

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
Kevan Wheelock
David Hershey

September 7, 2022

**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 at a future date.

Application: Naismith Commons Subdivision
Files #'s AZ-22-10 Annexation/Zoning
DA-22-11 Development Agreement
PP-22-15 Preliminary Plat

Representative: Wendy Shrief, J-U-B Engineers

Owner: Beacon Crossing, LLC

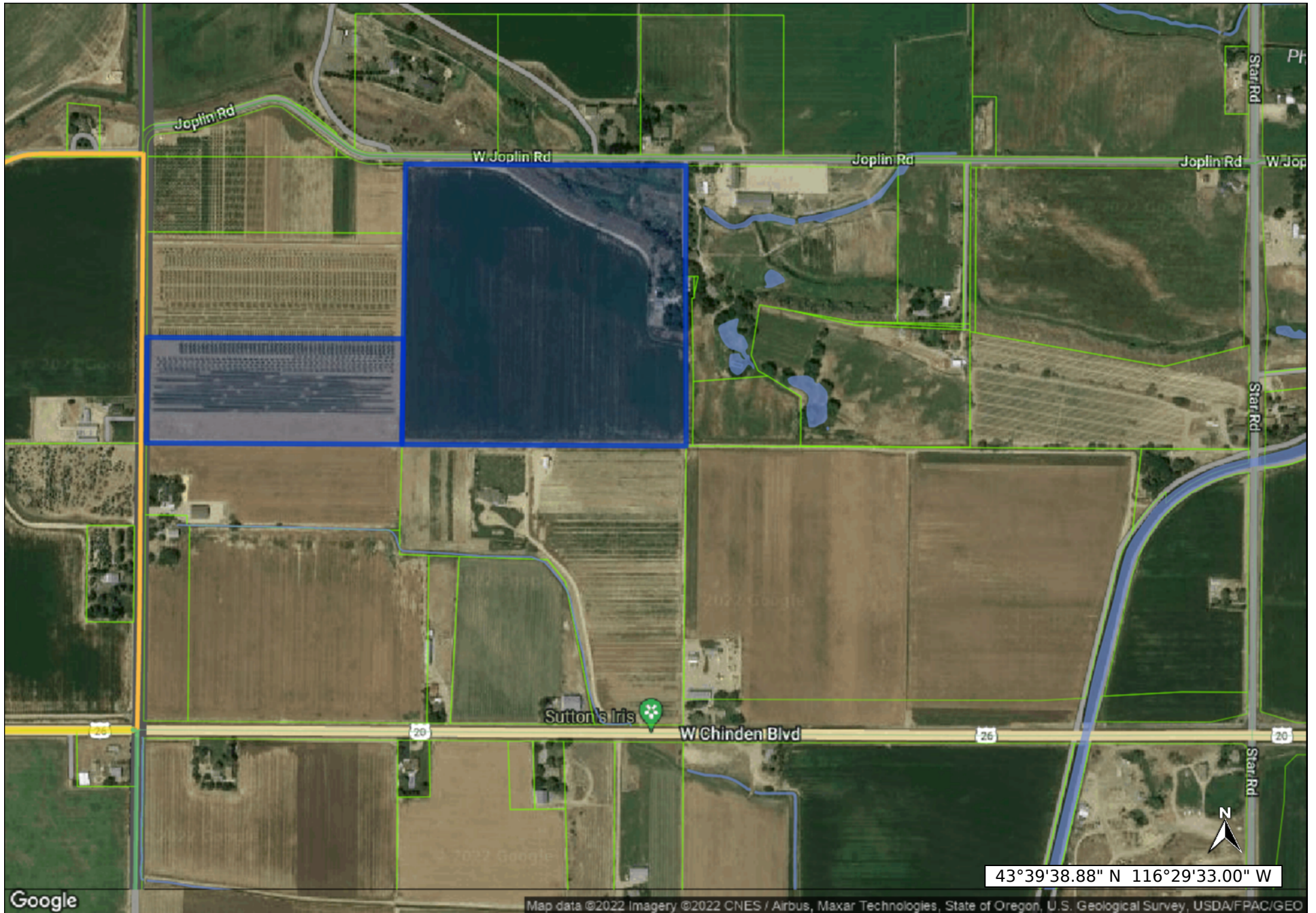
Action: The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 208 residential lots and 26 common lots. The property is located at 8895 W. Joplin Road in Star, Idaho, and consists of 52.54 acres with a proposed density of 3.96 dwelling units per acre.

Property Location: The subject property is generally located near the southeast corner of W. Joplin Road and N. Can Ada Road. Ada County Parcel No's. S0419314950 & S0419325800.

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 **within 30 days of the date of this transmittal**, 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





J-U-B ENGINEERS, INC.

May 17, 2022

City of Star
Planning and Zoning
10769 W. State Street
Star, ID 83669

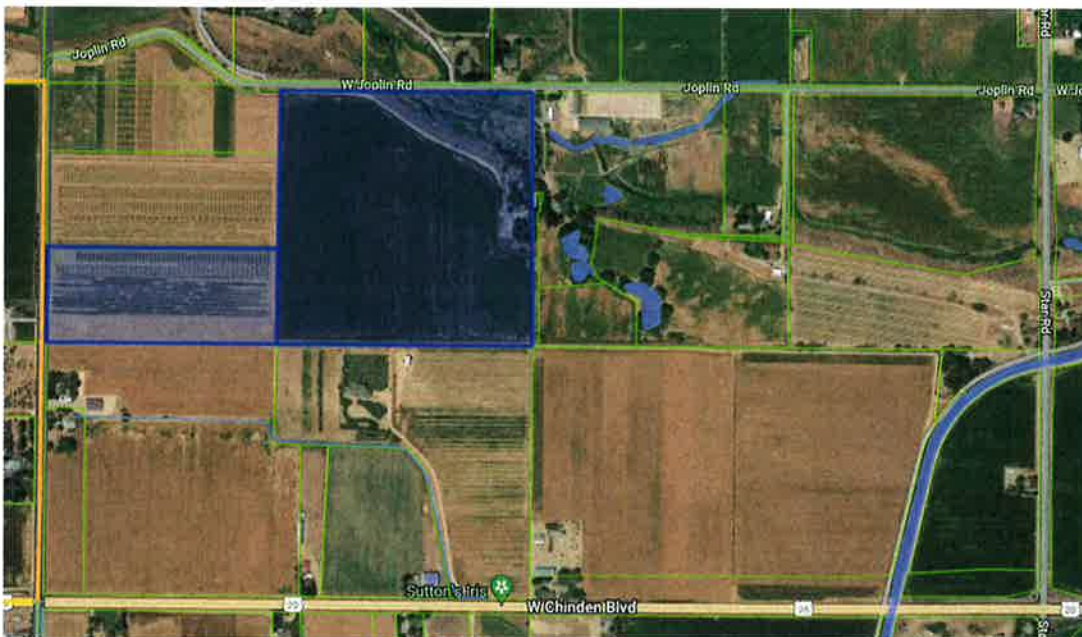
Re: Naismith Commons Subdivision | Annexation Rezone & Preliminary Plat Applications

Dear Staff and Council:

We are pleased to submit the enclosed applications associated with the Preliminary Plat for Naismith Commons Subdivision. JUB Engineering is representing the owner/developer, Beacon Crossing LLC, for this application.

Project Background

Naismith Commons Subdivision is a 52.54-acre single-family residential development located west of N. Can Ada Road and south of W. Joplin Road. The following applications will allow for an R-4 residential development consisting of 208 residential lots, 23 common lots, and three shared driveway lots. The average lot size will be 6,827 Sq.Sf., with the smallest lot being 6,550 Sq.Sf. The residential gross density is 3.96 DU/AC. The percentage of open space is 15.4 or 8.08 acres. Currently, the subject parcel is located in Ada County with an RUT zoning designation. Naismith Commons Subdivision will be developed in one phase.



