 foot ceilings, roll-in showers, fireplaces and a butler's pantry. Our community features a clubhouse with a full kitchen, fitness center and yoga room, a central park and walking paths. We designed this neighborhood with community connection in mind and a focus on maintenance-free lifestyle with all yard, snow removal and sprinkler maintenance covered by HOA. Attached to this application as an exhibit are exterior renderings of single-family homes that have been constructed in other communities the developer has completed.



***Conclusion***

We believe that the proposed annexation, zoning and preliminary plat as conditioned, will complement surrounding uses, fulfill the intent of the Comprehensive Plan, and provide a unique housing opportunity in this beautiful part of Star.

We appreciate the time you and other staff members have spent to help us understand the steps needed to accomplish this project. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,  
KM Engineering, LLP



Stephanie Hopkins  
Land Planner

cc: Walsh Group, LLC.



## 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: Walsh Group  
Applicant Address: P.O. Box 1297, Eagle, Idaho Zip: 83616  
Phone: 208.329.5715 Email: kelli@walshgrp.com

Owner Name: Bryan & Marie Pecht  
Owner Address: 10090 West Floating Feather Road, Star, Idaho Zip: 83669  
Phone: 208.639.6939 Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Stephanie Hopkins Firm Name: KM Engineering, LLP.  
Address: 5725 North Discovery Way, Boise, Idaho Zip: 83713  
Phone: 208.639.6939 Email: shopkins@kmengllp.com

### Property Information:

Subdivision Name: Langtree Bungalows  
Site Location: 9670 & 10090 West Floating Feather Road, Star, Idaho  
Approved Zoning Designation of Site: RUT  
Parcel Number(s): S0405449100 & S0S405449010

### Zoning Designations:

|               | Zoning Designation | Comp Plan Designation                          | Land Use                                      |
|---------------|--------------------|--|---|
| Existing      | RUT                | Neighborhood Residential                       | Single-family Residence                       |
| Proposed      | R-4                | Neighborhood Residential                       | Single-family Residential Subdivision         |
| North of site | RUT                | Rural Residential with Transition Overlay      | Single-family residences & Star Middle School |
| South of site | RUT                | Neighborhood Residential                       | Single-family residences                      |
| East of site  | RUT                | Neighborhood Residential & Existing Public Use | Single-family residences                      |
| West of site  | R-3-DA             | Neighborhood Residential                       | Single-family residential subdivision         |

**SITE DATA:**

Total Acreage of Site - +/- 27 acres  
Breakdown of Acreage of Land in Contiguous Ownership - +/- 27 acres  
Total Acreage of Site in Special Flood Hazard Area - TBD  
Dwelling Units per Gross Acre - 3.8 du/acre  
Minimum Lot Size - 5,202 Square Feet  
Minimum Lot Width - 50'

Total Number of Lots - 125  
Residential - 103  
Commercial - 0  
Industrial - 0  
Common - 17 Common Driveway - 4

Total Number of Units - 103  
Single-family - 103  
Duplex - 0  
Multi-family - 0

Percent of Site and Total Acreage of Common Area - 16.35 % / 4.43 acres  
Percent of Common Space to be used for drainage - TBD  
Describe Common Space Areas (amenities, landscaping, structures, etc.) - \_\_\_\_\_  
Central common open space area with clubhouse, pickleball court, linear open space adjacent to  
the Foothill Ditch, 6' common lot on east for City pathway, ~3.5 acre open space at NW of site  
Proposed Dedicated Lots & Acreage (school, parks, etc): 6' common lot to be dedicated to City  
for pathway to Star Middle School

Public Streets - 0 Private Streets - Throughout subdivision  
Describe Pedestrian Walkways (location, width, material) - Paved pedestrian walkways included along  
proposed private street section, working with Irrigation District to place pathway adjacent to ditch, City pathway on east  
Describe Bike Paths (location, width, material) - n/a

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

Total Acreage of Site in Special Flood Hazard Area - TBD - Flood study recommends removal of floodplain

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.: 16001C0130J  
FIRM effective date(s): mm/dd/year 5.18.2021  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone A - unstudied  
Base Flood Elevation(s): AE     .0 ft., etc.: 2507.7 ft - Zone A

Flood Study Completed - See Prelim Plat

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 Water District  
 Irrigation Water- Foothill Ditch  
 Sanitary Sewer- Star Sewer District  
 Fire Protection - Star Fire District  
 Schools - Star Middle School, Star High School, Star Elementary School  
 Roads - West Floating Feather will serve as primary frontage, ACHD owned and maintained  
Internal roads proposed to be private, will be maintained by HOA

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

Areas of Critical Environmental Concern - No Floodplain - Yes, information provided herein.  
 Evidence of Erosion - No Fish Habitat - No  
 Historical Assets - No Mature Trees - Yes, mitigation tbd.  
 Riparian Vegetation - No 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<br>(√) | Description  | Staff<br>(√) |
|------------------|--|--------------|
| 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. <b>(Please contact the City for addresses &amp; labels)</b><br>(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 <b>original</b> 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. Middleton Irrigation Association & Middleton Mill Ditch Company  |  |
| 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)   |  |
| x     | 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 <b>design and location</b> 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)</u> 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. |  |
| noted | 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.  |  |
| noted | 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.**

Stephanie Hopkins  
Applicant/Representative Signature

5.18.2021  
Date

April 26, 2021  
Project No. 20-222  
Legal Description

**Exhibit A**

A parcel of land being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southeast corner of said Section 5, which bears S88°33'35"E a distance of 2,642.52 feet from a found aluminum cap marking the South 1/4 corner of said Section 5, thence following the easterly line of said Section 5, N00°51'20"E a distance of 821.00 feet to the easterly boundary of a parcel of land as described in Quitclaim Deed per Instrument No. 2016-044292 and being the **POINT OF BEGINNING**.

Thence leaving said easterly line and following said Quitclaim Deed boundary line the following five (5) courses:

1. S71°06'31"W a distance of 268.13 feet;
2. S56°20'40"W a distance of 91.00 feet;
3. N82°21'20"W a distance of 90.00 feet;
4. S31°13'20"E a distance of 425.00 feet;
5. S00°39'40"W a distance of 92.44 feet to the Northeast corner of a parcel of land as described in Quitclaim Deed per Instrument No. 111003774;

Thence leaving said boundary line as described in Quitclaim Deed per Instrument No. 2016-044292 and following the boundary line described said Quitclaim Deed per Instrument No. 111003774 the following two (2) courses:

1. S00°39'40"W a distance of 210.00 feet;
2. N88°33'35"W a distance of 210.00 feet to said boundary line as described in Quitclaim Deed per Instrument No. 2016-044292;

Thence leaving said boundary line as described in Quitclaim Deed per Instrument No. 111003774 and following said boundary line described in Quitclaim Deed per Instrument No. 2016-044292 the following twelve (12) courses:

1. N88°33'35"W a distance of 509.47 feet;
2. N02°42'49"E a distance of 679.37 feet;
3. N85°17'36"W a distance of 138.96 feet;
4. N00°53'37"E a distance of 172.56 feet;
5. N63°55'59"W a distance of 76.37 feet;
6. N69°17'42"W a distance of 124.66 feet;
7. 44.16 feet along the arc of a circular curve to the right, said curve having a radius of 112.58 feet, a delta angle of 22°28'33", a chord bearing of N56°22'27"W and a chord distance of 43.88 feet;
8. N45°08'07"W a distance of 49.96 feet;
9. 39.31 feet along the arc of a circular curve to the left, said curve having a radius of 46.53 feet, a delta angle of 48°24'09", a chord bearing of N68°14'39"W and a chord distance of 38.15 feet;
10. N00°52'49"E a distance of 303.26 feet to the Southeast corner of Star Acres Subdivision (Book 29 of Plats, Page 1,822);

