

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

May 10, 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 **July 20, 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: Oaklawn Crossing Subdivision
Files #'s AZ-21-08 Annexation-Zoning
DA-21-10 Development Agreement
PP-21-11 Preliminary Plat

Applicant/Representative: Teller Bard, Kimley-Horn & Associates, 950 W. Bannock St. Suite 1100, Boise, Idaho 83702

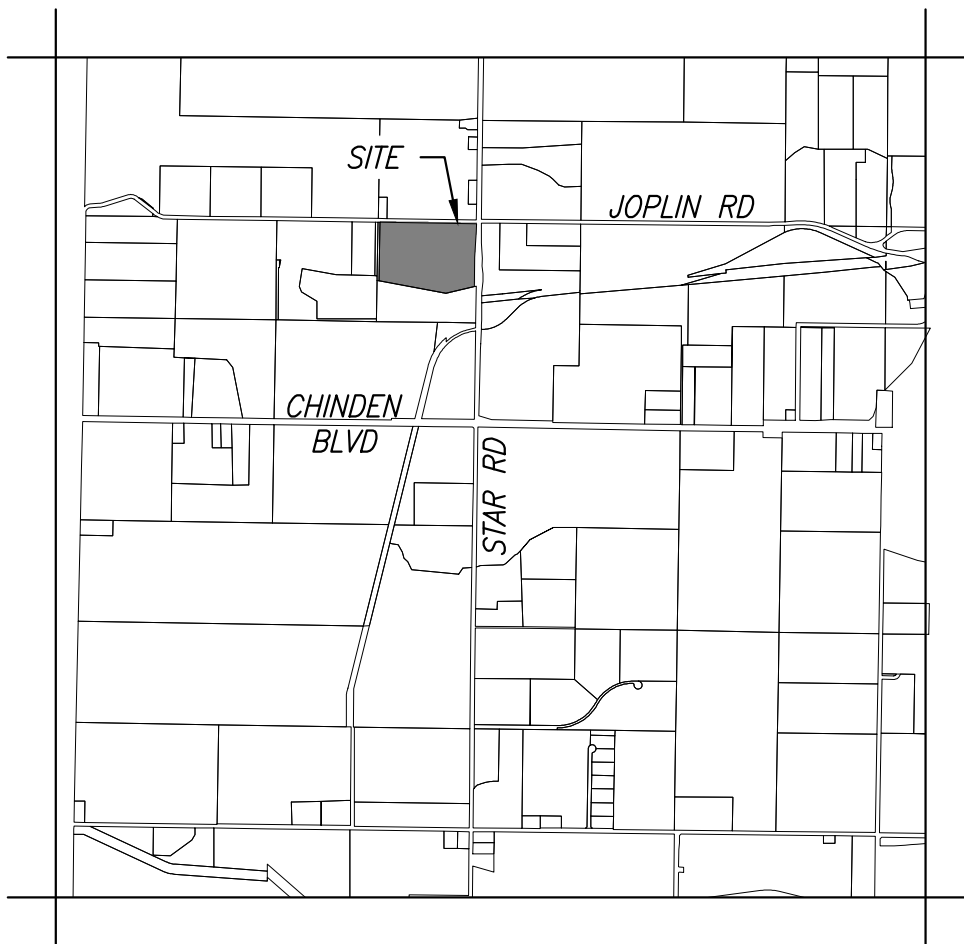
Owner: Pinnacle Land Development, LLC, 7629 E. Pinnacle Peak Road #110, Scottsdale, AZ 85255

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 65 residential lots, 1 commercial lot and 5 common lots. The property is located at 8005 W. Joplin Road in Star, Idaho, and consists of 25.87 acres with a proposed density of 3.09 dwelling units per acre.

Property Location: The subject property is generally located on the southwest corner of N. Star Road and W. Joplin Road. Ada County Parcel No. S0419417200.

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



T4N, R1W, SEC. 19





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 ___

Applicant Name: _____
Applicant Address: _____ Zip: _____
Phone: _____ Email: _____

Owner Name: _____
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: _____ Firm Name: _____
Address: _____ Zip: _____
Phone: _____ Email: _____

Property Information:

Subdivision Name: _____
Site Location: _____
Approved Zoning Designation of Site: _____
Parcel Number(s): _____

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing			
Proposed			
North of site			
South of site			
East of site			
West of site			

SITE DATA:

Total Acreage of Site - _____
Breakdown of Acreage of Land in Contiguous Ownership - _____
Total Acreage of Site in Special Flood Hazard Area - _____
Dwelling Units per Gross Acre - _____
Minimum Lot Size - _____
Minimum Lot Width - _____

Total Number of Lots - _____
Residential - _____
Commercial - _____
Industrial - _____
Common - _____

Total Number of Units - _____
Single-family - _____
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - _____% / _____ acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____

Proposed Dedicated Lots & Acreage (school, parks, etc): _____

Public Streets - _____ Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - _____

Describe Bike Paths (location, width, material) - _____

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

Total Acreage of Site in Special Flood Hazard Area - _____

- 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.: _____
FIRM effective date(s): mm/dd/year _____
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
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 - _____
 Irrigation Water- _____
 Sanitary Sewer- _____
 Fire Protection - _____
 Schools - _____
 Roads - _____