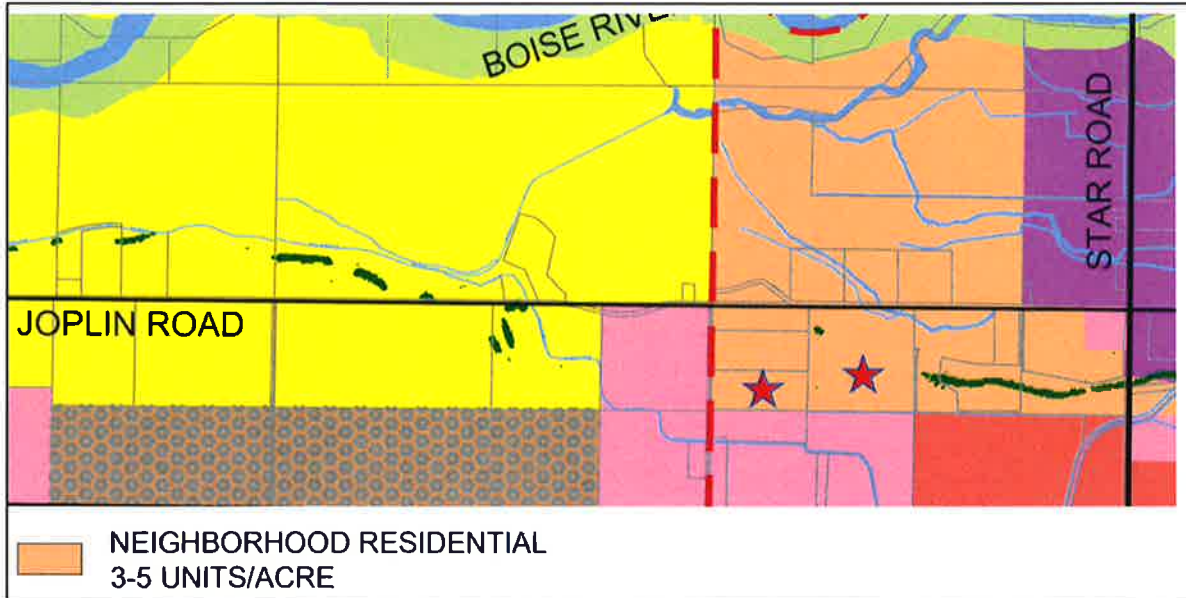
Vicinity Map, properties highlighted in blue



J-U-B ENGINEERS, INC.

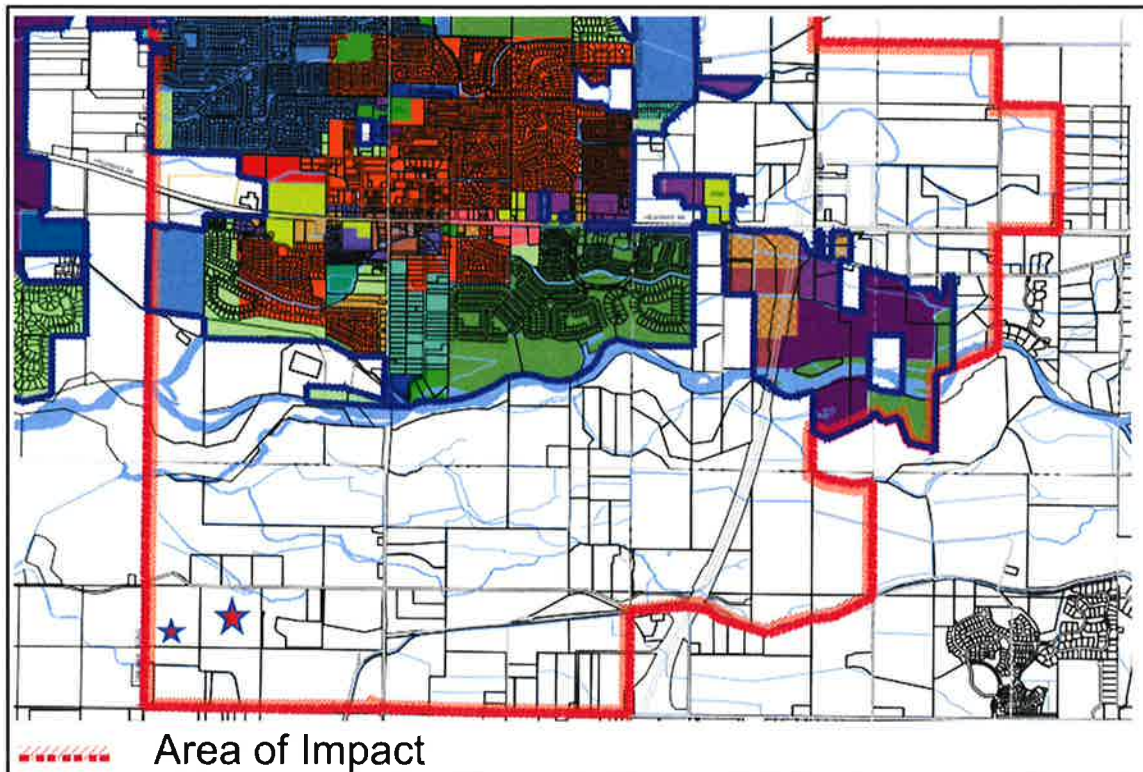
Comprehensive Plan & Zoning Map:

Both parcels have a Comprehensive Plan Land Use Map Designation of Neighborhood Residential which allows 3.01 to 5 units per acre, encouraging urban style development densities to limit urban sprawl, which is outlined in the City of Star's Comprehensive Plan. The proposed development is in conformance with the Comprehensive Plan and Land Use Map.



Comprehensive Plan Land Use Map

Both parcels are located within the City of Star's Area of Impact.



City of Star Zoning Map



J-U-B ENGINEERS, INC.

Public facilities and services will be provided by the following agencies:

Sewer: Star Sewer and Water

Water: Star Sewer and Water

Irrigation: Pioneer Irrigation District

Electric: Idaho Power

Fire: Middleton & Star Fire Districts

Schools: School District No. 2

Highway District: Ada County Highway District

Streets:

At full build out there will be two points of access to the development, W. Jopin Road and N. Can Ada Road. Public streets will be constructed to provide internal access throughout the development. The roadways will be designed to discourage through traffic between W. Jopin Road and N. Can Ada Road. Please refer to the preliminary plat for design details.

Flood Zone:

The two parcels are located in flood Zone X with a FEMA FIRM panel number 16001C0120J, effective date 06/19/2020. There are no special on-site features that will require enhanced mitigation or protection.

Design Concept:

Naismith Commons Subdivision will provide the City of Star with various upscale housing types that will encourage future quality development. The overall density and variety of lot sizes will also be consistent with the Comprehensive Plan and zoning requirements. The preliminary plat submitted shows the location of anticipated uses, but the specific home size, location, and orientation will be finalized as part of the final plat approval.

Landscaping and Amenities:

Naismith Commons Subdivision will be beautifully landscaped with trees and other plant material. Block 7 Lot 1 will be naturalscape and covered in a native dryland seed mix. A majority of the existing trees on this lot will remain.

Applications

As discussed during the pre-application meeting with city staff, the required applications include a Annexation and Rezone Application and a Preliminary Plat Application.

Preliminary Plat:

The proposed preliminary plat consists of 234 residential lots, 23 common lots, and three common shared driveway lots. The average lot size will be 6,827 Sq.Sf., with the smallest lot being 6,550 Sq.Sf. The residential gross density is 3.96 DU/AC. The percentage of open space is 15.4 or 8.08 acres.

Annexation & Rezone Application:

The applicant proposes annexation of approximately 52.54 acres currently zoned RUT in Ada County. We are requesting R-4 Residential zoning. The property is located within the City of Star's Area of Impact and the proposed zoning is compatible with the existing Neighborhood Residential Comprehensive Plan designation.



J-U-B ENGINEERS, INC.

We appreciate the opportunity to present these applications to the Planning and Zoning. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at wshrief@jub.com or by phone at 208-376-7330

Sincerely,

A handwritten signature in blue ink, appearing to read "W Shrief", is written over the typed name.

Wendy Shrief, AICP

J-U-B ENGINEERS, Inc.