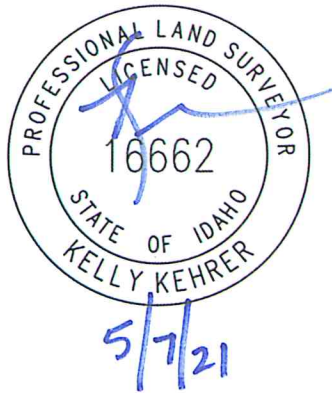


11. S88°48'45"E a distance of 1320.64 feet to a found 5/8-inch rebar marking the South 1/16 corner on the easterly line of said Section 5;
12. S00°51'20"W a distance of 516.73 feet to the **POINT OF BEGINNING**.

Said parcel contains 27.095 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, record of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





STAR ACRES  
SUBDIVISION

S88°48'45"E 1320.64'

S 1/16 CORNER  
SECTION 5

QUITCLAIM DEED INST. No.  
2016-044292

POINT OF BEGINNING

S00°51'20"W 516.73'

N00°51'20"E 821.00'

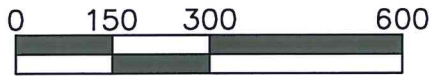
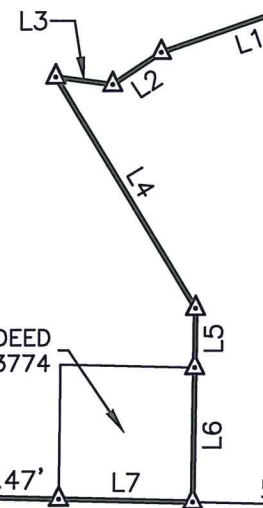
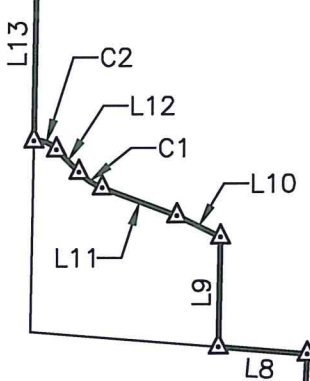
QUITCLAIM DEED  
INST. No. 111003774

N02°42'49"E 679.37'

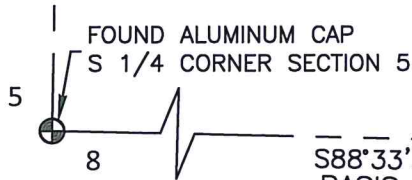
N88°33'35"W 509.47'

S88°33'35"E 2642.52'  
BASIS OF BEARINGS  
W. Floating Feather Rd.

POINT OF COMMENCEMENT  
FOUND ALUMINUM CAP  
SE CORNER SECTION 5



Plan Scale



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

DATE: 5/7/2021

PROJECT: 20-222

SHEET:  
1 OF 2







### EXHIBIT B LANGTREE BUNGALOWS

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S71°06'31"W | 268.13   |
| L2         | S56°20'40"W | 91.00    |
| L3         | N82°21'20"W | 90.00    |
| L4         | S31°13'20"E | 425.00   |
| L5         | S0°39'40"W  | 92.44    |
| L6         | S0°39'40"W  | 210.00   |
| L7         | N88°33'35"W | 210.00   |
| L8         | N85°17'36"W | 138.96   |
| L9         | N0°53'37"E  | 172.56   |
| L10        | N63°55'59"W | 76.37    |
| L11        | N69°17'42"W | 124.66   |
| L12        | N45°08'07"W | 49.96    |
| L13        | N0°52'49"E  | 303.26   |

| CURVE TABLE |         |        |           |             |        |
|-------------|---------|--------|-----------|-------------|--------|
| CURVE       | RADIUS  | LENGTH | DELTA     | CHORD BRG   | CHORD  |
| C1          | 112.58' | 44.16' | 22°28'33" | N56°22'27"W | 43.88' |
| C2          | 46.53'  | 39.31' | 48°24'09" | N68°14'39"W | 38.15' |

### LEGEND

-  FOUND ALUMINUM CAP
-  FOUND 5/8-INCH REBAR
-  CALCULATED POINT
-  SECTION LINE
-  SUBJECT PARCEL BOUNDARY
-  PARCEL LINE