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

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

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

	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on Preliminary Plat.	
	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	
	Special Flood Information – Must be included on Preliminary Plat and Application form.	
	One (1) 8½" X 11" copy and electronic copy in pdf format of streetlight design and location information. Streetlights shall meet all City "Dark Sky" requirements.	
	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Canyon Highway District No. 4/Idaho Transportation Department (if applicable).	
	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>	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

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


 Applicant/Representative Signature

4/5/21
 Date

Description for
Oaklawn Crossing Subdivision
March 25, 2021

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, B.M., Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8" iron pin marking the 1/4 corner common to Sections 19 and 20, Township 4 North, Range 1 West, B.M., from which an aluminum cap monument marking the Section corner common to Sections 19, 20, 29 and Section 30, Township 4 North, Range 1 West, B.M., bears South 00°46'11" West, 2,633.06 feet; thence South 53°48'25" West, 41.30 feet to West right-of-way line of N. Star Road and the **REAL POINT OF BEGINNING**;

thence on said West right-of-way line the following three (3) courses and distances:

South 00°46'11" West, 101.21 feet;

South 03°41'07" West, 334.21 feet;

South 00°46'11" West, 401.66 feet;

thence leaving said West right-of-way line South 76°57'33" West, 349.05 feet;

thence North 78°58'19" West, 911.51 feet;

thence North 00°55'08" East, 763.94 feet to the South right-of-way line of W. Joplin Rd.;

thence on said South right-of-way line South 88°56'31" East, 1,250.92 feet to the **REAL POINT OF BEGINNING**.

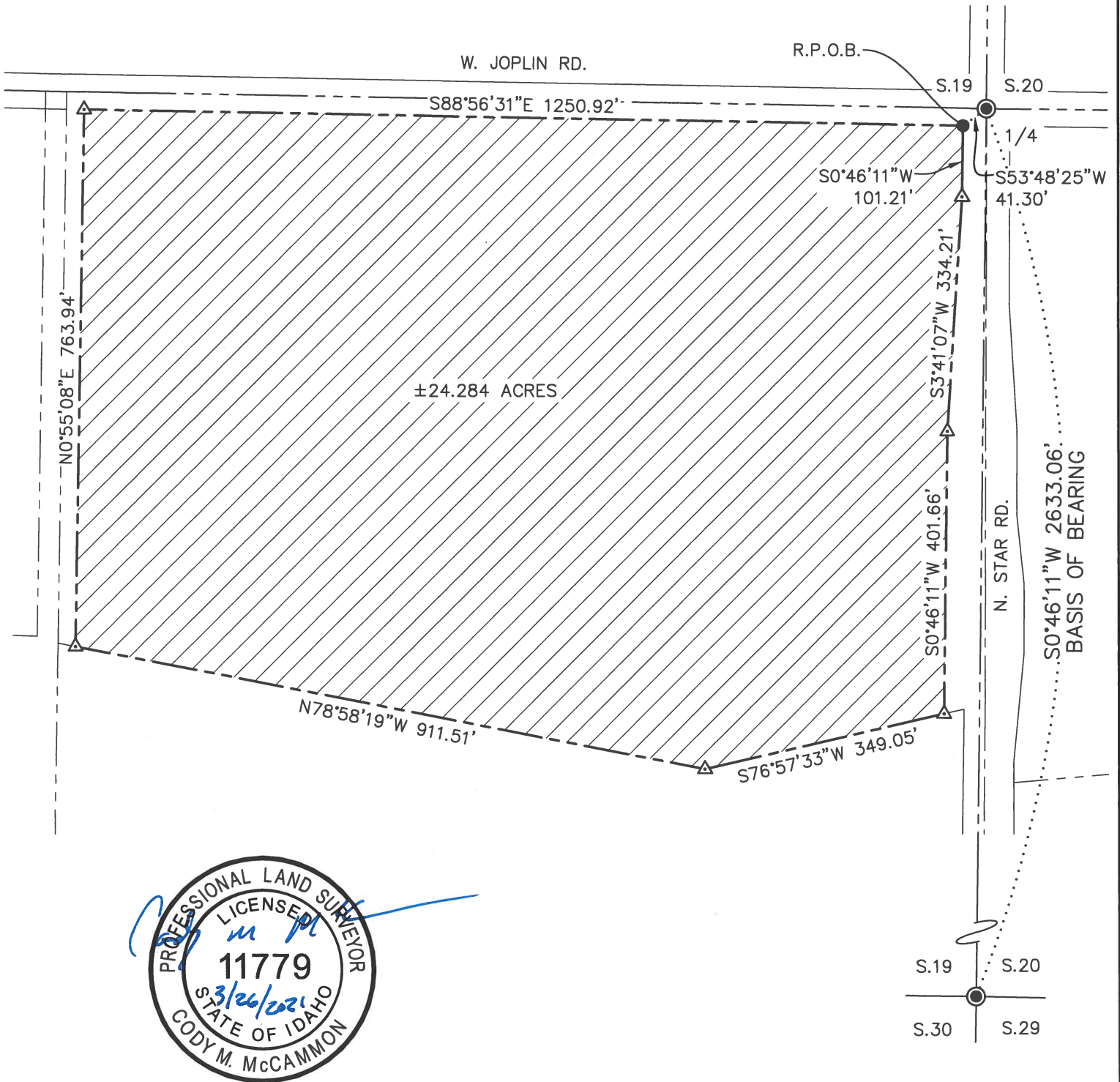
Containing 1,057,811 square feet or 24.28 acres, more or less.