ANNEXATION & ZONING - REZONE 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

Applicant Name: Wendy Shrief / JUB Engineers
Applicant Address: 2760 W Excursion Ln. Ste 400 Meridian, ID Zip: 83642
Phone: 208-376-7330 Email: wshrief@jub.com

Owner Name: Beacon Crossing, LLC
Owner Address: 839 S. Bridgeway Place, Eagle, ID Zip: 83616
Phone: 208-377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):
Contact: Wendy Shrief Firm Name: J-U-B Engineers
Address: 2760 W Excursion Ln. Meridian, ID Zip: 83642
Phone: 208-376-7330 Email: wshrief@jub.com

Property Information:

Site Address: 8895 W Joplin Rd. Meridian, ID Parcel Number: S0419314950 & S0419325800
Total Acreage of Site: 52.54
Total Acreage of Site in Special Flood Hazard Area: N/A
Proposed Zoning Designation of Site: N/A

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	RUT	Farm Land
Proposed	R-4	Neighborhood Residential	Single-Family Residential
North of site	RUT	Neighborhood Residential	Farm Land
South of site	RUT	Mixed Use	Farm Land
East of site	RUT & R-3-DA	Neighborhood Residential	Farm Land
West of site	RUT	Mixed Use	Farm Land

Special On-Site Features (Yes or No – If yes explain):

Areas of Critical Environmental Concern - None
 Evidence of Erosion - None
 Fish Habitat - None
 Floodplain - None
 Mature Trees - None
 Riparian Vegetation - None
 Steep Slopes - None
 Stream/Creek - None
 Unique Animal Life - None
 Unique Plant Life - None
 Unstable Soils - None
 Wildlife Habitat - None
 Historical Assets - None

Application Requirements:

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

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the 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 Annexation & Zoning/Rezone Application	
X	Fee: (Include Development Agreement 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 fully describing the proposed project (must be signed by applicant)	
X	Legal description of the property to be annexed and/or rezoned: <ul style="list-style-type: none"> • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet. • Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit 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	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 24" X 36" copy and one (1) 11" X 17" copy of associated CUP/PUD Site Plan/Preliminary Plat. If this application is not accompanied by a plat or site plan, please submit conceptual development plan for the property.	
X	Electronic copy in pdf. format of submitted plat, site or conceptual plan.	
X	List of name(s) and address(es) 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	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/site plan, irrigation district information, <u>shall be submitted in original pdf format (no scans for preliminary plat/site plans) on two (2) thumb drives only (no discs)</u> with the files named with project name and plan type.	
X	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.	
X	*Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: _____	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits. 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

5/16/22

 Date



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 X Owner ___ Representative ___

Applicant Name: Wendy Shrief
Applicant Address: 2760 W Excursion Ln. Ste 400 Meridian, ID Zip: 83642
Phone: 208-376-7330 Email: wshrief@jub.com

Owner Name: Beacon Crossing, LLC
Owner Address: 839 S. Bridgeway Place, Eagle, ID Zip: 83616
Phone: 208-377-5700 Email: jbottles@markbottles.com

Representative (e.g., architect, engineer, developer):
Contact: Wendy Shrief Firm Name: J-U-B Engineers
Address: 2760 W Excursion Ln. Meridian, ID Zip: 83642
Phone: 208-376-7330 Email: wshrief@jub.com

Property Information:

Subdivision Name: Naismith Commons Subdivision
Site Location: 8895 W Joplin Rd. Meridian, ID
Approved Zoning Designation of Site: R-4
Parcel Number(s): S0419314950 & S0419325800

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	Neighborhood Residential	Farm Land
Proposed	R-4	Neighborhood Residential	Single-Family Residential
North of site	RUT	Neighborhood Residential	Farm Land
South of site	RUT	Mixed Use	Farm Land
East of site	RUT & R-3-DA	Neighborhood Residential	Farm Land
West of site	RUT	Mixed Use	Farm Land

SITE DATA:

Total Acreage of Site - 52.54
Breakdown of Acreage of Land in Contiguous Ownership - 52.54
Total Acreage of Site in Special Flood Hazard Area - None
Dwelling Units per Gross Acre - 3.96 DU/AC.
Minimum Lot Size - 6,550 Sq.Sf.
Minimum Lot Width - 58.4

Total Number of Lots - 234
Residential - 208
Commercial - N/A
Industrial - N/A
Common - 26

Total Number of Units - 208
Single-family - 208
Duplex - N/A
Multi-family - N/A

Percent of Site and Total Acreage of Common Area - 15.4 % / 8.08 acres
Percent of Common Space to be used for drainage - 79%
Describe Common Space Areas (amenities, landscaping, structures, etc.) - Lush Landscaping including trees, bushes and other plant material.
Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - 16 Private Streets - N/A
Describe Pedestrian Walkways (location, width, material) - N/A
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 - 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): #160xxxxxC, 160xxxxxE, etc.: 16001C0120J
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: Zone X
Base Flood Elevation(s): AE .0 ft., etc.: N/A
- 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
 Irrigation Water- Pioneer Irrigation District
 Sanitary Sewer- Star Sewer and Water
 Fire Protection - Middleton & Star Fire Districts
 Schools - School District No. 2
 Roads - Ada County Highway District

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

Areas of Critical Environmental Concern - N/A Floodplain - N/A
 Evidence of Erosion - N/A Fish Habitat - N/A
 Historical Assets - N/A Mature Trees - N/A
 Riparian Vegetation - N/A Steep Slopes - N/A
 Stream/Creek - N/A Unstable Soils - N/A
 Unique Animal Life - N/A Unique Plant Life - N/A

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)	
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 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)</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.	
X	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.	
X	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

5/16/22
 Date

PRELIMINARY PLAT FOR NAISMITH COMMONS SUBDIVISIONS

SITUATED IN A PORTION OF GOV'T. LOT 2, THE NE 1/4 OF THE SW 1/4
AND A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
STAR, IDAHO
2022

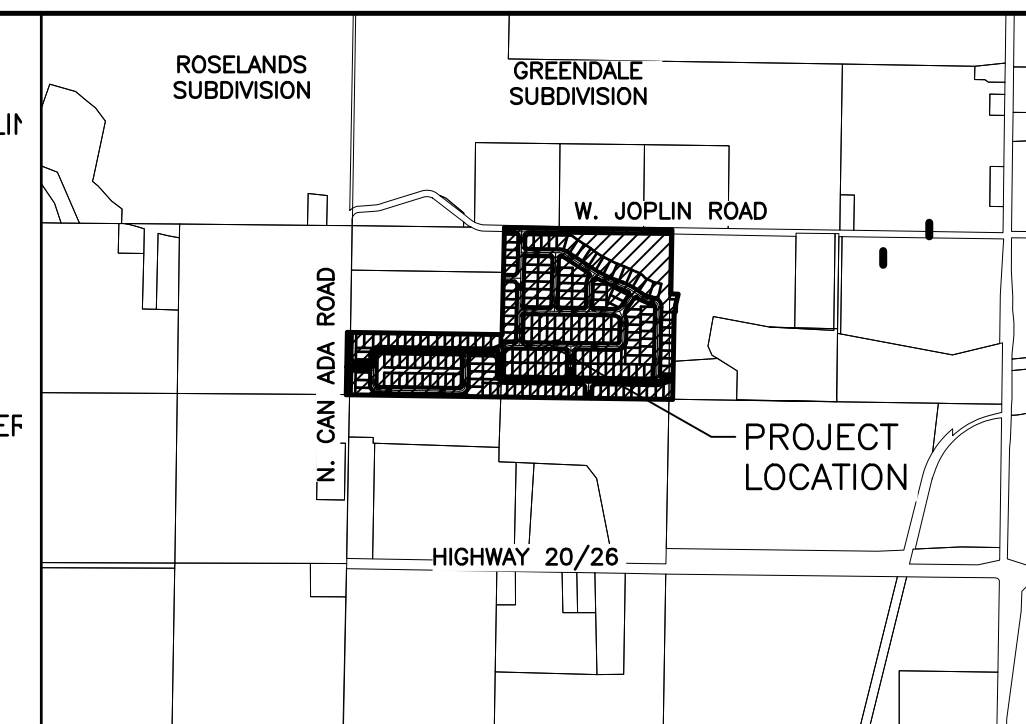
SHEET INDEX

SHEET NUMBER	SHEET TITLE
PP-01	BOUNDARY AND PROJECT INFORMATION
PP-02	EXISTING AND PROPOSED CONDITIONS
PP-03	EXISTING AND PROPOSED CONDITIONS
PP-04	EXISTING AND PROPOSED CONDITIONS
PP-05	PHASING PLAN

