

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

April 22, 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 **June 15, 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: Rivermoor Subdivision
Files #'s AZ-21-06 Annexation-Zoning
DA-21-08 Development Agreement
PP-21-09 Preliminary Plat
PR-21-08 Private Street

Applicant/Representative: Kent Brown, 3161 E. Springwood Dr., Meridian, ID 83642

Owner: RAMA Group, LLC, 1580 W. Cayuse Way, Meridian, ID 83642; Bobak Family Trust, 739 Puerto Real, Las Vegas NV 89138

Action: The Applicant is seeking approval of an Annexation and Zoning (R-2), a Development Agreement, Preliminary Plat for a proposed residential subdivision consisting of 252 residential lots and 22 common lots, and a Private Street. The property is located at 7290 N. Stonebriar Lane in Star, Idaho, and consists of 53.73 acres with a proposed density of 1.92 dwelling units per acre.

Property Location: The subject property is generally located on the north side at the east end of W. Joplin Road. Ada County Parcel No's. S0416347100, S0421212600 & S0421234110.

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

Shawn L. Nickel
Planning Director and Zoning Administrator

Rivermoor Subdivision

VICINITY MAP



KENT BROWN PLANNING SERVICES

April 8, 2021

Star City Hall
660E. Civic Lane
Eagle, ID 83616

RE: Rivermoor Subdivision Preliminary Plat Application

Dear Mayor and Council:

RAMA Group LLC., hereby request the City of Star's approval for a preliminary plat for the Rivermoor Subdivision. The Rivermoor Subdivision has 252 single family lots on 130.51 acres for an overall density of 1.92 units per acre. The preliminary plat is located at the northeast corner of Highway 16 and Joplin Court. The subdivision design complies with the Star Comprehensive Plan and Estate Residential designation for the site.

Rivermoor Subdivision has 53.76 acres designed as open space. The open space is a combination of ponds; pathways, landscaped open spaces and landscape buffers. Amenities include a Clubhouse; pool with changing rooms and three large ponds with wooden docks; overall connecting pathways and two gazebos. The total open space for the Rivermoor Subdivision is 41%. We have a natural open space, which will remain in a natural state and located in the northeast corner of the site and is 3.99 acres in size having AE flood zone.

All the streets within the subdivision will have private streets. Water and Sewer are available from Star Sewer and Water District. Pressure irrigation will be developed by the developer for the use of the HOA on site.

Rivermoor Subdivision will be a desirable and sought after neighborhood in the city of Star. We respectfully request and look forward to your approval.

Sincerely,



Kent Brown
Planner



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: Kent Brown
Applicant Address: 3161 E Springwood Dr Meridian ID Zip: 83642
Phone: 208-871-6842 Email: kentlkb@gmail.com
RAMA Group LLC 1580 W Cayuse Way Meridian ID 83642
Owner Name: Bobak Family Trust 736 Puerto Real Las Vegas NV 89138
Owner Address: _____ Zip: 83646
Phone: 208895-0500 Email: Jeremy@biltmoreco.com

Representative (e.g., architect, engineer, developer):
Contact: Kent Brown Firm Name: Kent Brown Planning
Address: 3161 E Springwood Dr Meridian ID Zip: 83642
Phone: 208-871-6842 Email: kentlkb@gmail.com

Property Information:

Subdivision Name: Rivermoor Subdivision
Site Location: 7290 N Stonebriar LN
Approved Zoning Designation of Site: R-2
Parcel Number(s): S0416347100; S0421212600; S0421223110 & S0421234110

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	ESTATE RESIDENTIAL	AG
Proposed	RUT	ESTATE RESIDENTIAL	RESIDENTIAL
North of site	RUT	OPEN SPACE	AG
South of site	RUT	ESTATE RESIDENTIAL	AG
East of site	RUT	ESTATE RESIDENTIAL	AG
West of site	RUT	RURAL RESIDENTIAL	RESIDENTIAL

SITE DATA:

Total Acreage of Site - 130.51
Breakdown of Acreage of Land in Contiguous Ownership - 0
Total Acreage of Site in Special Flood Hazard Area - 3.99 ac
Dwelling Units per Gross Acre - 1.92
Minimum Lot Size - 7300
Minimum Lot Width - 50'

Total Number of Lots - 274
Residential - 252
Commercial - 0
Industrial - 0
Common - 22

Total Number of Units - _____
Single-family - 252
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 41 % / 53.73 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 - No Private Streets - Yes
Describe Pedestrian Walkways (location, width, material) - _____

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

FLOOD ZONE DATA:

Total Acreage of Site in Special Flood Hazard Area - 3.66 ac

- 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.: 16001C0140
FIRM effective date(s): mm/dd/year 06/18/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: X and AE
Base Flood Elevation(s): AE 2482.5 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

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

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water - Star Sewer and Water
 Irrigation Water- Eureka Water Company
 Sanitary Sewer- Star Sewer and Water
 Fire Protection - Star
 Schools - West Ada
 Roads - ACHD

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

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

Application Requirements:

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

Applicant (√)	Description	Staff (√)
KB	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
KB	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.)	
KB	Completed and signed Preliminary Plat Application	
KB	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.	
KB	Narrative explaining the project. (must be signed by applicant)	
KB	Legal description of the property (word.doc and pdf version with engineer's seal)	
KB	Recorded warranty deed for the subject property	
KB	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.	
KB	Approval of the proposed subdivision name from Ada County Surveyor's office.	
KB	One (1) 8½" X 11" copy and electronic copy in pdf. format of vicinity map showing the location of the subject property	
KB	One (1) full-size copy and one (1) 11" X 17" copy of the Preliminary Plat	
KB	Electronic copy in pdf. format of Preliminary Plat	
KB	One (1) full-size copy and one (1) 11" X 17" copy of the landscape plan	
KB	Electronic copy in pdf. format of landscape plan	
KB	Electronic copy in pdf. format of preliminary site grading & drainage plans	
KB	Phasing plan shall be included in the application if the project is to be phased.	

KB	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.	
KB	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	
KB	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.	
KB	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by Engineer)	
KB	Special Flood Information – Must be included on Preliminary Plat and Application form.	
KB	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.	
KB	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).	
KB	Two (2) copies of the Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on two (2) thumb drives only (no discs) with the files named with project name and plan type. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.</u>	
KB	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.	
KB	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

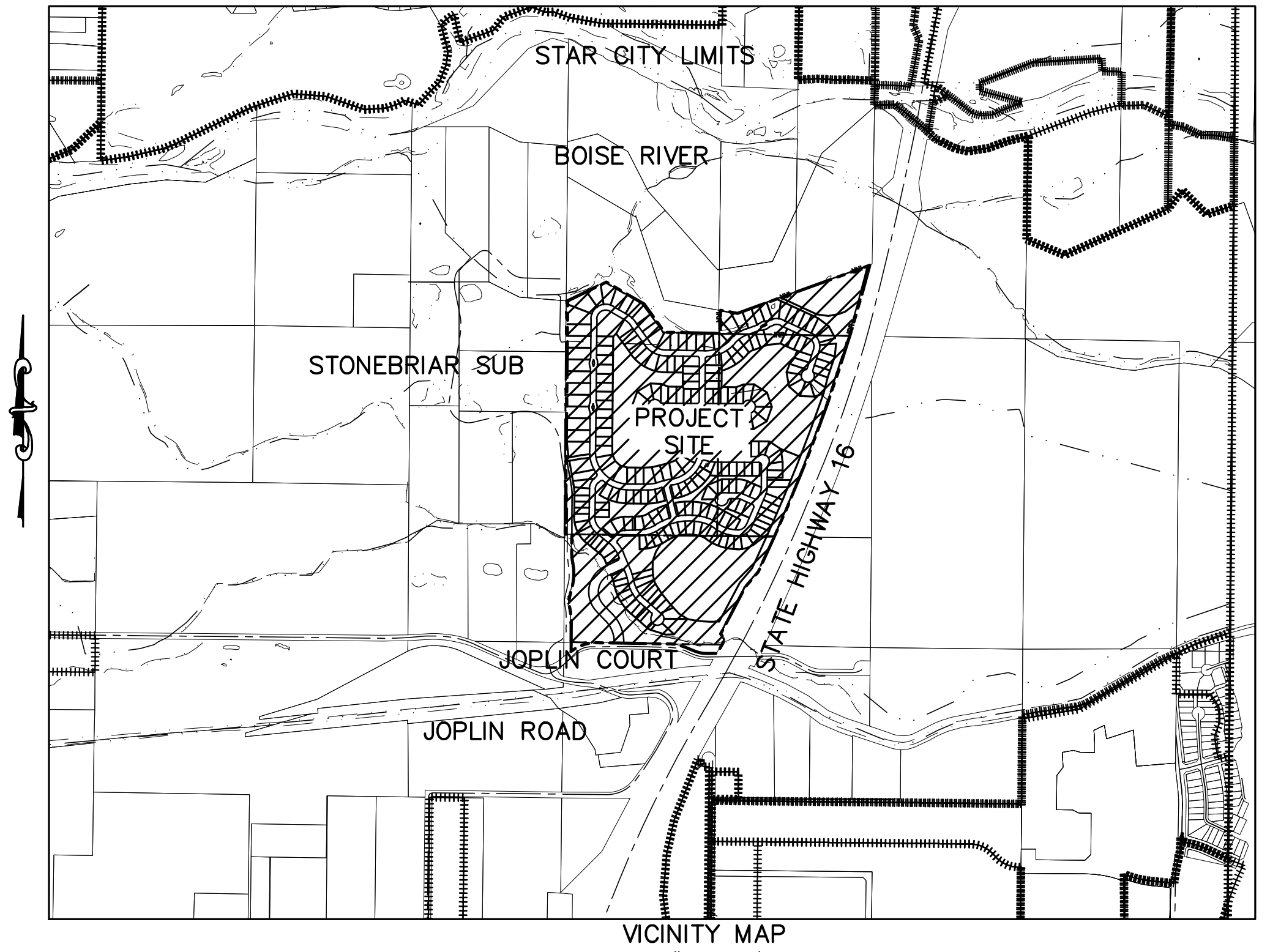
**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other 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