End of Description.





SCALE: 1"=200'



P:\8005 Joplin Rd_20-026\dwg\Plat\Oaklawn Crossing_EX.dwg 3/28/2021 7:58:03 AM

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
OAKLAWN CROSSING SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 19 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 20, T.4N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 20-026
SHEET NO. 1
DWG. DATE 3/26/2021

OAKLAWN CROSSING LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 5/8" IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND SECTION 30, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS SOUTH 00°46'11" WEST, 2,633.06 FEET;

THENCE ON THE EAST-WEST CENTERLINE OF SECTION 20, SOUTH 89°20'44" EAST, 0.50 FEET TO THE CENTERLINE OF N. STAR ROAD AS SHOWN ON ITD F.A.P. NO. S-3770(1) RIGHT-OF-WAY PLANS;

THENCE ON SAID CENTERLINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

239.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57,295.78 FEET, A CENTRAL ANGLE OF 00°14'22" AND A LONG CHORD WHICH BEARS SOUTH 00°20'27" WEST, 239.52 FEET;

SOUTH 00°13'16" WEST, 432.45 FEET;

175.33 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 57,295.78 FEET, A CENTRAL ANGLE OF 00°10'31" AND A LONG CHORD WHICH BEARS SOUTH 00°18'32" WEST, 175.33 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 76°57'33" WEST, 408.61 FEET;

THENCE NORTH 78°58'19" WEST, 911.51 FEET;

THENCE NORTH 00°55'08" EAST, 788.94 FEET TO THE EAST-WEST CENTERLINE OF SECTION 19;

THENCE ON SAID CENTERLINE OF SECTION 20, SOUTH 88°56'31" EAST, 1,283.86 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 25.949 ACRES, MORE OR LESS.

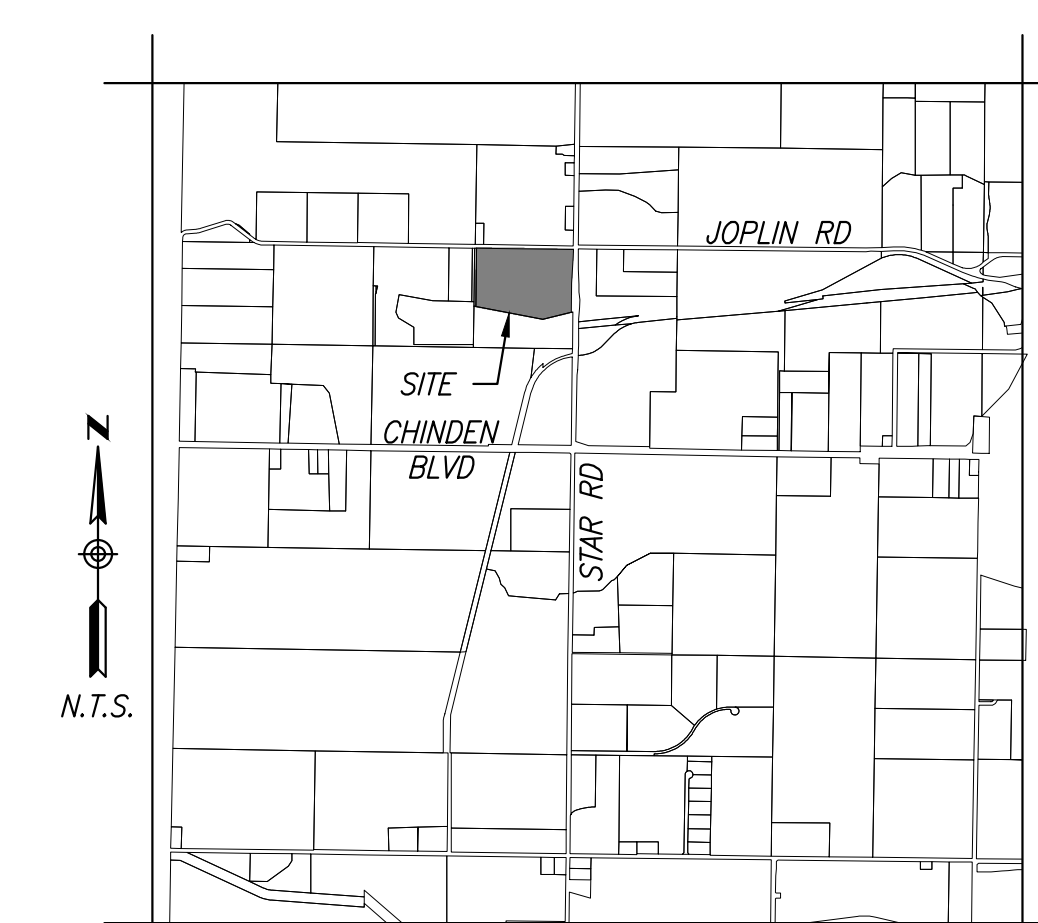
END OF DESCRIPTION.

PRELIMINARY PLAT NOTES

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM.
- ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS.
- BLOCK 1 LOT 1, BLOCK 2 LOT 1, BLOCK 3 LOT 1, BLOCK 4 LOT 13, AND BLOCK 4 LOT 31 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE OAKLAWN SUBDIVISION HOMEOWNERS ASSOCIATION. THESE LOTS SHALL BE USED FOR HOMEOWNER PEDESTRIAN ACCESS AND LANDSCAPING AND ARE SUBJECT TO A BLANKET EASEMENT ACROSS SAID LOTS FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.
- STORMWATER RUNOFF 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 PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOA.
- DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR WATER AND SEWER DISTRICT.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED GROUNDWATER ELEVATION.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE DIMENSIONED.
- FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.