Line #	Direction	Length
L1	S89°09'26"E	58.67'
L2	S13°27'08"W	87.10'
L3	S01°04'30"W	54.00'
L4	N89°09'26"W	10.00'

BOUNDARY LEGEND

	SUBDIVISION BOUNDARY LINE
	SECTION LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	EXISTING PARCEL LINE
	SECTION CORNER
	QUARTER-SECTION CORNER
	PROPERTY CORNER
	CALCULATED POINT



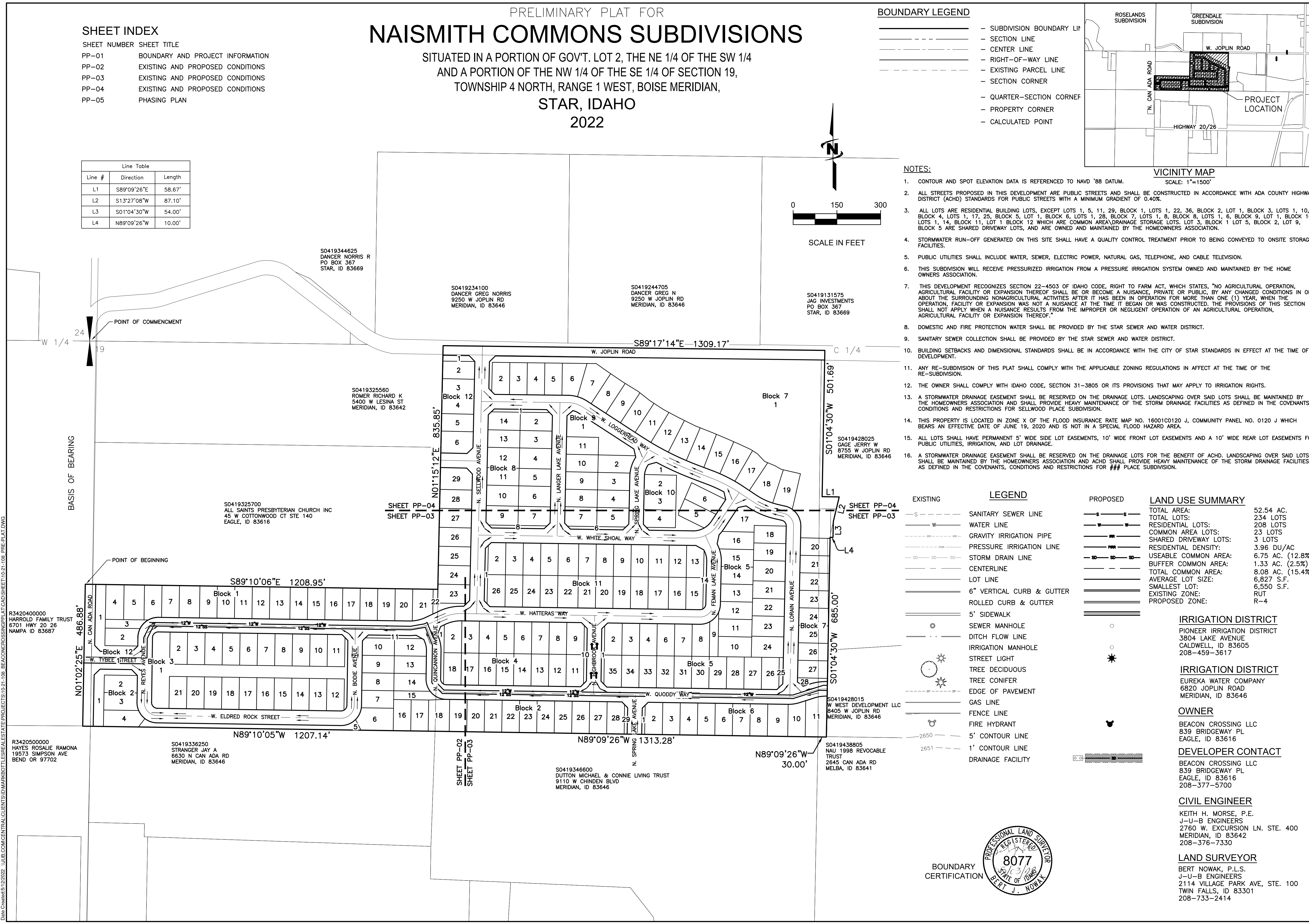
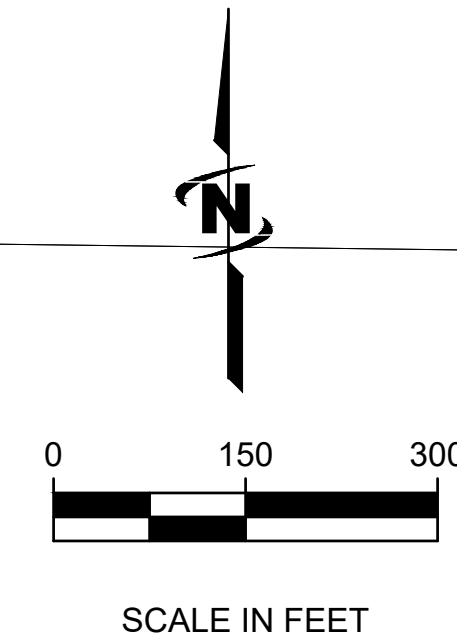
JUB
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER
No. 47892
KEITH H. MORSE
STATE OF IDAHO
13 May 2022

NO.	REVISION	DESCRIPTION	BY	DATE

NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 1, 5, 11, 29, BLOCK 1, LOTS 1, 22, 36, BLOCK 2, LOT 1, BLOCK 3, LOTS 1, 10, BLOCK 4, LOTS 1, 17, 25, BLOCK 5, LOT 1, BLOCK 6, LOTS 1, 28, BLOCK 7, LOTS 1, 8, BLOCK 8, LOTS 1, 6, BLOCK 9, LOT 1, BLOCK 10, LOTS 1, 14, BLOCK 11, LOT 1 BLOCK 12 WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 3, BLOCK 1 LOT 5, BLOCK 2, LOT 9, BLOCK 5 ARE SHARED DRIVEWAY LOTS, AND ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SELLWOOD PLACE SUBDIVISION.
- THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0120 J, COMMUNITY PANEL NO. 0120 J WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- ALL LOTS SHALL HAVE PERMANENT 5' WIDE SIDE LOT EASEMENTS, 10' WIDE FRONT LOT EASEMENTS AND A 10' WIDE REAR LOT EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ### PLACE SUBDIVISION.