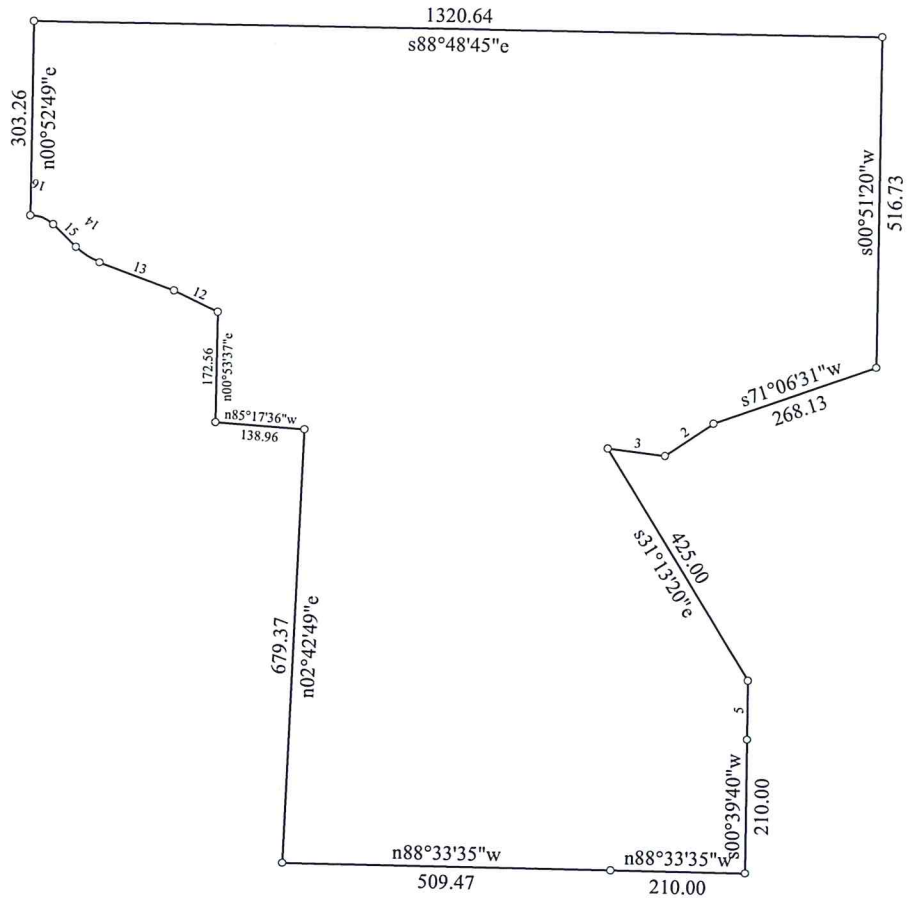
DATE: 5/7/2021

PROJECT: 20-222

SHEET:  
2 OF 2

## EXHIBIT B LANGTREE BUNGALOWS

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO



|  |                                  |                                 |
|--|----------------------------------|---------------------------------|
| Title:   |                                  | Date: 05-07-2021                |
| Scale: 1 inch = 300 feet   | File:                            |                                 |
| Tract 1: 27.095 Acres: 1180277 Sq Feet: Closure = n55.5342w 0.01 Feet: Precision = 1/479780: Perimeter = 5362 Feet |                                  |                                 |
| 001=s71.0631w 268.13   | 008=n88.3335w 509.47             | 015=n45.0807w 49.96             |
| 002=s56.2040w 91.00  | 009=n02.4249e 679.37             | 016: Lt, R=46.53, Delta=48.2409 |
| 003=n82.2120w 90.00  | 010=n85.1736w 138.96             | Bng=n68.1439w, Chd=38.15        |
| 004=s31.1320e 425.00   | 011=n00.5337e 172.56             | 017=n00.5249e 303.26            |
| 005=s00.3940w 92.44  | 012=n63.5559w 76.37              | 018=s88.4845e 1320.64           |
| 006=s00.3940w 210.00   | 013=n69.1742w 124.66             | 019=s00.5120w 516.73            |
| 007=n88.3335w 210.00   | 014: Rt, R=112.58, Delta=22.2833 |                                 |
|  | Bng=n56.2227w, Chd=43.88         |                                 |



# LANGTREE BUNGALOWS SUBDIVISION

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 5, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

## PRELIMINARY PLAT

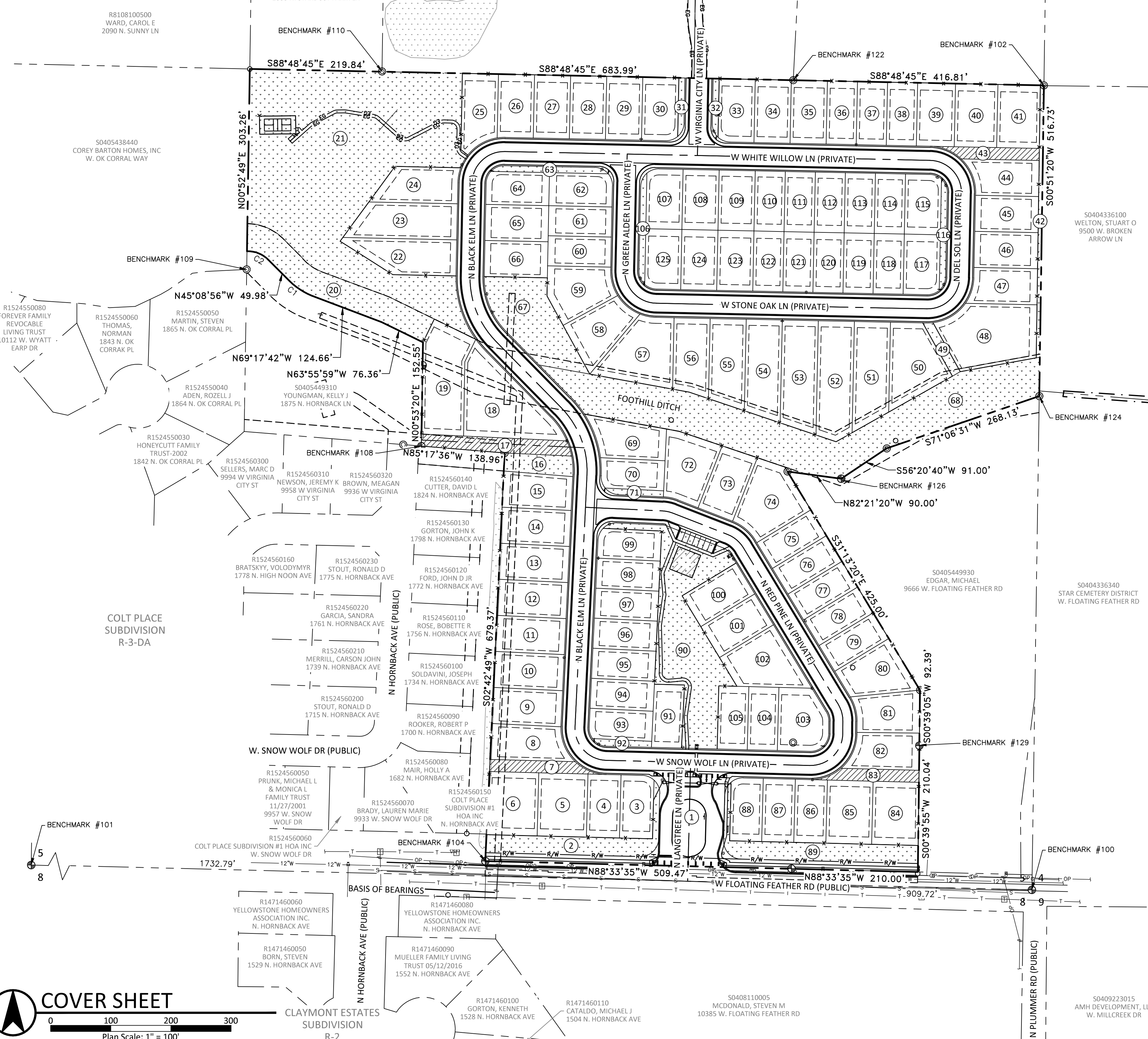
MAY 2021



Digitally signed by Joe Pachner, P.E.  
Date: 2021.05.18  
11:42:25 -06'00'