OAKLAWN CROSSING PRELIMINARY PLAT

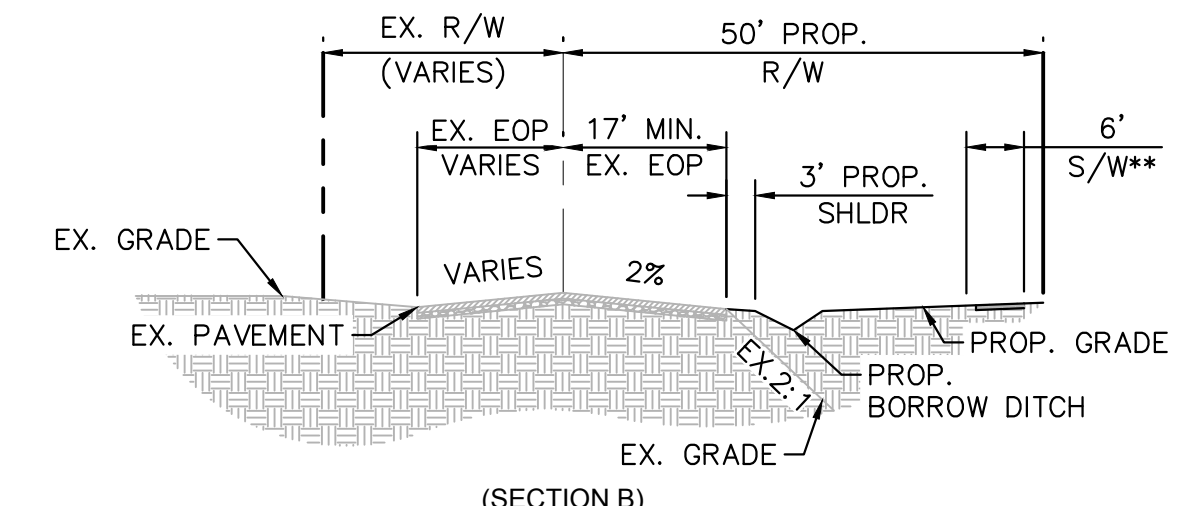
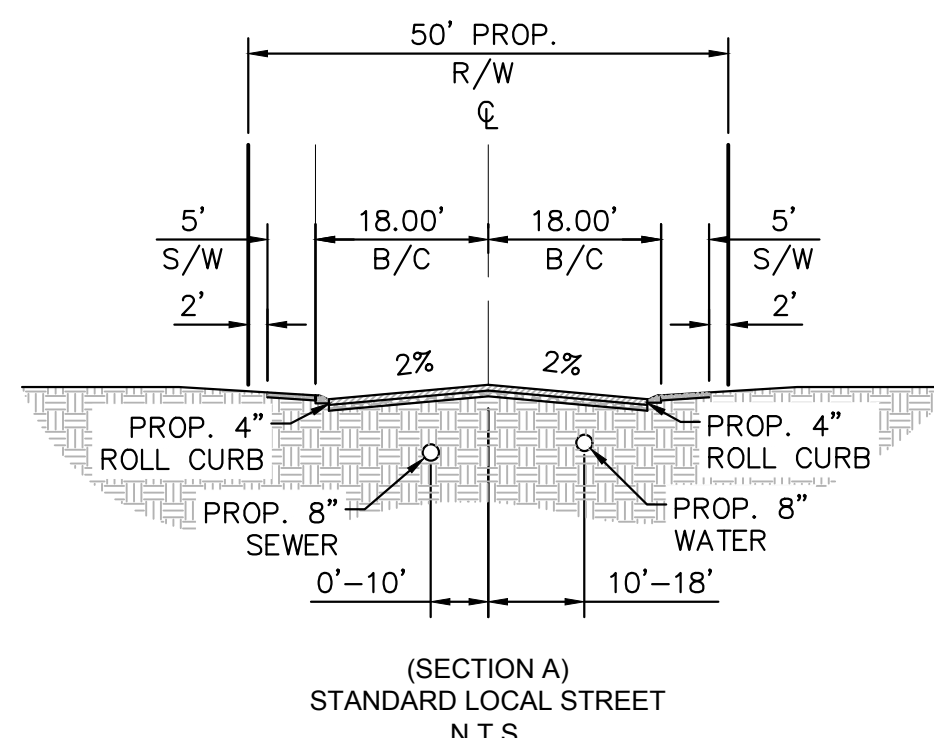
A PORTION OF THE NE 1/4 OF SECTION 19 & SW 1/4 OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST
ADA COUNTY, IDAHO