Date

PRELIMINARY PLAT FOR RIVERMOOR SUBDIVISION

LOCATED IN GOVERNMENT LOTS 5 AND 6 OF SECTION 18 AND THE NW 1/4 OF SECTION 21 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN STAR, ADA COUNTY, IDAHO 2021



PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, COMMON LOT TABLE, NOTES & VICINITY MAP
PP-2	PRELIMINARY PLAT & STREET DETAILS
PP-3	CONCEPTUAL ENGINEERING PLAN, STREET DETAILS & CURVE TABLES
PP-4	CONCEPTUAL SEWER PROFILES & PARCEL TABLE

NOTES

- EAGLE CITY WATER AND STAR SEWER DISTRICT SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALLS WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0140J EFFECTIVE JUNE 18, 2020
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 12 (TWELVE) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 12 (TWELVE) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 6 (SIX) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF SUBDIVISION APPROVAL.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOA. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE NEW DRY CREEK DITCH COMPANY.
- THERE IS A 30' ITD EASEMENT ADJACENT TO HIGHWAY 16 AS SHOWN.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONES AND/OR SUBSURFACE INFILTRATION FACILITIES AS APPROVED BY ACDH.
- COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH STAR CITY CODE OR AS PURSUANT TO THE DEVELOPMENT AGREEMENT ASSOCIATED WITH RZ-XX-20 OR ANY SUBSEQUENT MODIFICATIONS.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM, 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."
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF STAR ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.