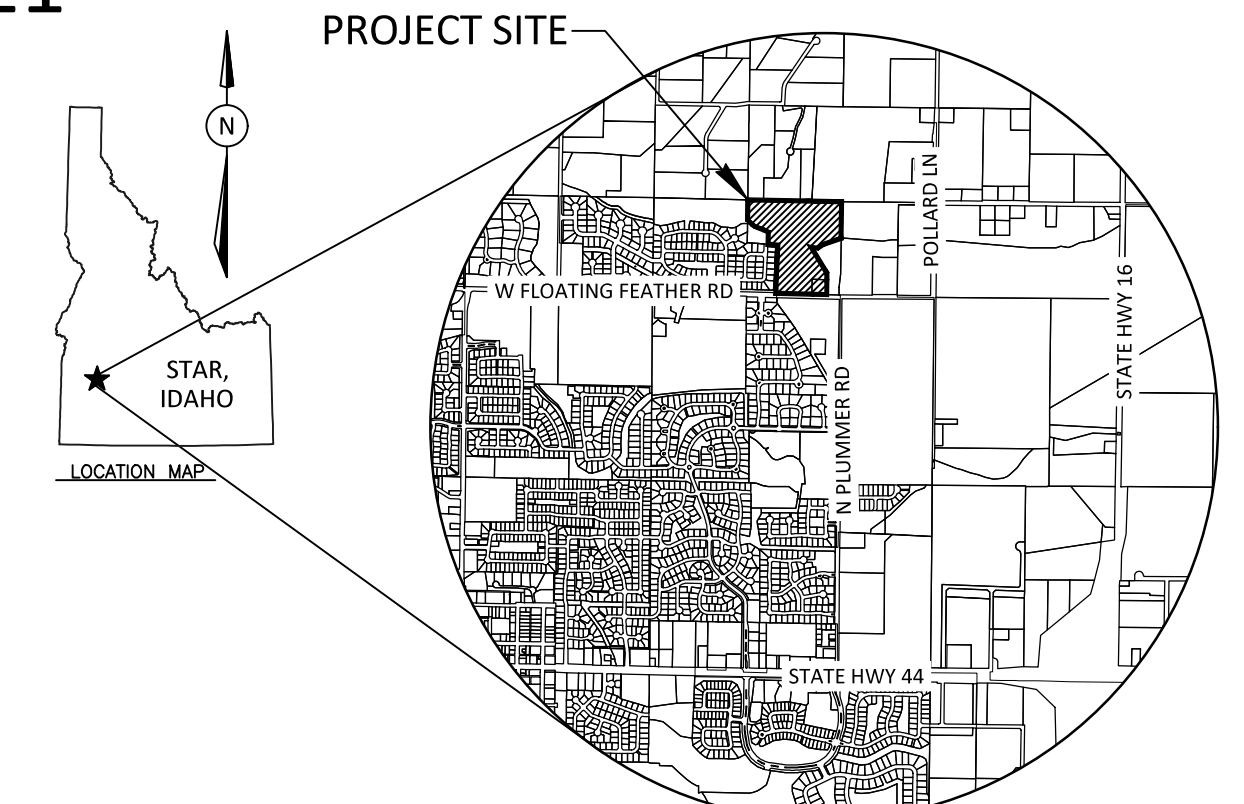
| BENCHMARK    |             |             |              |           |              |
|--------------|-------------|-------------|--------------|-----------|--------------|
| POINT NUMBER | POINT STYLE | NORTHING    | EASTING      | ELEVATION | DESCRIPTION  |
| 100          | ⊕           | 744174.0460 | 2433411.7090 | 2487.668' | ALUMINUM CAP |
| 101          | ⊕           | 744240.4630 | 2430770.0250 | 2475.362' | ALUMINUM CAP |
| 102          | ⊕           | 745511.6010 | 2433431.7310 | 2518.713  | 5/8" REBAR   |
| 104          | ⊕           | 744221.9640 | 2432502.9370 | 2479.054  | ALUMINUM CAP |
| 108          | ⊕           | 745046.3550 | 2432398.7400 | 2491.809  | 5/8" REBAR   |
| 109          | ⊕           | 745205.6570 | 2432106.1610 | 2493.104  | 5/8" REBAR   |
| 110          | ⊕           | 745534.8550 | 2432331.2460 | 2507.491  | 5/8" REBAR   |
| 122          | ⊕           | 745520.3320 | 2433014.9650 | 2519.607  | 5/8" REBAR   |
| 124          | ⊕           | 744995.0280 | 2433424.0590 | 2507.079  | 5/8" REBAR   |
| 126          | ⊕           | 744857.6710 | 2433094.6360 | 2495.434  | ALUMINUM CAP |
| 129          | ⊕           | 744413.8490 | 2433224.5860 | 2488.646  | ALUMINUM CAP |

| CURVE TABLE |         |        |           |             |        |
|-------------|---------|--------|-----------|-------------|--------|
| CURVE       | RADIUS  | LENGTH | DELTA     | CHORD BRG   | CHORD  |
| C1          | 112.58' | 44.14' | 22°27'55" | N56°21'49"W | 43.86' |
| C2          | 46.53'  | 39.31' | 48°24'09" | N68°14'39"W | 38.15' |



### PRELIMINARY PLAT NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY AND THE FARMER'S UNION DITCH CO. LTD. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID CANAL COMPANIES.
- ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- ALL REAR LOT LINES CONTAIN A 12.00 FOOT WIDE EASEMENT, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
- LOTS 2, 17, 20, 21, 31, 32, 42, 48, 62, 66, 67, 70, 88, 89, 91, 105, AND 115 BLOCK 1 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOT 1, BLOCK 1 IS A COMMON LOT WHICH WILL CONTAIN THE PRIVATE ROADWAY FOR THE SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.



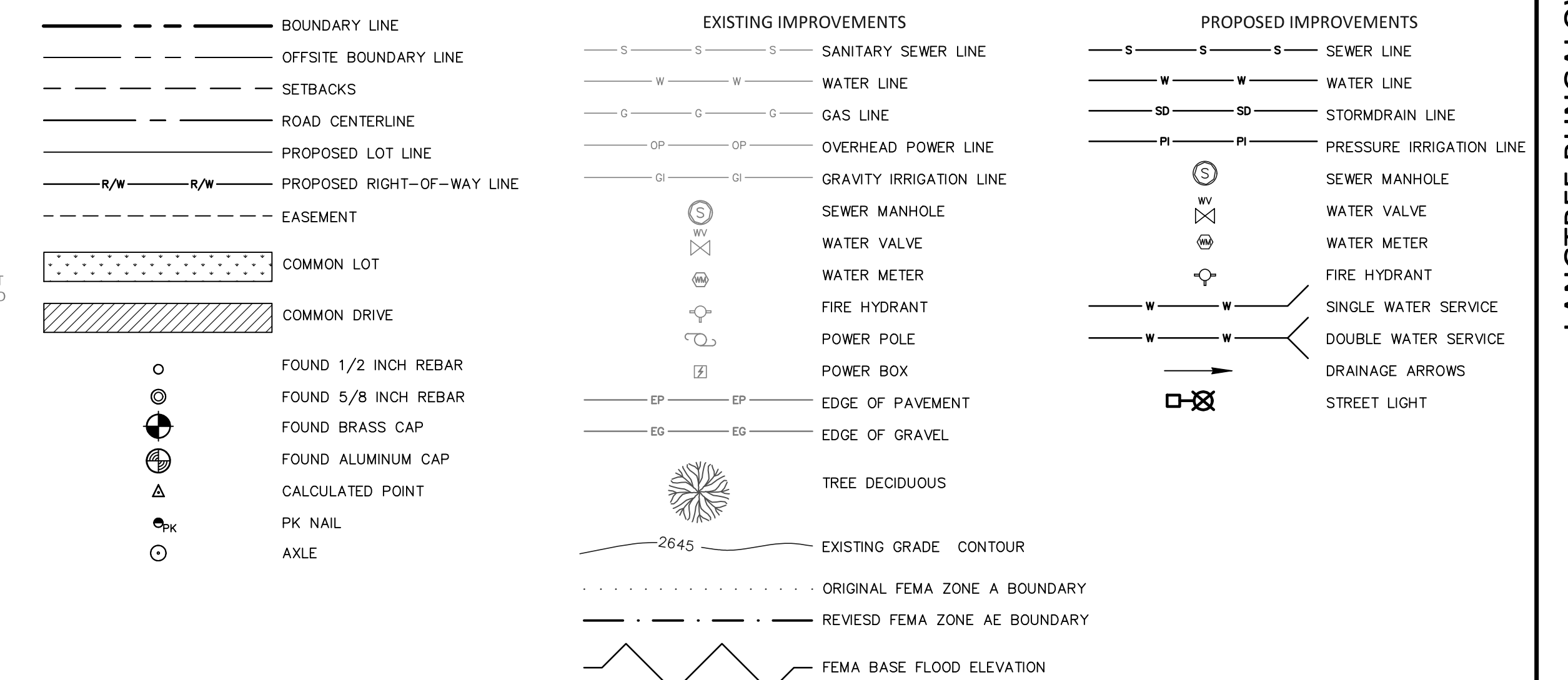
### PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF STAR PURSUANT TO THE INFRASTRUCTURE AGREEMENT. 8" WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF STAR. THE PROPERTY WILL BE SERVED BY THE CONNECTION TO N. HORNBACK AVE THROUGH BLACK ELM LN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS.
- STORM DRAINAGE FROM THE ROADWAYS AND LOTS WILL BE COLLECTED IN ROADSIDE CURBS AND GUTTER AND ROUTED TO PONDS IN THE COMMON AREAS SHOWN ON THE PLAN. THE PONDS SHOULD BE DESIGNED TO MEET THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF STAR'S REQUIREMENTS. THE STORM DRAINAGE FACILITIES SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- THE PRESSURE AND GRAVITY IRRIGATION IMPROVEMENTS SHOWN ARE PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
- FIBER AND DRY UTILITIES TO BE INSTALLED GENERALLY ADJACENT TO STREET RIGHT-OF-WAY.