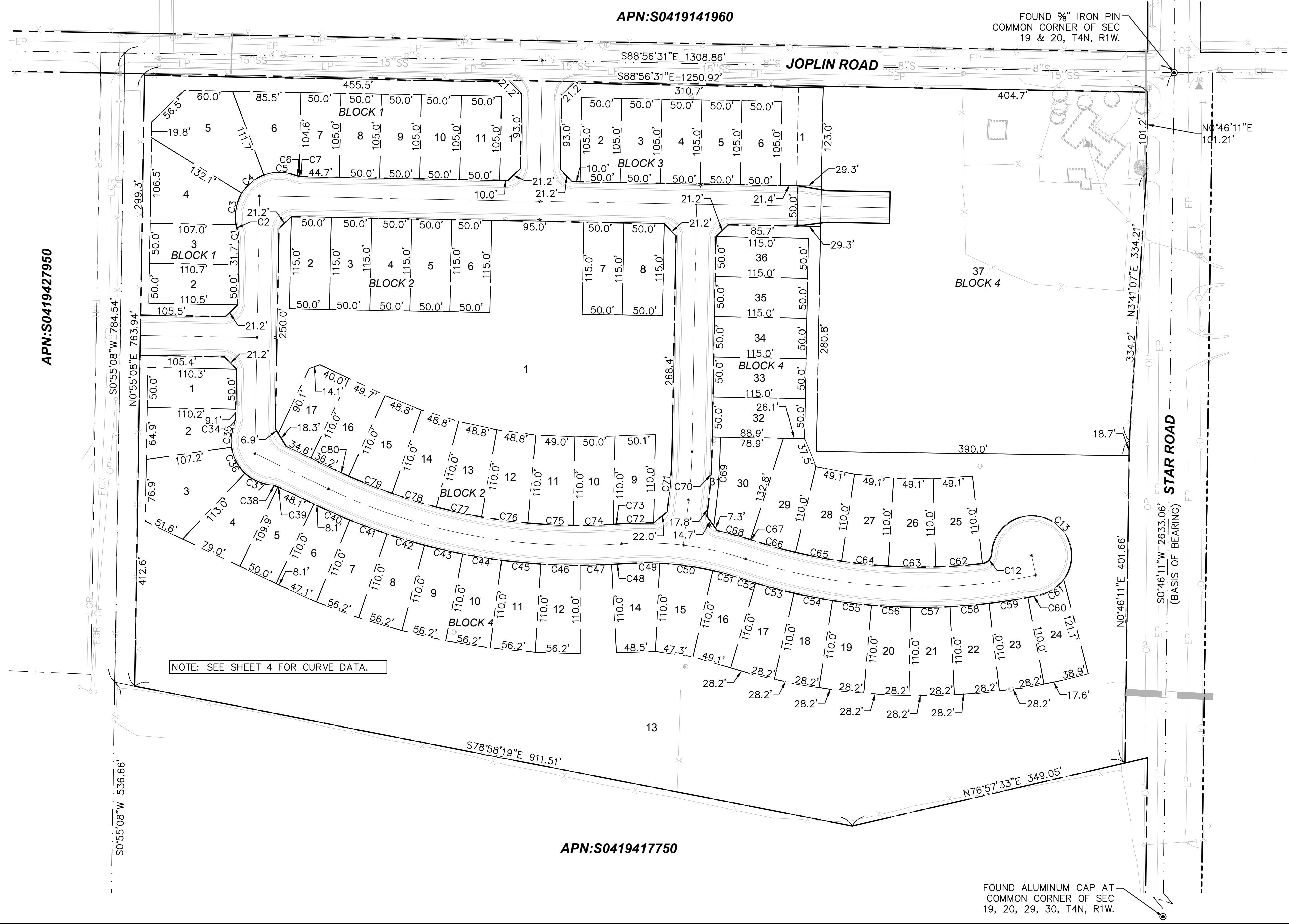
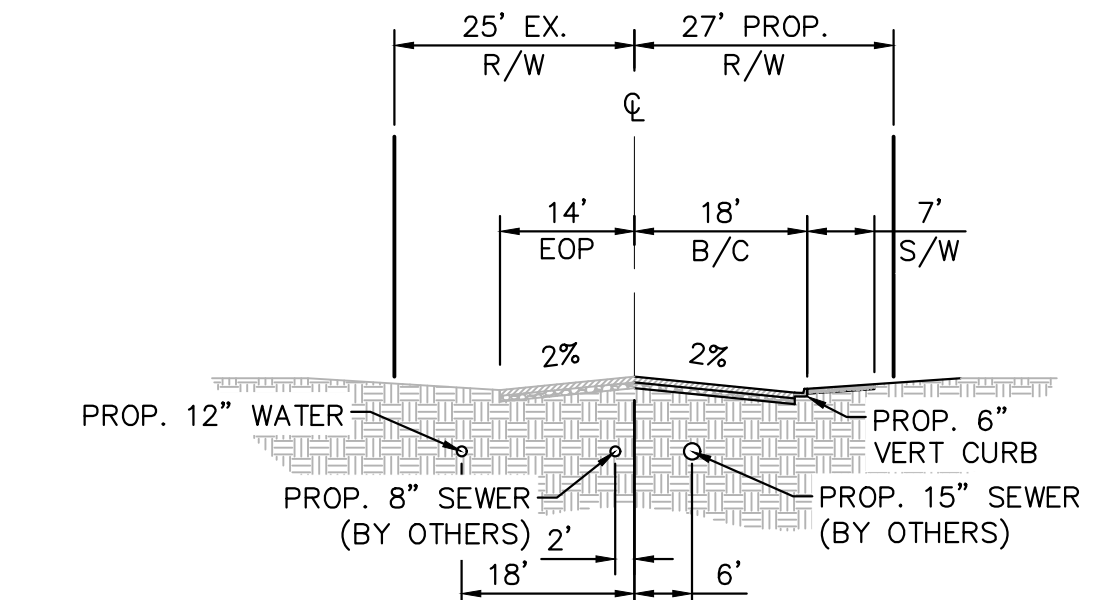
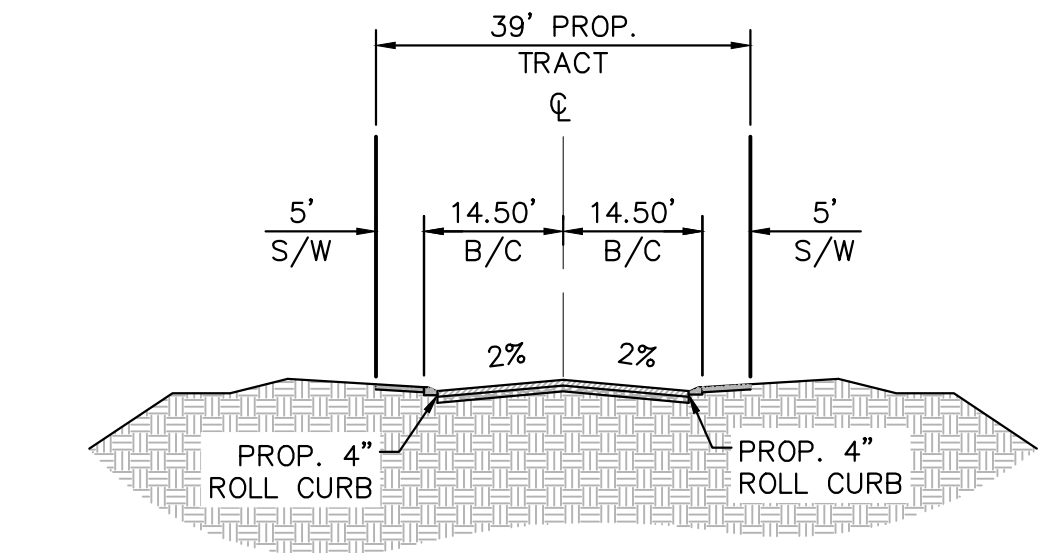
VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	PRELIMINARY PLAT
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LOT AND CURVE DATA