LEGEND

EXISTING	PROPOSED

LAND USE SUMMARY	
TOTAL AREA:	52.54 AC.
TOTAL LOTS:	234 LOTS
RESIDENTIAL LOTS:	208 LOTS
COMMON AREA LOTS:	23 LOTS
SHARED DRIVEWAY LOTS:	3 LOTS
RESIDENTIAL DENSITY:	3.96 DU/AC
USEABLE COMMON AREA:	6.75 AC. (12.8%)
BUFFER COMMON AREA:	1.33 AC. (2.5%)
TOTAL COMMON AREA:	8.08 AC. (15.4%)
AVERAGE LOT SIZE:	6,827 S.F.
SMALLEST LOT:	6,550 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT
3804 LAKE AVENUE
CALDWELL, ID 83605
208-459-3617

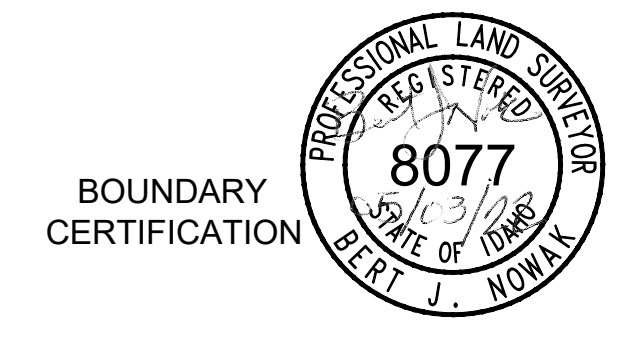
IRRIGATION DISTRICT
EUREKA WATER COMPANY
6820 JOPLIN ROAD
MERIDIAN, ID 83646

OWNER
BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616

DEVELOPER CONTACT
BEACON CROSSING LLC
839 BRIDGEWAY PL
EAGLE, ID 83616
208-377-5700

CIVIL ENGINEER
KEITH H. MORSE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

LAND SURVEYOR
BERT NOWAK, P.L.S.
J-U-B ENGINEERS
2114 VILLAGE PARK AVE, STE. 100
TWIN FALLS, ID 83301
208-733-2414



NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO

BOUNDARY AND PROJECT INFORMATION

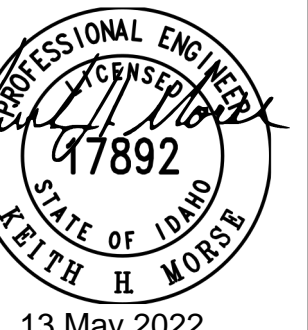
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LAST UPDATED: 5/12/2022
SHEET NUMBER: PP-01

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2760 W. Excursion Lane
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REUSE OF DRAWINGS

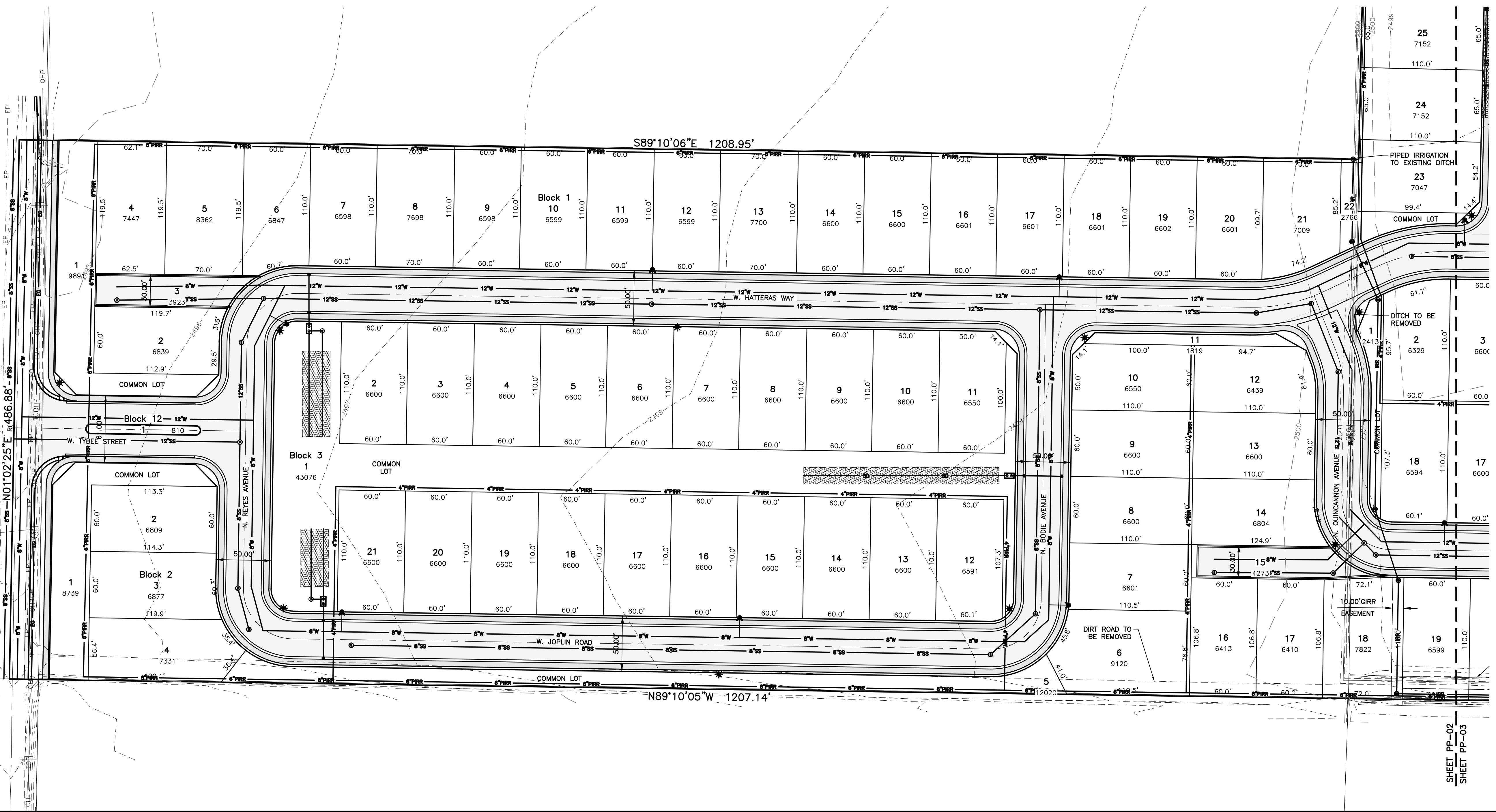
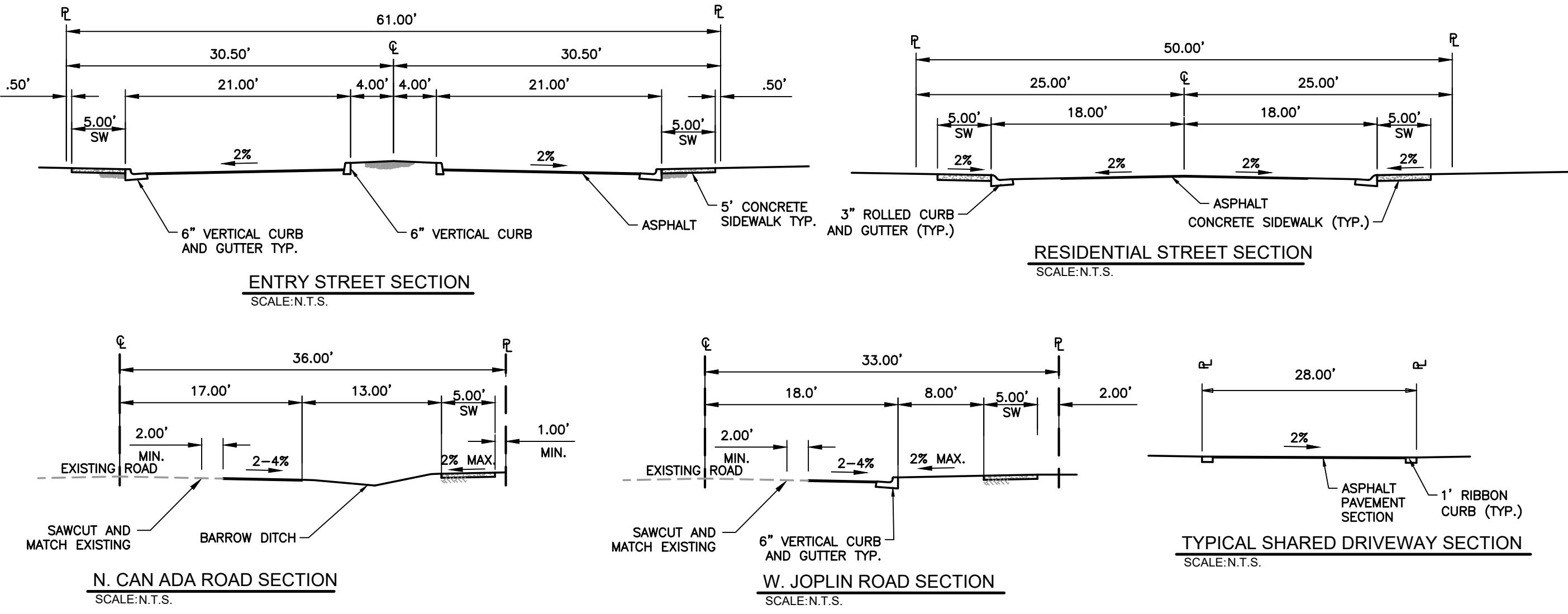
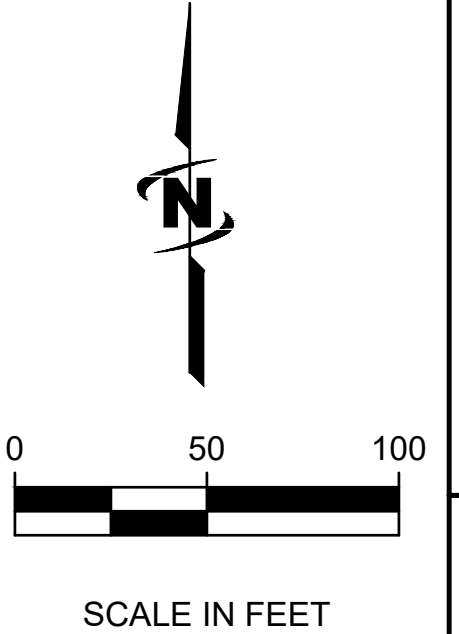
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NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