### PRELIMINARY PLAT DATA

| SITE DATA                      |                                    |
|--------------------------------|------------------------------------|
| PROPOSED ZONING                | R-5                                |
| COMPREHENSIVE PLAN DESIGNATION | SINGLE FAMILY HOUSING              |
| AREA CALCULATIONS              |                                    |
| TOTAL R-5 AREA                 | 27.10 ACRES                        |
| RESIDENTIAL BUILDABLE LOT AREA | 16.18 ACRES                        |
| COMMON AREA                    | 5.66 ACRES                         |
| COMMON DRIVE AREA              | 0.34 ACRES                         |
| ROAD AREA                      | 4.69 ACRES                         |
| W. FLOATING FEATHER RD R.O.W.  | 0.23 ACRES                         |
| TOTAL AREA OF SITE             | 27.10 ACRES                        |
| OVERALL LOT DATA               |                                    |
| TOTAL LOTS                     | 125                                |
| R-5 ZONING                     |                                    |
| SINGLE FAMILY RESIDENTIAL LOTS | 103                                |
| COMMON LOTS                    | 17                                 |
| COMMON DRIVE LOTS              | 4                                  |
| ROADWAY LOTS                   | 1                                  |
| MINIMUM PROPERTY SIZE          |                                    |
| AVERAGE PROPERTY SIZE          | 5,202 SQ. FT.<br>6,841 SQ. FT.     |
| GROSS DENSITY                  |                                    |
| NET DENSITY                    | 3.80 UNITS/ACRE<br>6.37 UNITS/ACRE |

### LEGEND



### INDEX OF DRAWINGS

| SHEET NO. | SHEET TITLE      | SHEET DESCRIPTION |
|-----------|------------------|-------------------|
| PP 1.0    | PRELIMINARY PLAT | COVER SHEET       |

### LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

### CONTACT INFORMATION

| APPLICANT  | ENGINEERING & SURVEYING CONSULTANT   |
|--|--|
| WALSH GROUP, LLC.<br>5725 NORTH DISCOVERY WAY<br>BOISE, IDAHO 83713<br>PHONE: (208) 639-6939<br>FAX: (208) 639-6930<br>CONTACT: DAVID ZUBIZARETA, P.E.<br>JOE PACHNER, P.E.<br>EMAIL: dzubizareta@kmengrp.com<br>joe@kmengrp.com | KM ENGINEERING, LLP<br>5725 NORTH DISCOVERY WAY<br>BOISE, IDAHO 83713<br>PHONE: (208) 639-6939<br>FAX: (208) 639-6930<br>CONTACT: DAVID ZUBIZARETA, P.E.<br>JOE PACHNER, P.E.<br>EMAIL: dzubizareta@kmengrp.com<br>joe@kmengrp.com |

### SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.



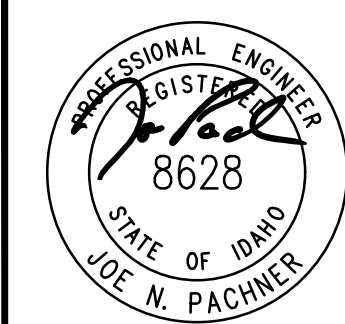
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LANGTREE BUNGALOWS SUBDIVISION  
STAR, IDAHO  
PRELIMINARY PLAT  
COVER SHEET



|             |         |
|-------------|---------|
| DESIGN BY:  | JNP     |
| DRAWN BY:   | DMZ     |
| CHECKED BY: | JNP     |
| DATE:       | 5/18/21 |
| PROJECT:    | 20-222  |





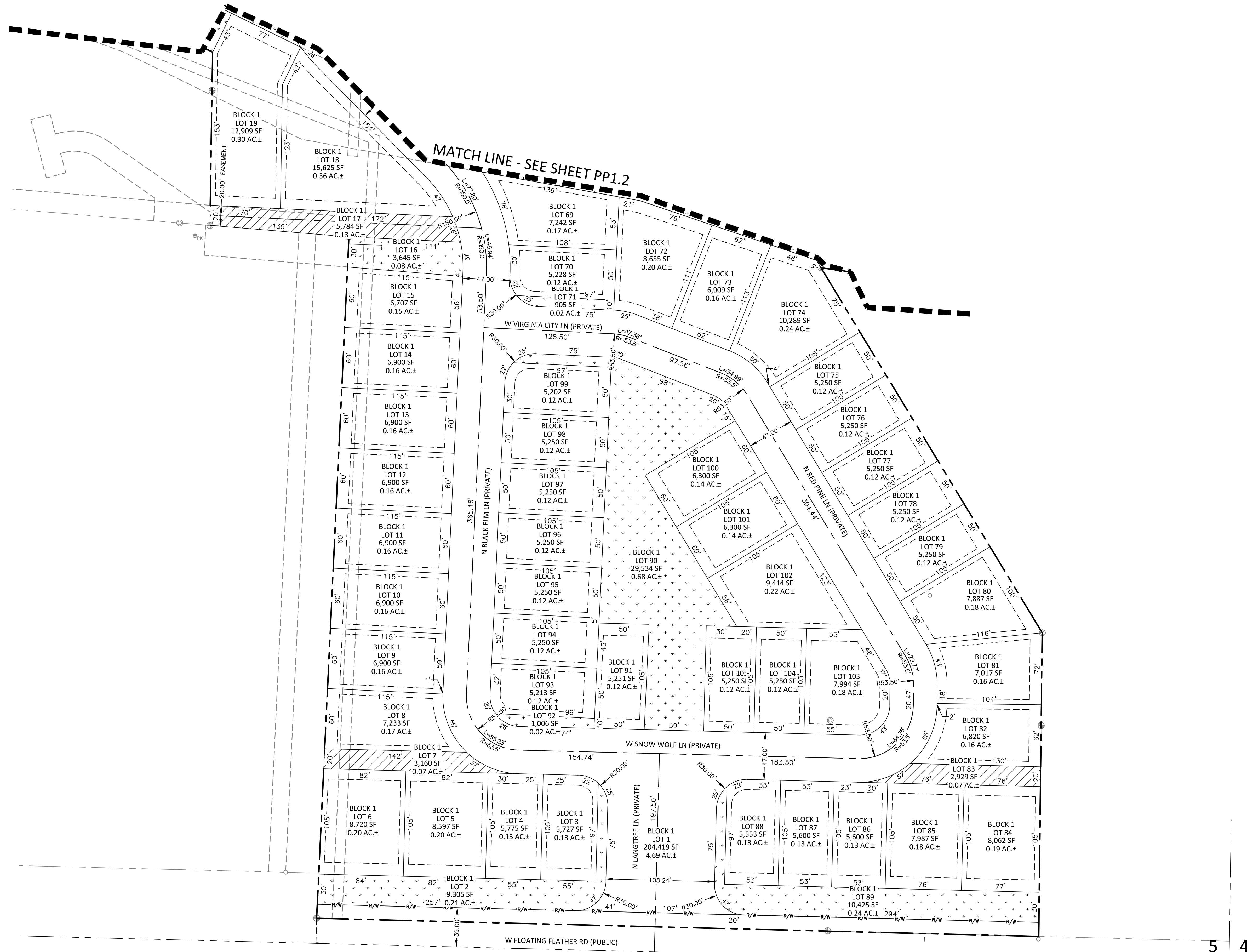
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**LANGTREE BUNGALOWS SUBDIVISION**  
**STAR, IDAHO**  
 PRELIMINARY PLAT  
 LOT DIMENSIONS  
 PHASE 1 - SOUTH