*DEVELOPER IS SEEKING A MODIFICATION OF POLICY FROM ACHD TO ELIMINATE REQUIREMENT FOR S/W CONSTRUCTION DUE TO HARDSHIP CAUSED BY EXTREME EXISTING GRADES THAT WERE CONSTRUCTED WITH STAR ROAD.



OWNER/DEVELOPER

PINNACLE LAND DEVELOPMENT, L.L.C.
7629 E PINNACLE PEAK ROAD #110
SCOTTSDALE, ARIZONA 85255
TELEPHONE: (480) 401-0800
CONTACT: RANDY CLARNO
EMAIL: RANDY@CRITERIONLAND.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
950 W BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83704
PHONE: (208) 906-3871
CONTACT: TELLER BARD, PE
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LAND SURVEYOR

IDAHO SURVEY GROUP
9955 W EMERALD ST.
BOISE, IDAHO 83704
PHONE: (208) 846-8570
CONTACT: CODY MCCAMMON, PLS
EMAIL: CODYM@IDAHOSURVEY.COM

LEGEND

- PROPOSED CL/SECTION LINE
- PROPOSED SWALE
- - - PROPOSED BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- - - EASEMENT
- - - PROPOSED SEWER
- - - PROPOSED WATER (3' COVER)
- - - STORM WATER INFRASTRUCTURE EASEMENT
- - - PROPOSED POND
- - - PROPOSED POND HIGHWATER
- - - PROPOSED POND BENCH
- - - PROPOSED POND CONTOUR
- - - PROPOSED CURB
- - - PROPOSED FOREBAY
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- ▲ SIDEWALK RAMP
- PROP. STORM DRAIN
- PROP. CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING FENCE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE

PRELIMINARY PLAT DATA

EXISTING ZONING RUT
PROPOSED ZONING: R-4

GROSS ACREAGE: 25.87 AC
NET ACREAGE: 24.28 AC
GROSS RESIDENTIAL ACREAGE: 21.04 AC
NET RESIDENTIAL ACREAGE: 20.51 AC
GROSS MIXED USE ACREAGE: 4.83 AC
NET MIXED USE ACREAGE: 3.77 AC

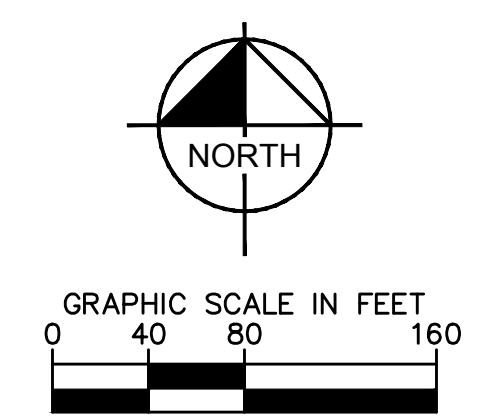
GROSS DENSITY: 2.51 DU/AC
RESIDENTIAL GROSS DENSITY: 3.09 DU/AC

BUFFER OPEN SPACE: 0.67 AC
COMMON OPEN SPACE: 1.03 AC
POND OPEN SPACE (50% USABLE): 1.47 AC
USABLE OPEN SPACE: 2.36 AC
VISUAL NATURAL OPEN SPACE: 0.63 AC (2.34 AC TOTAL)