PLAT LEGEND

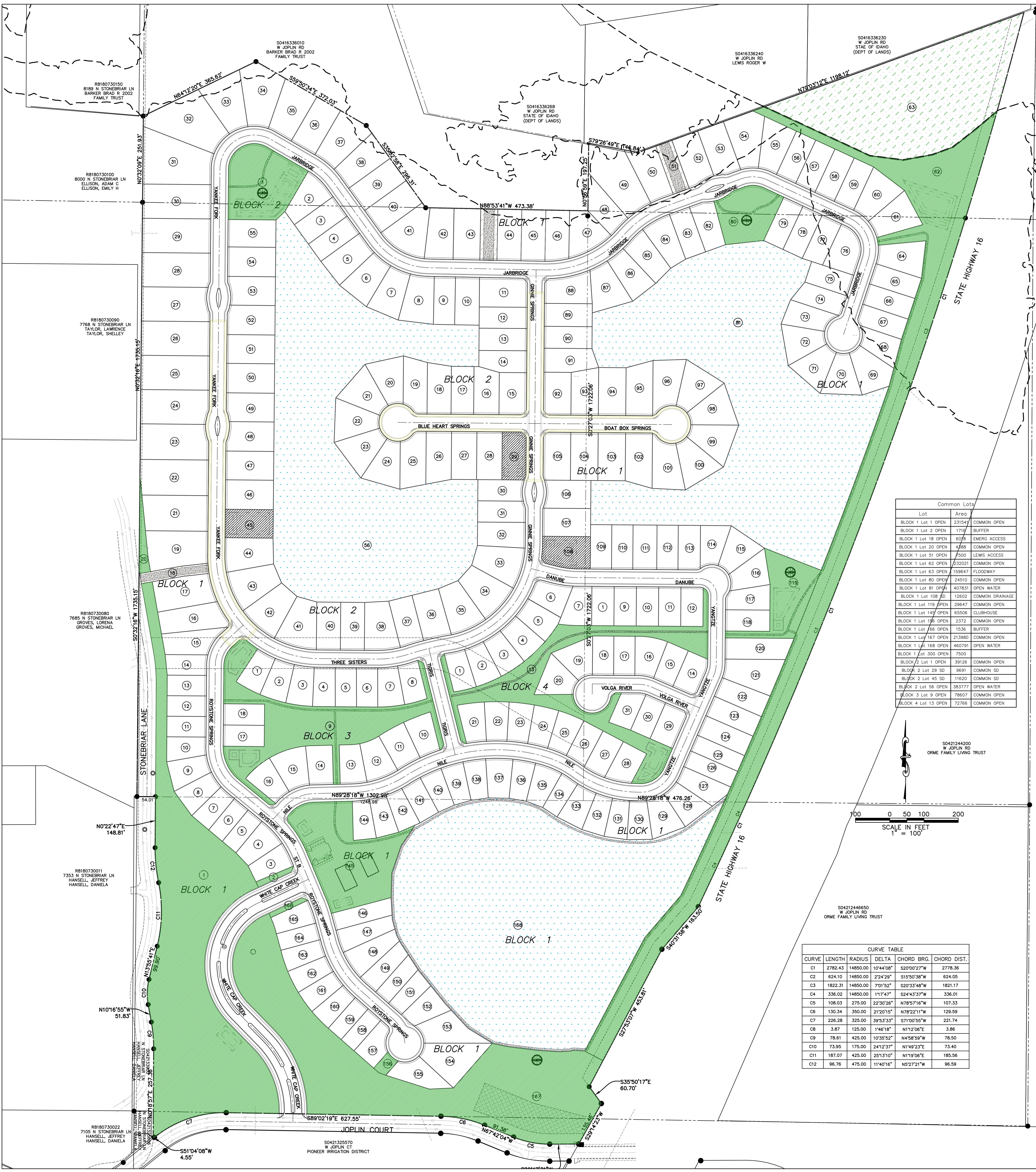
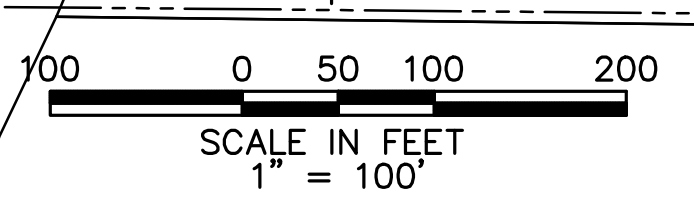
- PROPOSED FIRE HYDRANT
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- EXISTING CONTOUR
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- EASEMENT LINE
- LOT LINE
- ROAD CENTERLINE
- ROLLED CURB/GUTTER AND SIDEWALK
- LOT NUMBER
- LOT AREA
- BLOCK 7
- W. ASHTON DR.
- HANDICAP RAMP

SURVEY LEGEND

- FOUND BRASS CAP
-

Lot	Area	Notes
BLOCK 1 Lot 1 OPEN	231947	COMMON OPEN
BLOCK 1 Lot 2 OPEN	1771	BUFFER
BLOCK 1 Lot 18 OPEN	6076	EMERG ACCESS
BLOCK 1 Lot 20 OPEN	4588	COMMON OPEN
BLOCK 1 Lot 51 OPEN	7500	LEWIS ACCESS
BLOCK 1 Lot 62 OPEN	232021	COMMON OPEN
BLOCK 1 Lot 63 OPEN	158647	FLOODWAY
BLOCK 1 Lot 80 OPEN	24510	COMMON OPEN
BLOCK 1 Lot 81 OPEN	407831	OPEN WATER
BLOCK 1 Lot 108	12662	COMMON DRAINAGE
BLOCK 1 Lot 119 OPEN	28647	COMMON OPEN
BLOCK 1 Lot 147 OPEN	65506	CLUBHOUSE
BLOCK 1 Lot 196 OPEN	2372	COMMON OPEN
BLOCK 1 Lot 66 OPEN	1536	BUFFER
BLOCK 1 Lot 167 OPEN	213980	COMMON OPEN
BLOCK 1 Lot 168 OPEN	460791	OPEN WATER
BLOCK 1 Lot 300 OPEN	7500	COMMON OPEN
BLOCK 2 Lot 1 OPEN	39126	COMMON OPEN
BLOCK 2 Lot 29 SB	3697	COMMON SB
BLOCK 2 Lot 45 SB	11620	COMMON SB
BLOCK 2 Lot 56 OPEN	933777	OPEN WATER
BLOCK 3 Lot 9 OPEN	78667	COMMON OPEN
BLOCK 4 Lot 13 OPEN	72766	COMMON OPEN