|             |         |
|-------------|---------|
| DESIGN BY:  | JNP     |
| DRAWN BY:   | DMZ     |
| CHECKED BY: | JNP     |
| DATE:       | 5/18/21 |
| PROJECT:    | 20-222  |

SHEET NO.  
PP 1.1



**DIMENSIONAL STANDARDS PER ADA COUNTY CODE**

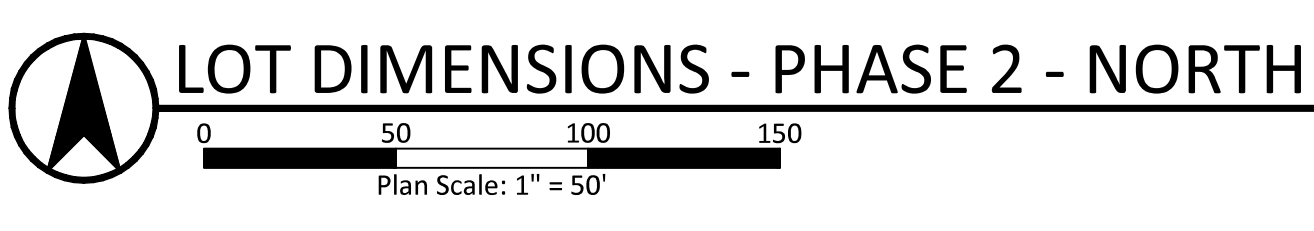
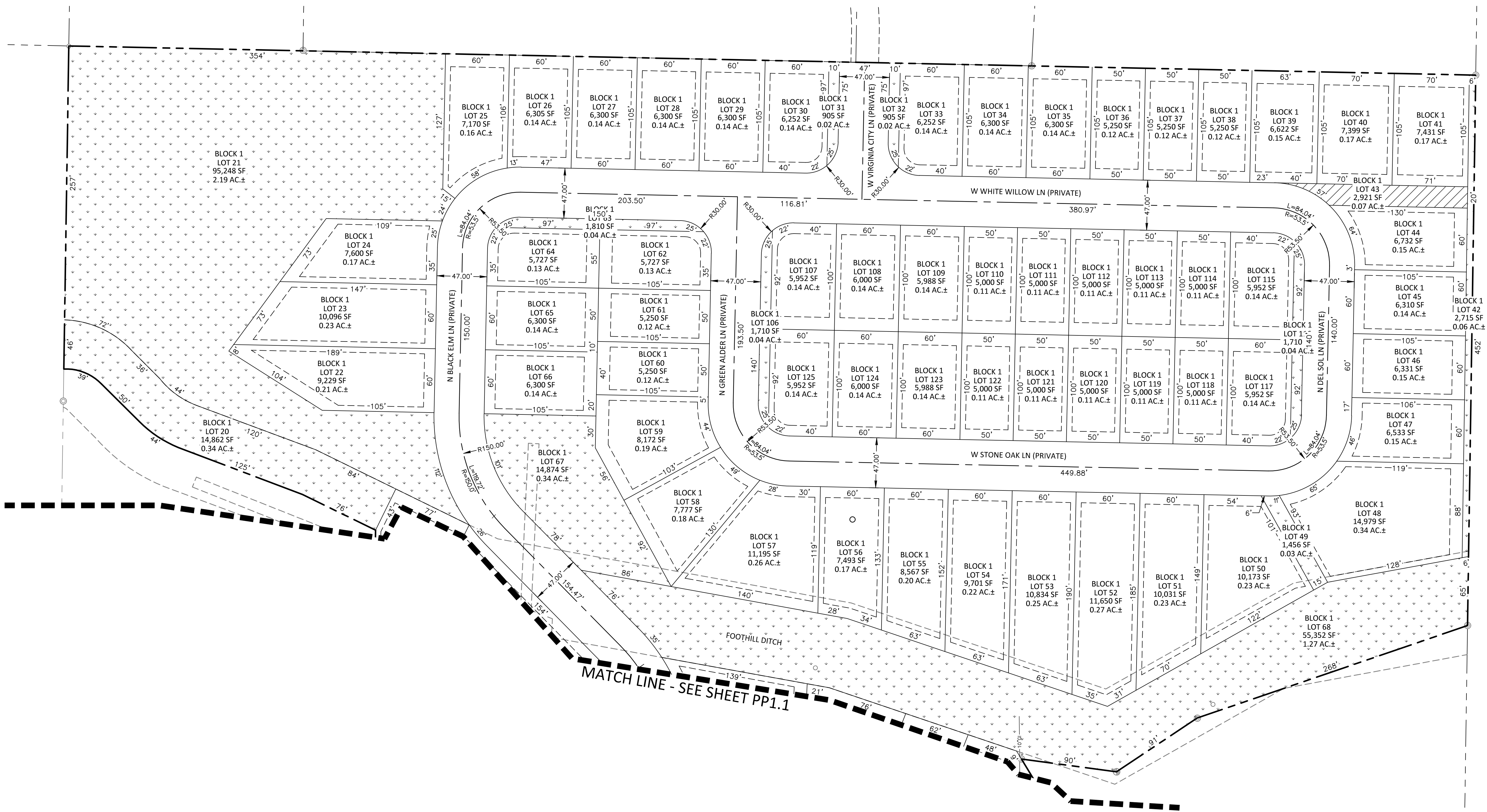
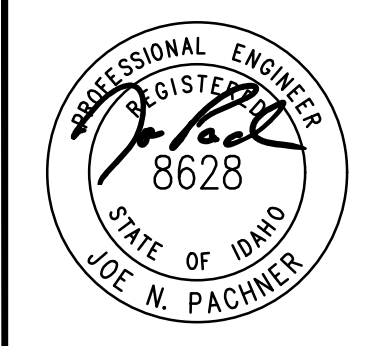
- FRONT (TO FACE OF GARAGE) ..... 20'
- FRONT (TO LIVABLE SPACE) ..... 10'
- INTERIOR SIDE ..... 5'
- STREET SIDE ..... 20'
- REAR ..... 15'
- MAXIMUM BUILDING HEIGHT ..... 35'

5 4  
8 9

**LOT DIMENSIONS - PHASE 1 - SOUTH**

Plan Scale: 1" = 50'