TOTAL LOTS: 71
COMMON LOTS: 5
MIXED USE LOTS: 1
RESIDENTIAL LOTS: 65

TOTAL OPEN SPACE: 5.43 AC (25.8% OF GROSS)

TYPICAL LOT WIDTH: 50'
TYPICAL LOT AREA: 5,250 SF



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PLOTTER: HP DesignJet T1100e
SCALE: 1"=80'
SCALE (V): NONE
DESIGNED BY: JTC
DRAWN BY: JTC
CHECKED BY: TRB
DATE: 4/15/2021

BY DATE APPR

REVISION

IND

SCALE (H): 1"=80'
SCALE (V): NONE
DESIGNED BY: JTC
DRAWN BY: JTC
CHECKED BY: TRB
DATE: 4/15/2021

OAKLAWN CROSSING
PRELIMINARY PLAT
STAR, IDAHO

PROJECT NO.
291015010

DRAWING NAME
5010-PP-CVR

1 OF 4

PROFESSIONAL ENGINEER
LICENSED
1994
4/15/21
STATE OF IDAHO
TELLER BARD

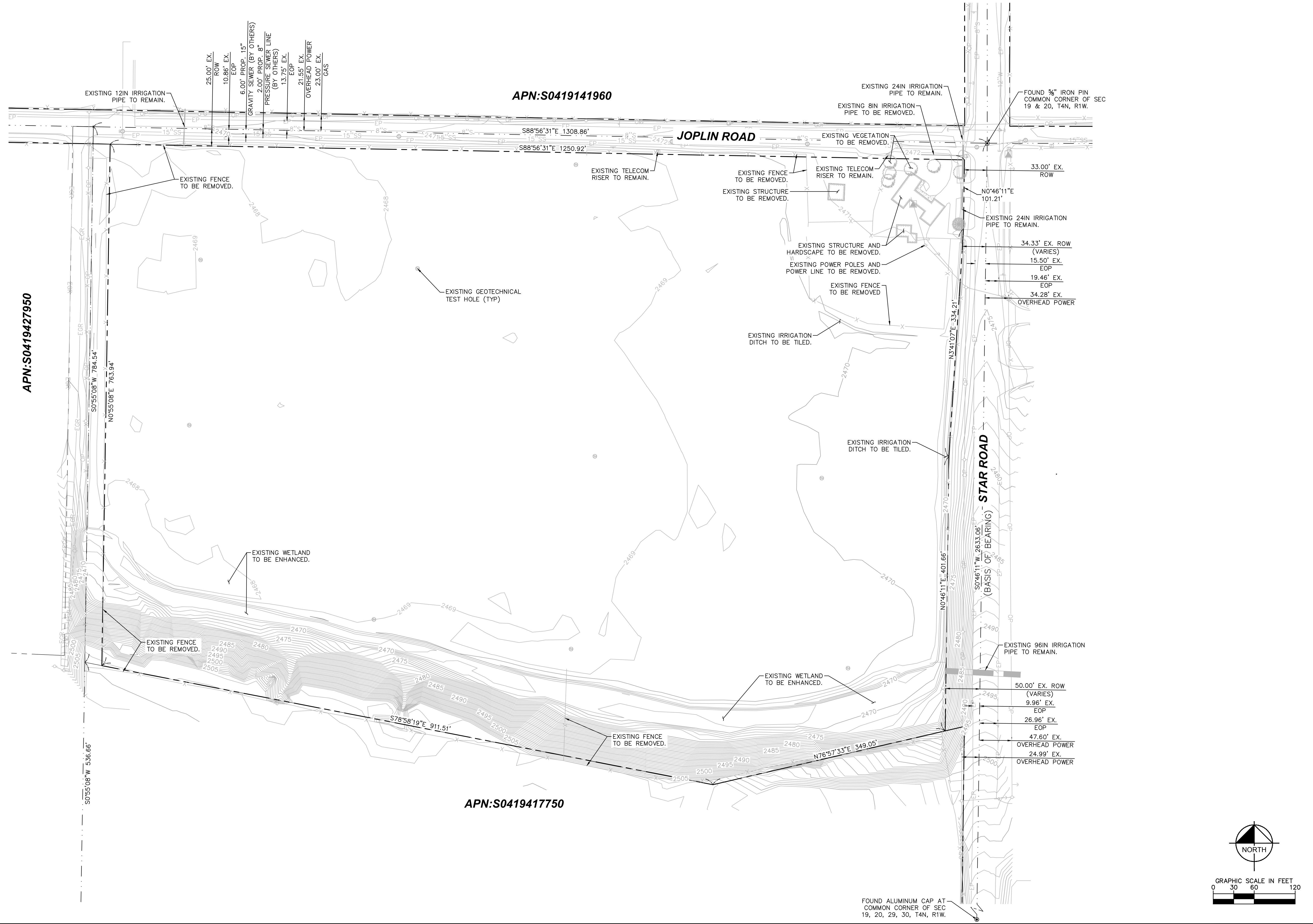
EXPIRES 10/31/21

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 OF AND W/PROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