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	2782.43	14850.00	10°44'08"	S207°02'27"W	2778.36
C2	624.10	14850.00	2°24'29"	S15°50'38"W	624.05
C3	1822.31	14850.00	7°01'52"	S20°33'48"W	1821.17
C4	336.02	14850.00	11°7'47"	S24°43'37"W	336.01
C5	108.03	275.00	22°30'26"	N78°57'16"W	107.33
C6	130.34	350.00	21°20'15"	N78°22'11"W	129.59
C7	226.28	325.00	39°53'33"	S71°09'50"W	221.74
C8	3.87	125.00	1°46'18"	N17°20'06"E	3.86
C9	78.81	425.00	10°38'50"	N44°59'09"W	78.50
C10	73.95	175.00	24°12'37"	N14°02'23"E	73.40
C11	187.07	425.00	25°18'10"	N17°08'07"E	185.56
C12	96.76	475.00	11°40'16"	N52°27'21"W	94.59



PRELIMINARY PLAT RIVERMOOR SUBDIVISION

B O I L E R

PP-1

OWNERS
RAMA GROUP, LLC
1580W CANYON CREEK CREEK DR
WEST ADA
LAS VEGAS NV 89138

DEVELOPER
KEVIN AMAR
BALTIMORE COMPANY
9419 CANYON CREEK
MERIDIAN ID 83646

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1119 E. STATE ST., SUITE 210
EAGLE ID 83816
208-688-0013

PLANNER/CONTACT
KENT BROWN
PLANNING SERVICES
3161 SPRINGWOOD DR
MERIDIAN ID 83647
208-871-6842

DATE:
03-28-2021

PROJECT:
C2020-020

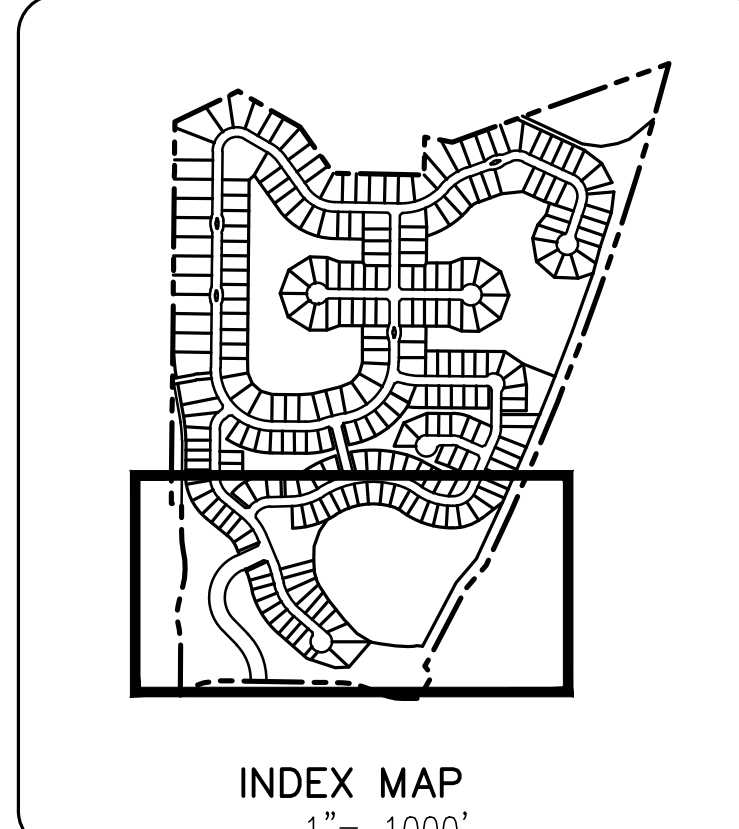
SHEET:
PP-1

BAILEY ENGINEERING, INC.
CIVIL ENGINEERING | PLANNING | CADD
402 N. WOODBINE LANE
EAGLE, ID 83816
TEL: 208-688-0013
WWW.BAILEYENGINEERING.COM

PROFESSIONAL ENGINEER
REGISTERED
STATE OF IDAHO
NO. 8257
DAVID A. BAILEY

CHECKED BY:
DAVID A. BAILEY, P.E.