P:\20-222\20-222\20-222 PRELIMINARY\20-222 PRELIMINARY.DWG, DAVID DURBIN, 5/18/21, DWG TO PDF, PLOT, 11:58 AM



**DIMENSIONAL STANDARDS PER ADA COUNTY CODE**

|                           |     |
|---------------------------|-----|
| FRONT (TO FACE OF GARAGE) | 20' |
| FRONT (TO LIVABLE SPACE)  | 10' |
| INTERIOR SIDE             | 5'  |
| STREET SIDE               | 20' |
| REAR                      | 15' |
| MAXIMUM BUILDING HEIGHT   | 35' |

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
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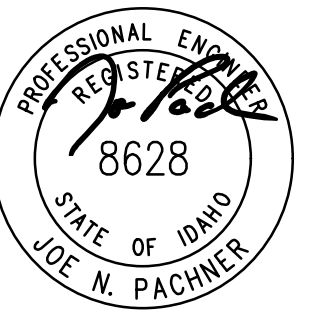
**LANGTREE BUNGALOWS SUBDIVISION**  
**STAR, IDAHO**  
**PRELIMINARY PLAT**  
**LOT DIMENSIONS**  
**PHASE 2 - NORTH**

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmeng@p.com

DESIGN BY: JNP  
DRAWN BY: DMZ  
CHECKED BY: JNP  
DATE: 5/18/21  
PROJECT: 20-222  
SHEET NO.  
**PP 1.2**

P:\20-222\20-222\PRELIMINARY\20-222 PP LAYOUT DIMENSIONS DWG.DWG DAVID DURBIN\20-222 PP LAYOUT DIMENSIONS DWG.DWG TO PDF.PDF



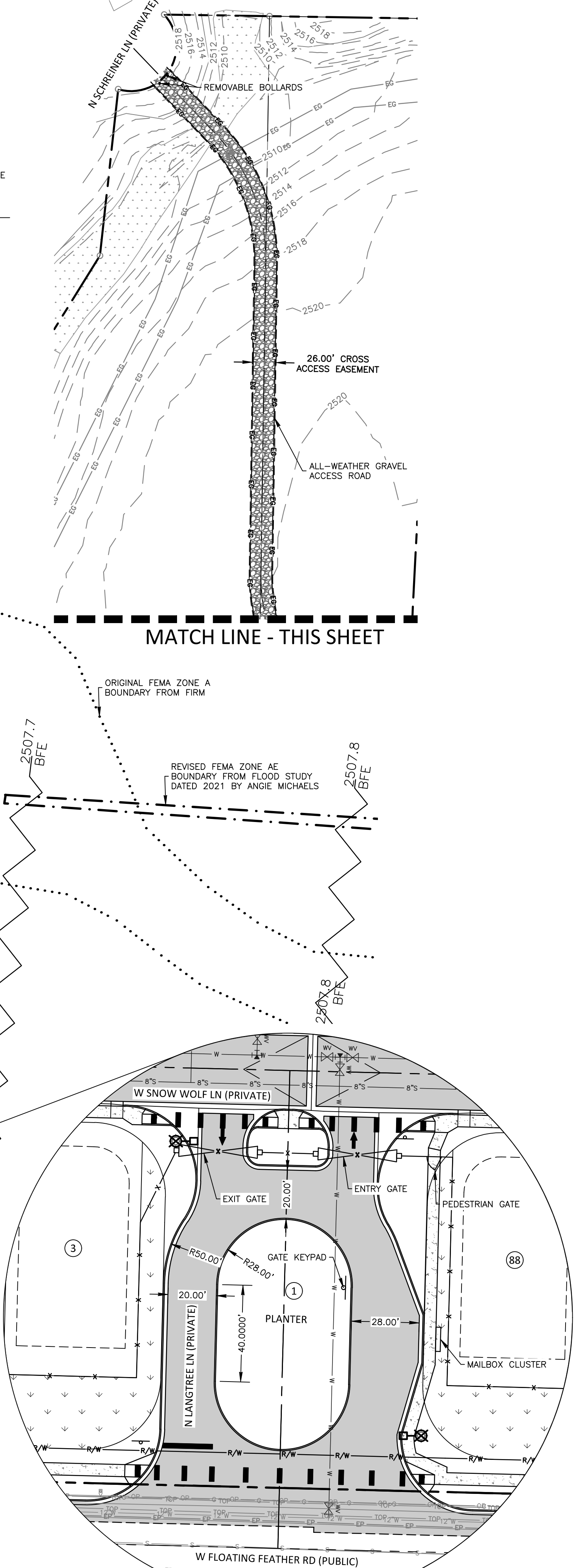
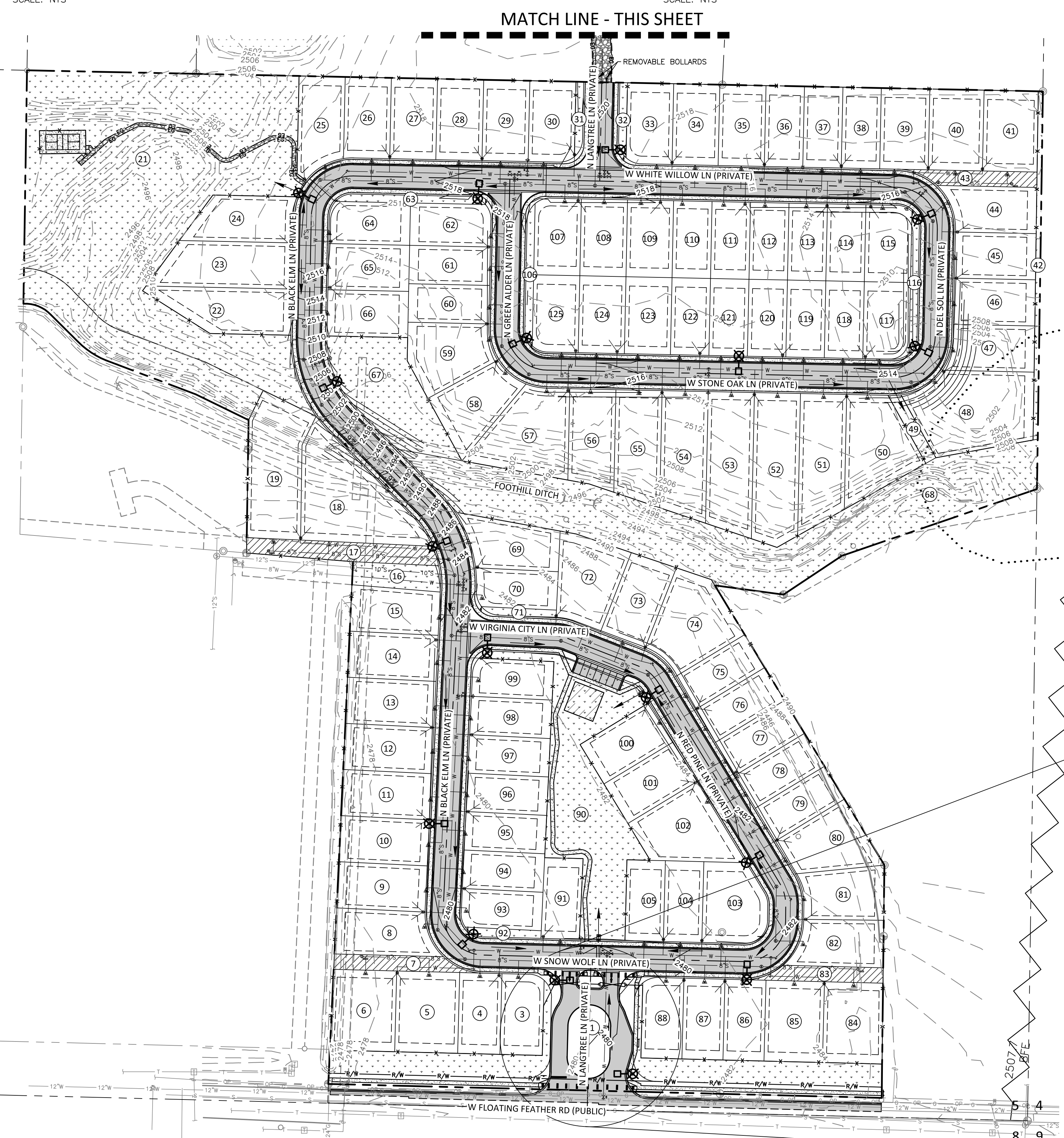
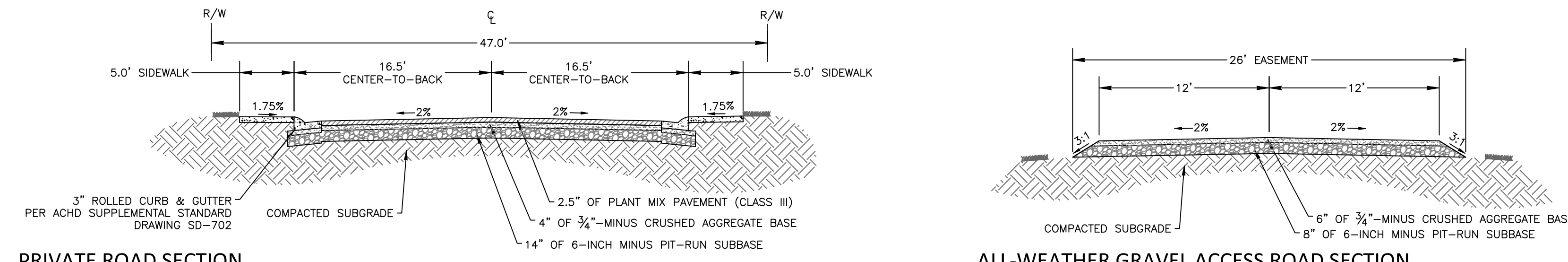