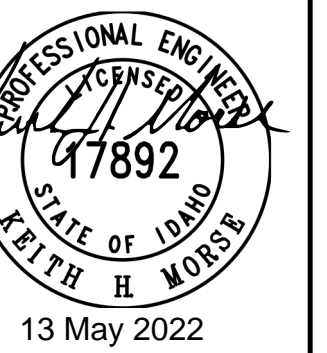
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INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/12/2022
SHEET NUMBER:
PP-02



Plot Date: 5/12/2022 5:55 PM Plotted By: Usha Hassan
Date Created: 5/12/2022 JUB\COMMON\CLIENT\ID\MARKG\TTL\RES\ESTATE\PROJECTS\10-21-108_BEACONCROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

SHEET PP-02
SHEET PP-03



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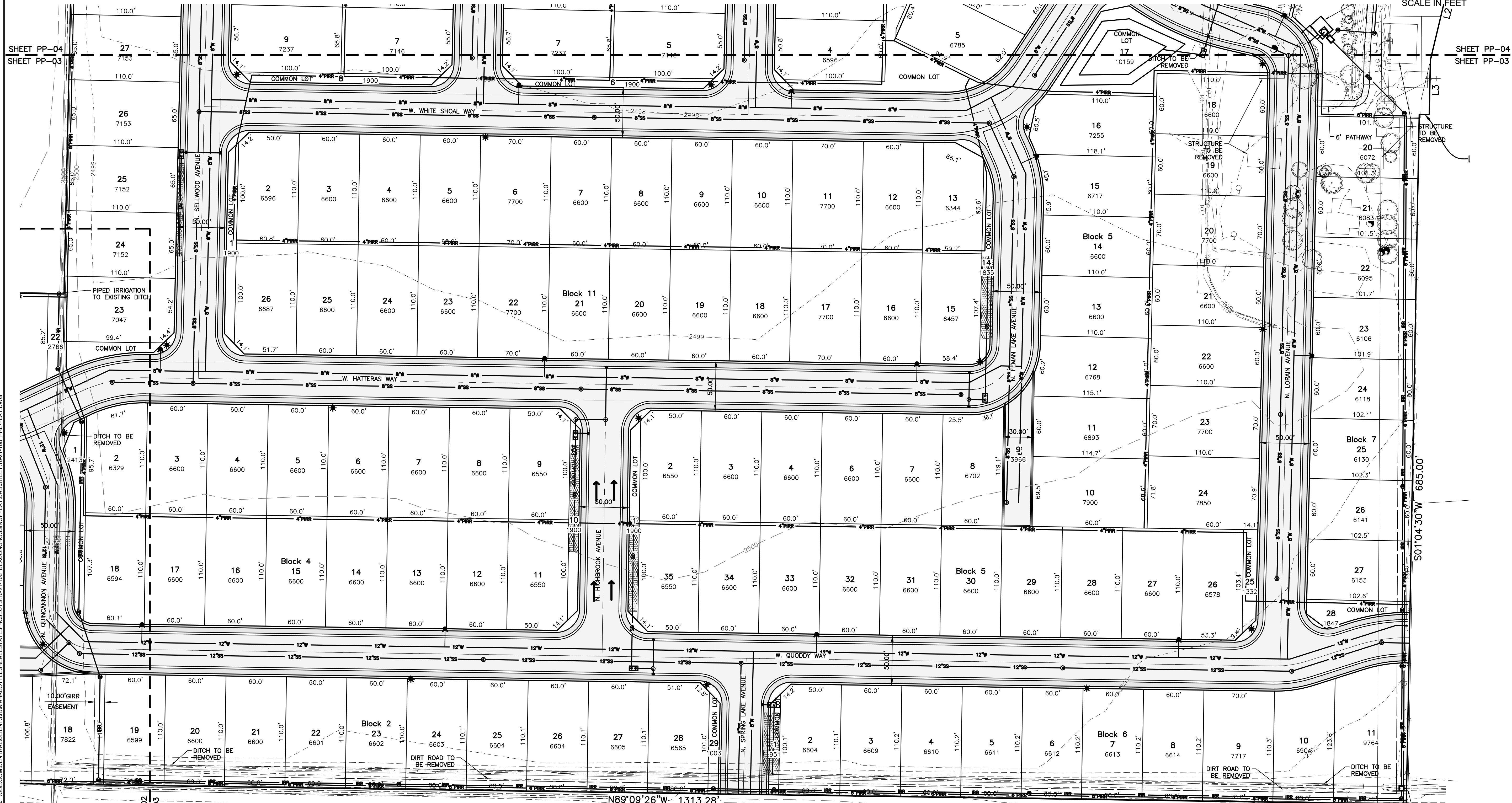
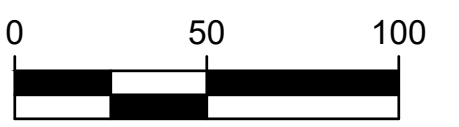
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ONE INCH
 AT FULL SIZE, IF NOT ONE
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 LAST UPDATED: 5/12/2022

SHEET NUMBER:
PP-03



Plot Date: 5/12/2022 5:36 PM Plotted By: Lina Haisan
 Date Created: 5/12/2022 JUB-CENTRAL-CLIENTS\MARKGOTTLESBERG\TILES\RESALE\STATE PROJECTS\10-21-108_BEACONCROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG

SHEET PP-04
SHEET PP-03

SHEET PP-04
SHEET PP-03

SHEET PP-02
SHEET PP-03

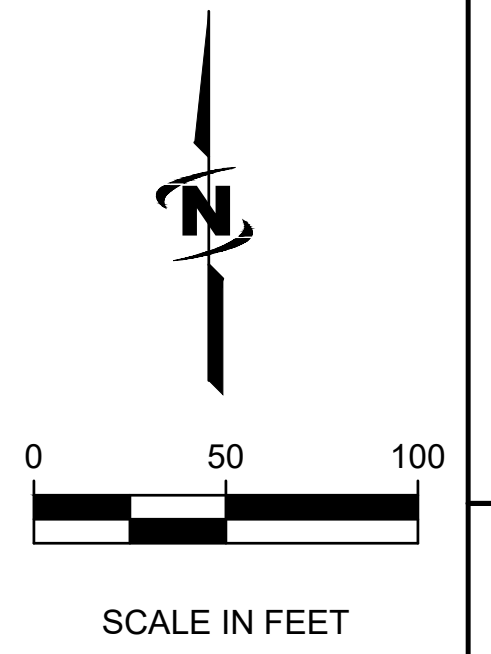
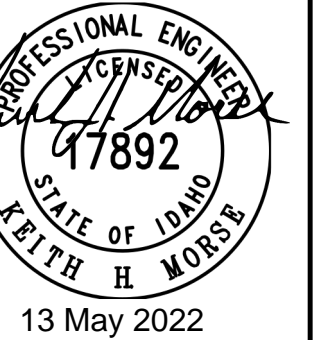
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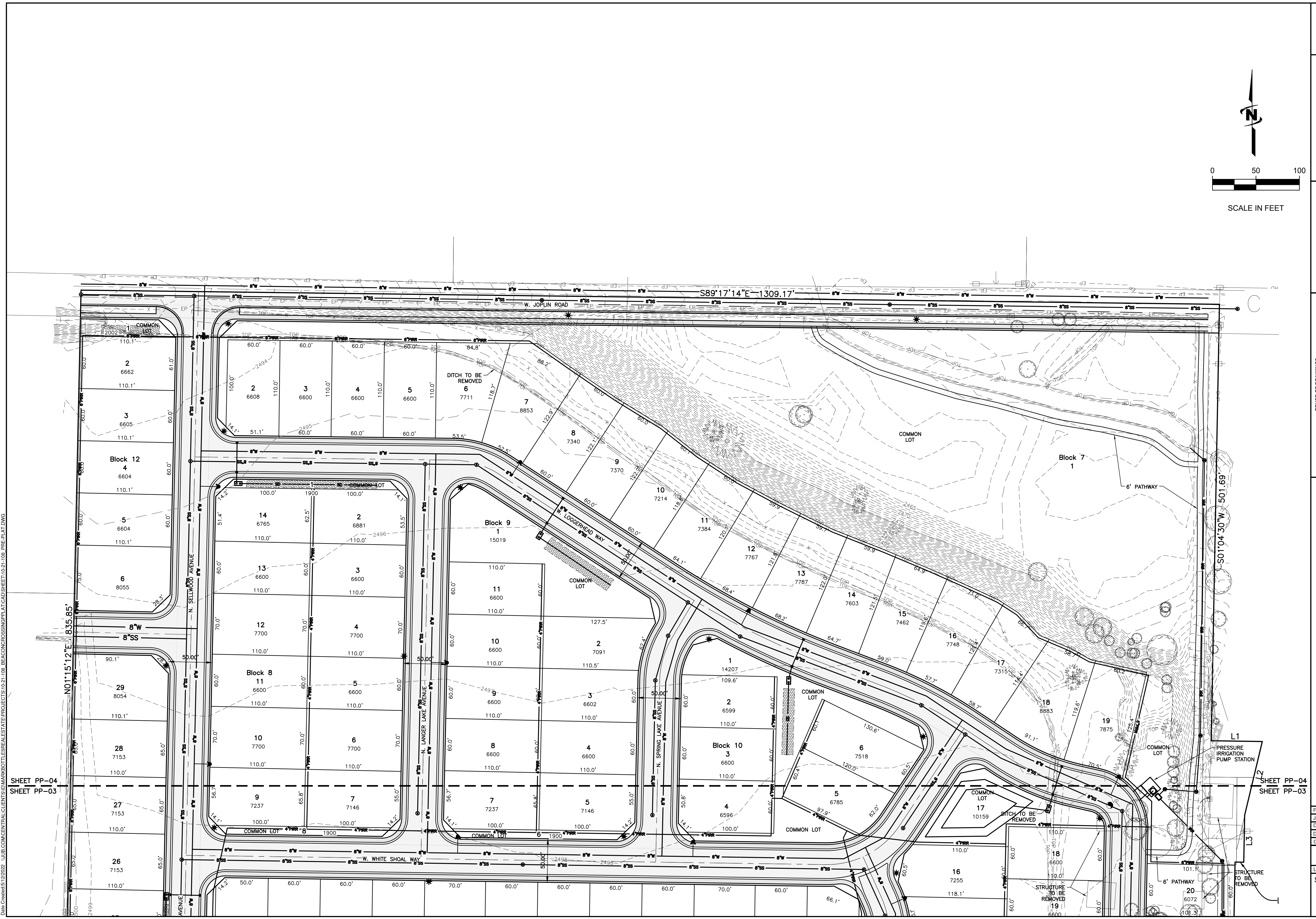


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SCALE IN FEET



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Date Created: 5/12/2022 JUB.COM\CENTRAL\CAD\CLIENTS\MARKGOTTLEBREALESTATE\PROJECTS\10-21-108-BAE\CONCROSSING\PLAT\CAD\SHEET\10-21-108-PP-PLAT.DWG

SHEET PP-04
SHEET PP-03

SHEET PP-04
SHEET PP-03

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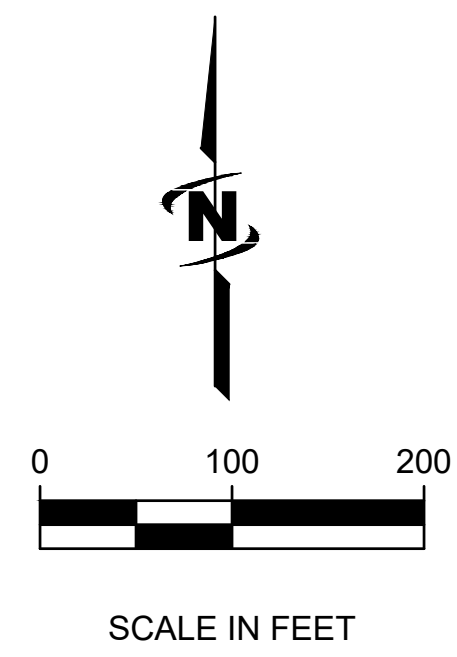
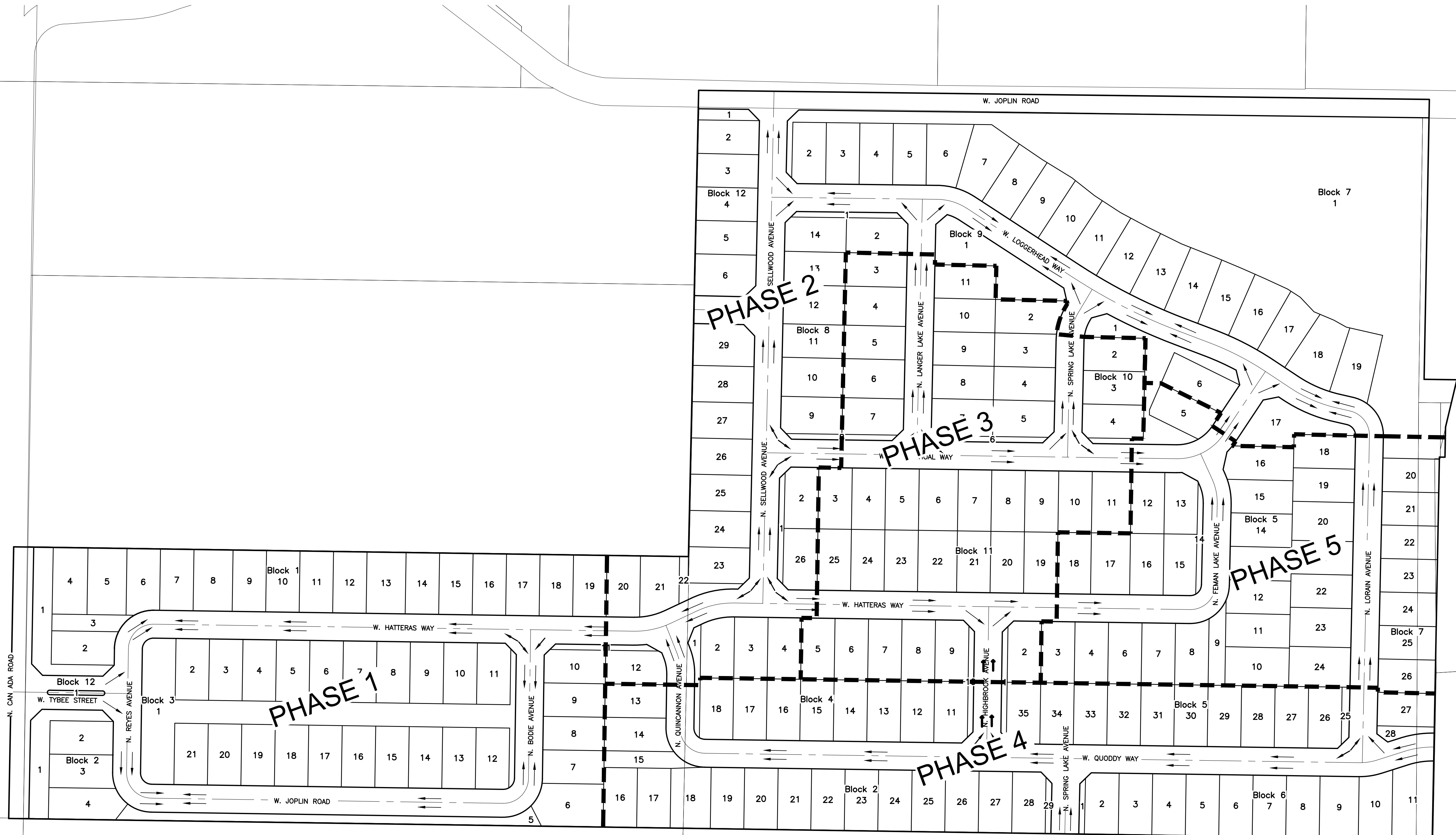
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NAISMITH COMMONS SUBDIVISIONS
STAR, IDAHO
EXISTING AND PROPOSED CONDITIONS