DRAWN BY:
DAVID CIES



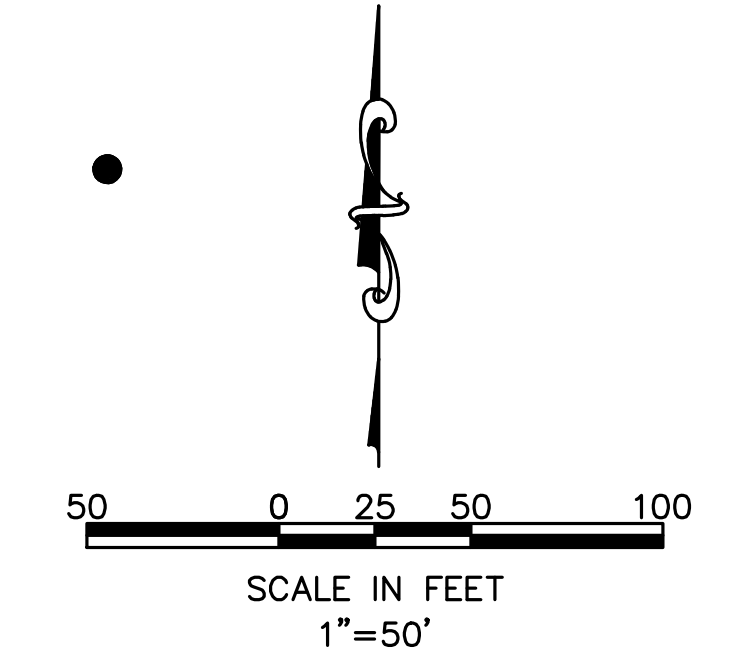
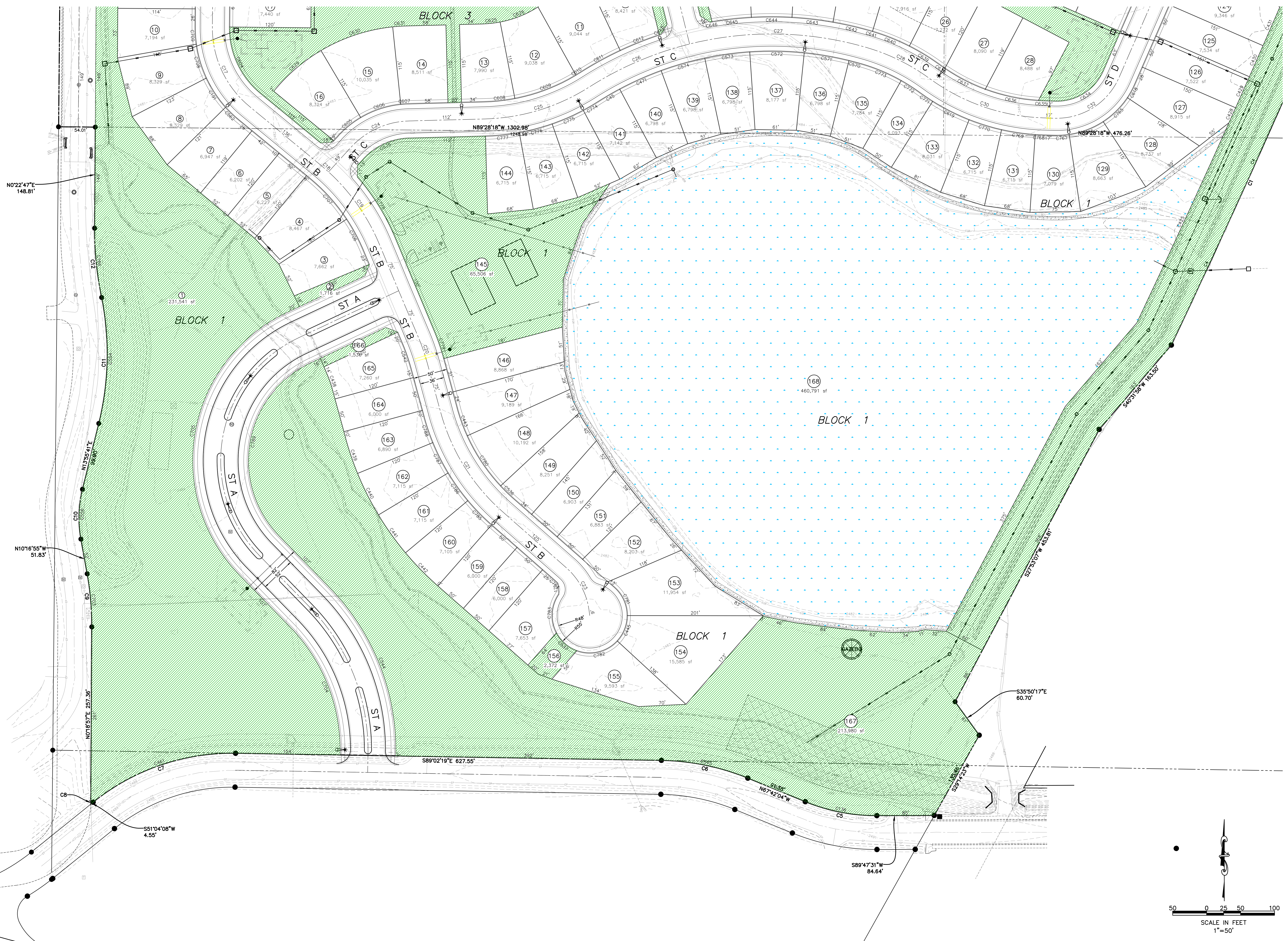
- PLAT LEGEND**
- PROPOSED FIRE HYDRANT
 - STREET LIGHT
 - EXISTING CONTOUR
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 - - - EASEMENT LINE
 - LOT LINE
 - ROAD CENTERLINE
 - ROLLED CURB/GUTTER AND SIDEWALK
 - ① LOT NUMBER
 - ⑦ BLOCK NUMBER
 - W. ASHTON DR. STREET NAME
 - ↔ HANDICAP RAMP
- SURVEY LEGEND**
- FOUND BRASS CAP
 - FOUND 5/8" IRON PIN
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**PRELIMINARY PLAT FOR
RIVERMOOR SUBDIVISION**
 LOCATED IN GOVERNMENT LOTS 5 AND 6 OF SECTION 16
 AND THE NW 1/4 OF SECTION 21
 TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 STAR, ADA COUNTY, IDAHO 2021