APN: S0419427950

APN: S041941960

APN: S0419417750



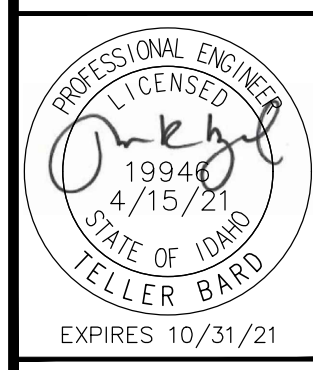
NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 950 Bonnock Street, Suite 1100
 Boise, Idaho 83702 (208) 297-2885

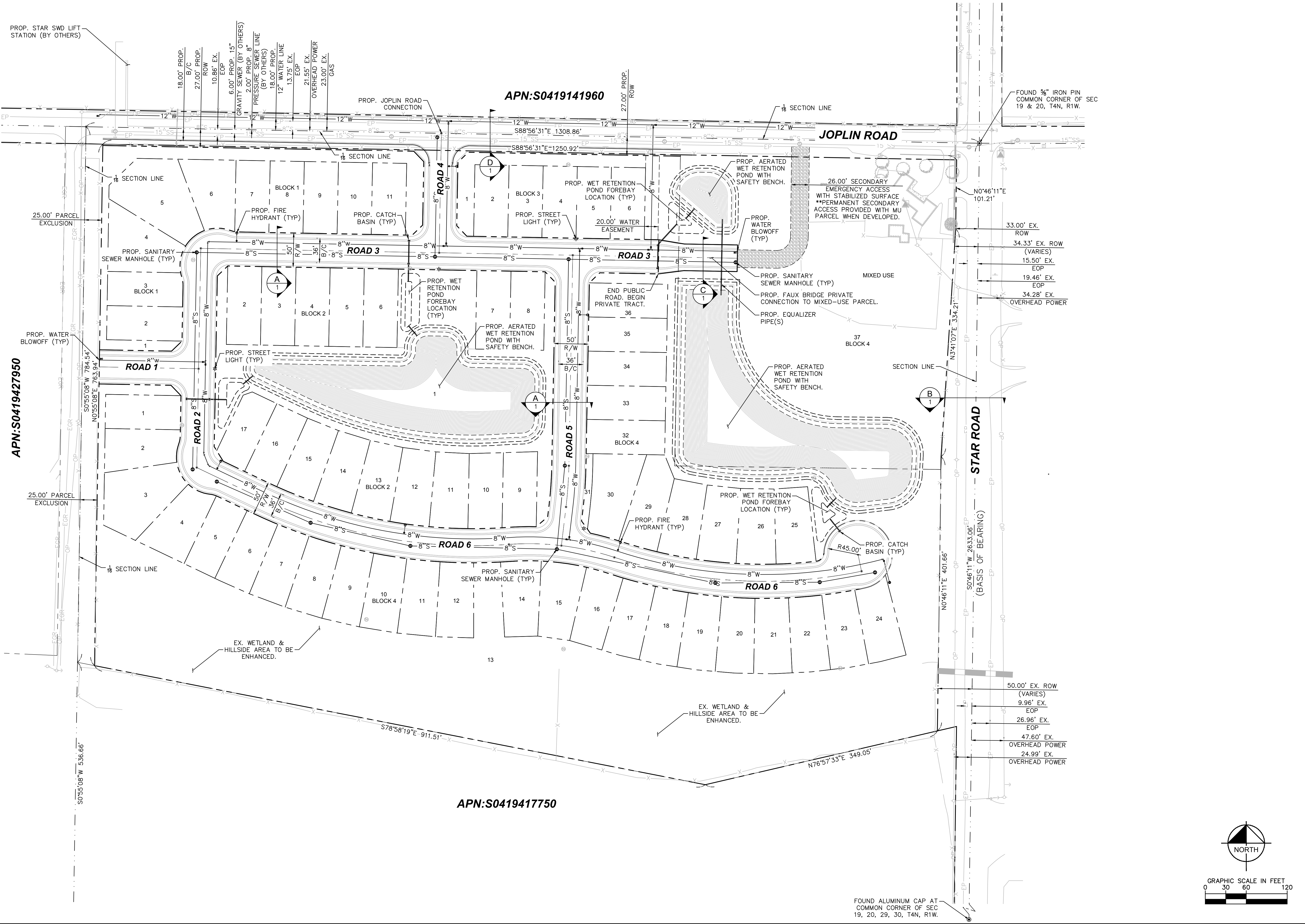
SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: ITC
 DRAWN BY: ITC
 CHECKED BY: TRB
 DATE: 4/15/2021

OAKLAWN CROSSING
 EXISTING CONDITIONS
 STAR, IDAHO



EXPIRES 10/31/21
 PROJECT NO. 291015010
 DRAWING NAME 5010-PP-EC
 2 OF 4

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 OF AND W/OUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

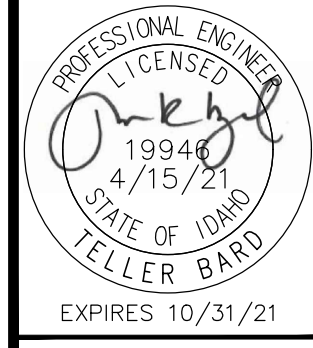


NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 950 Bannock Street, Suite 1100
 Boise, Idaho 83702 (208) 297-2885

SCALE (H): 1"=60'
 SCALE (V): NONE
 DESIGNED BY: ITC
 DRAWN BY: ITC
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OAKLAWN CROSSING
 PROPOSED CONDITIONS
 STAR, IDAHO



PROJECT NO.
291015010

DRAWING NAME
5010-PP-PC