| LEGEND                |                               |
|-----------------------|-------------------------------|
|                       | BOUNDARY LINE                 |
|                       | OFFSITE BOUNDARY LINE         |
|                       | SETBACKS                      |
|                       | ROAD CENTERLINE               |
|                       | PROPOSED LOT LINE             |
|                       | PROPOSED RIGHT-OF-WAY LINE    |
|                       | EASEMENT                      |
|                       | COMMON AREA LOT               |
|                       | FOUND 1/2 INCH REBAR          |
|                       | FOUND 5/8 INCH REBAR          |
|                       | FOUND BRASS CAP               |
|                       | FOUND ALUMINUM CAP            |
|                       | CALCULATED POINT              |
|                       | PK NAIL                       |
|                       | AXLE                          |
|                       | WETLAND AREA                  |
| EXISTING IMPROVEMENTS |                               |
|                       | SANITARY SEWER LINE           |
|                       | WATER LINE                    |
|                       | GAS LINE                      |
|                       | OVERHEAD POWER LINE           |
|                       | GRAVITY IRRIGATION LINE       |
|                       | SEWER MANHOLE                 |
|                       | WATER VALVE                   |
|                       | WATER METER                   |
|                       | FIRE HYDRANT                  |
|                       | POWER POLE                    |
|                       | POWER BOX                     |
|                       | EDGE OF PAVEMENT              |
|                       | EDGE OF GRAVEL                |
|                       | TREE DECIDUOUS                |
|                       | EXISTING GRADE CONTOUR        |
|                       | ORIGINAL FEMA ZONE A BOUNDARY |
|                       | REVISED FEMA ZONE AE BOUNDARY |
|                       | FEMA BASE FLOOD ELEVATION     |
| PROPOSED IMPROVEMENTS |                               |
|                       | SEWER LINE                    |
|                       | WATER LINE                    |
|                       | STORMDRAIN LINE               |
|                       | PRESSURE IRRIGATION LINE      |
|                       | SEWER MANHOLE                 |
|                       | WATER VALVE                   |
|                       | WATER METER                   |
|                       | FIRE HYDRANT                  |
|                       | SINGLE WATER SERVICE          |
|                       | DOUBLE WATER SERVICE          |
|                       | DRAINAGE ARROWS               |
|                       | STREET LIGHT                  |
|                       | FENCE                         |
|                       | LIFT GATE                     |

- NOTES**
- DOMESTIC AND FIRE PROTECTION WATER SERVICE WILL BE PROVIDED BY STAR SEWER AND WATER. AN 8" WATER MAIN WILL BE CONNECTED TO THE EXISTING 12" MAIN ON W FLOATING FEATHER RD. AND THE WATER MAIN EXTENDING FROM COLT PLACE SUBDIVISION.
  - WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
  - ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY MINIMUM STANDARDS INCLUDING SEPARATION FROM SANITARY SEWER LINES AND STORM WATER INFILTRATION SWALES.
  - ALL STREETS SHALL BE PRIVATE. ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH ACHD STANDARDS, AT A MINIMUM. SEE THE PRELIMINARY ROADWAY CROSS-SECTION ON THIS SHEET. ALL STREETS WILL HAVE A POSTED SPEED LIMIT OF 15 MPH.
  - STORM DRAINAGE FROM THE PUBLIC ROAD SHALL BE COLLECTED IN PONDS LOCATED IN THE COMMON LOTS AS INDICATED.
  - SANITARY SEWER, WATER, AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
  - PROPERTY IS WITHIN THE MIDDLETON IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE IRRIGATION TO ALL BUILDING AND COMMON AREA LOTS. LOCATION AND SIZE OF THE PRESSURE IRRIGATION SYSTEM WILL BE DETERMINED DURING FINAL DESIGN.
  - THE UTILITY AND GRADING AND DRAINAGE SHOWN ON THIS PLAN IS CONCEPTUAL AND SUBJECT TO MODIFICATION THROUGH FINAL DESIGN AND CONSTRUCTION.
  - STREET LIGHTING SHALL CONFORM TO THE CITY OF STAR'S STREETLIGHT STANDARDS/DARK SKY ORDINANCE.

**UTILITIES**

|              |                           |
|--------------|---------------------------|
| WATER:       | STAR SEWER AND WATER      |
| SEWER:       | STAR SEWER AND WATER      |
| POWER:       | IDAHO POWER COMPANY       |
| NATURAL GAS: | INTERMOUNTAIN GAS COMPANY |
| TELEPHONE:   | CTC TELECOM, INC          |
| IRRIGATION:  | MIDDLETON DITCH COMPANY   |



**REVISIONS**

| NO. | DATE | ITEM |
|-----|------|------|
|     |      |      |
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|     |      |      |
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**LANGTREE BUNGALOWS SUBDIVISION**  
STAR, IDAHO

**PRELIMINARY PLAT**  
PRELIMINARY ENGINEERING