B Bailey Engineering, Inc.
 CIVIL ENGINEERING PLANNING CADD
 402 N. BROADWAY LANE
 BOISE, ID 83724
 TEL: 208-884-0033
 WWW.BAILEYENGINEERING.COM

PROFESSIONAL ENGINEER
 REGISTERED
 CIVIL ENGINEER
 STATE OF IDAHO
 85575
 DAVID A. BAILEY

CHECKED BY:
 DAVID A. BAILEY P.E.
 DRAWN BY:
 DAN OZES

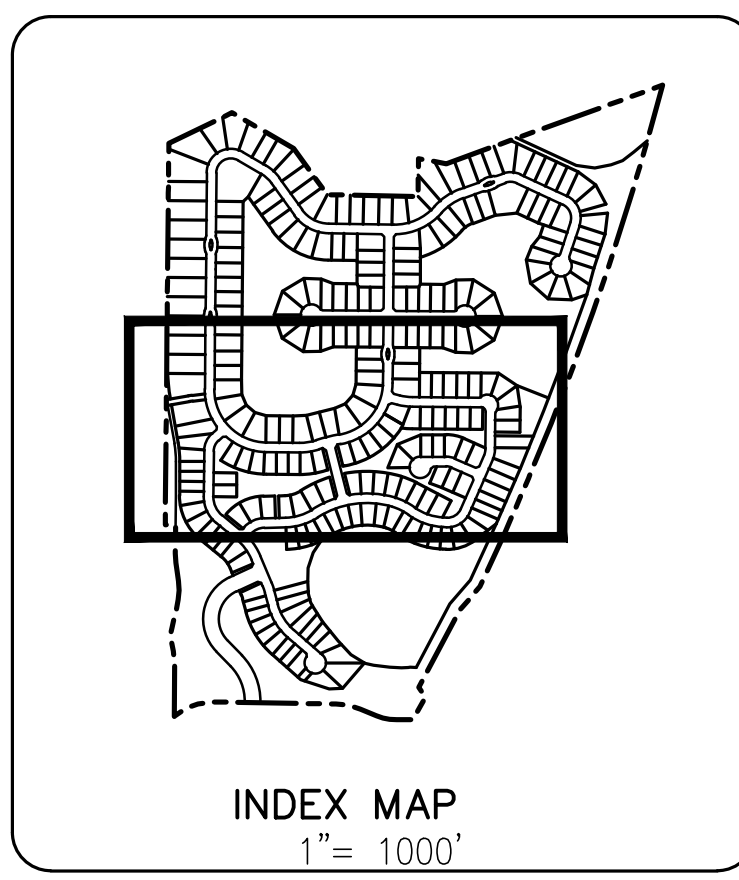


REVISED
 NO. DATE DESCRIPTION

**PRELIMINARY PLAT
RIVERMOOR SUBDIVISION**

B A I L E Y

DATE:
 03-08-2021
 PROJECT:
 C2020-020
 SHEET
PP-2



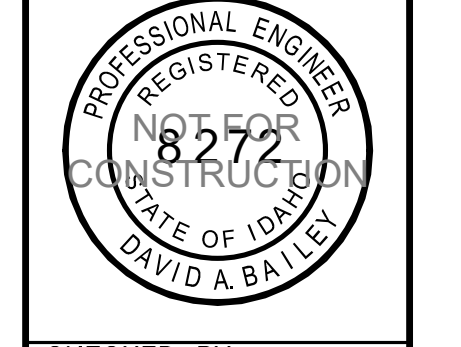
INDEX MAP
1" = 1000'