FILE: 10-21-108_PP-PLAT
JUB PROJ. #: 10-21-108
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CHECKED BY: ...
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LAST UPDATED: 5/12/2022

SHEET NUMBER:
PP-04

Plot Date: 5/12/2022 5:36 PM Plotted By: Lina Hassan
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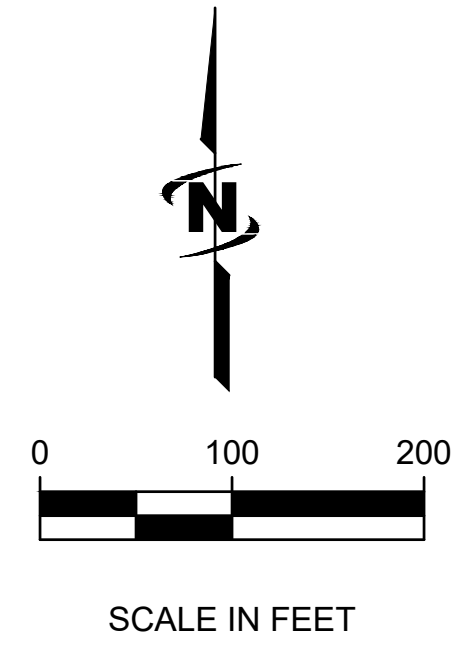
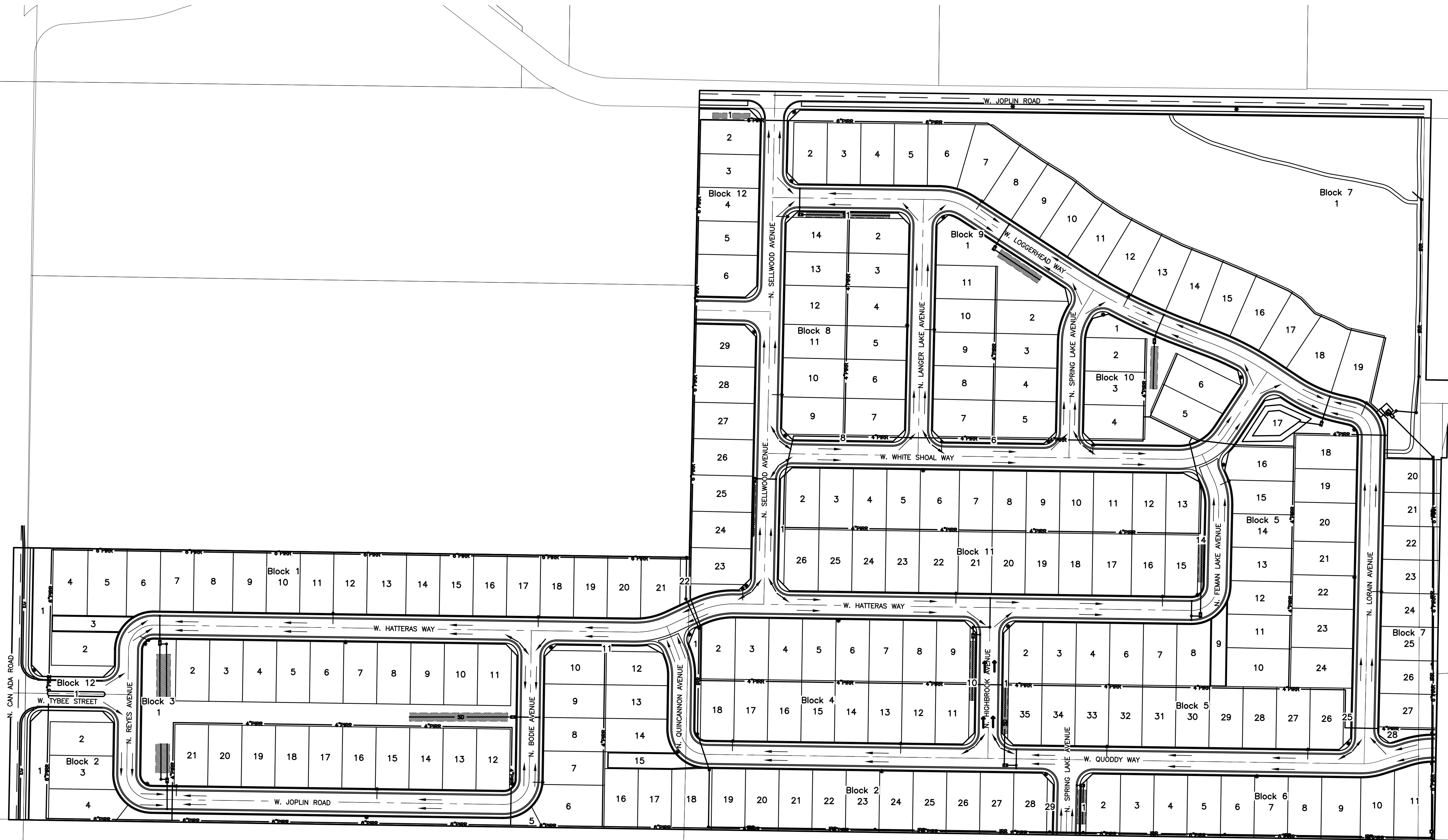
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NAISMITH COMMONS SUBDIVISIONS
 STAR, IDAHO
 PHASING PLAN

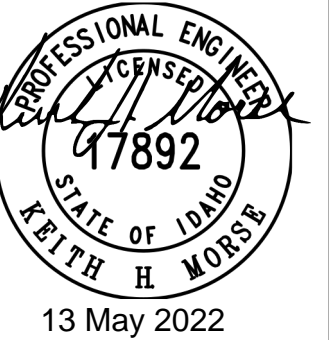
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 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 5/12/2022
 SHEET NUMBER:
PP-05

Plot Date: 5/12/2022 5:36 PM Plotted By: Lina Hassan
 Date Created: 5/12/2022 JUB.COM\CENTRAL\Clients\IDMARKGOTTLESREALESTATE\PROJECTS\10-21-108_BEACONROSSING\PLAT\CAD\SHEET\10-21-108_PRE-PLAT.DWG



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NAISMITH COMMONS SUBDIVISIONS
 STAR, IDAHO
 PP-06 DRAINAGE

FILE: 10-21-108_PRE-PLAT
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 DRAWN BY:
 DESIGN BY:
 CHECKED BY:
 ONE INCH = 100 FEET
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 5/12/2022
 SHEET NUMBER:
PP-06