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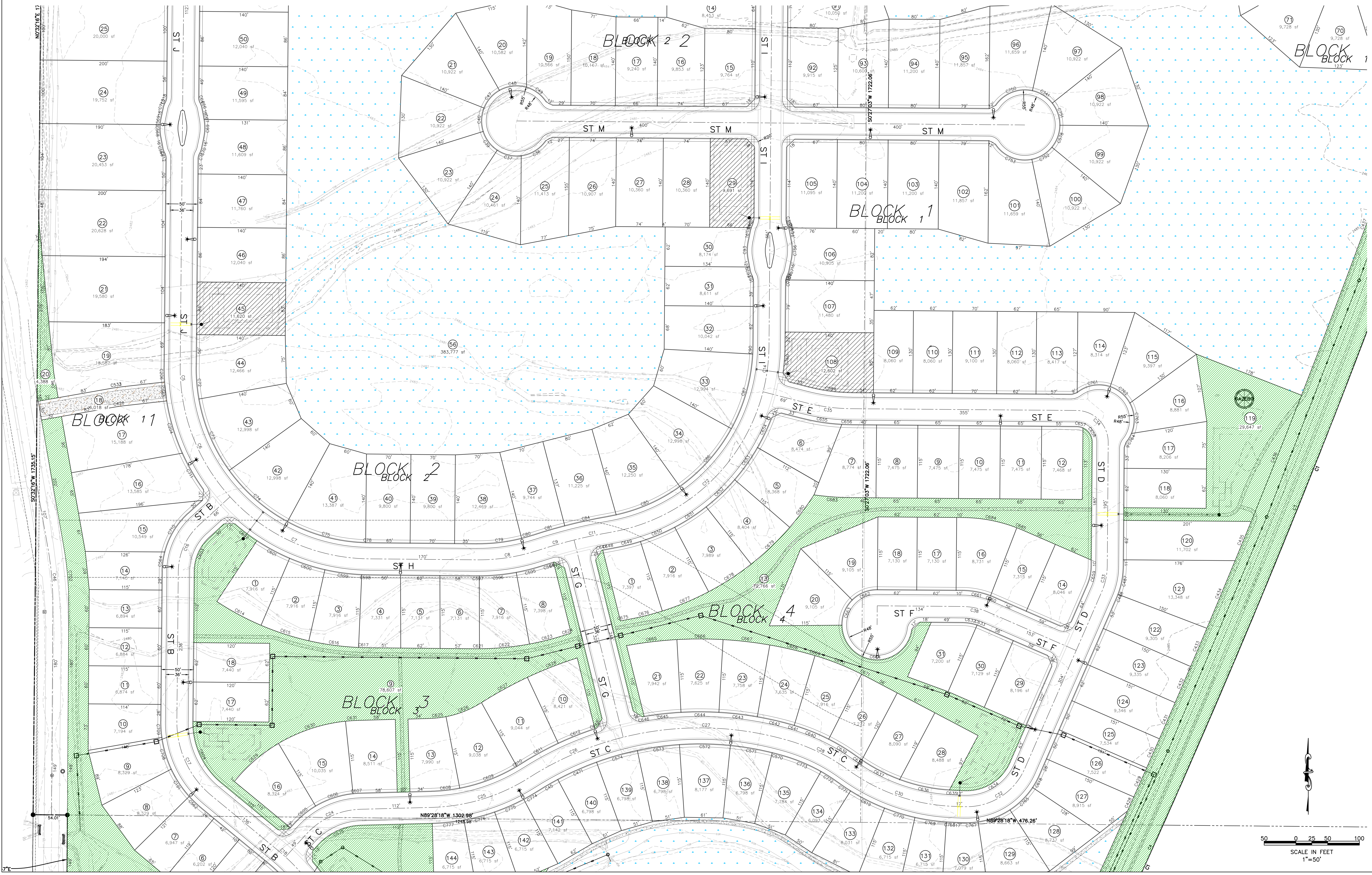
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CIVIL ENGINEERING | PLANNING | CADD
402 N. WINDSOR AVE.
BOISE, ID 83724
TEL: 208-888-0033
WWW.BAILEYENGINEERING.COM



CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
DAN OZES



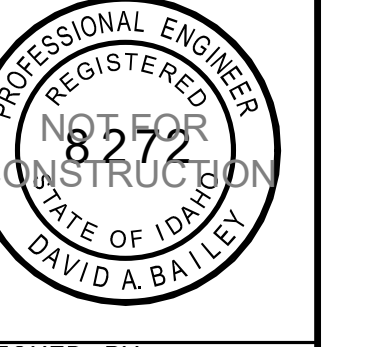
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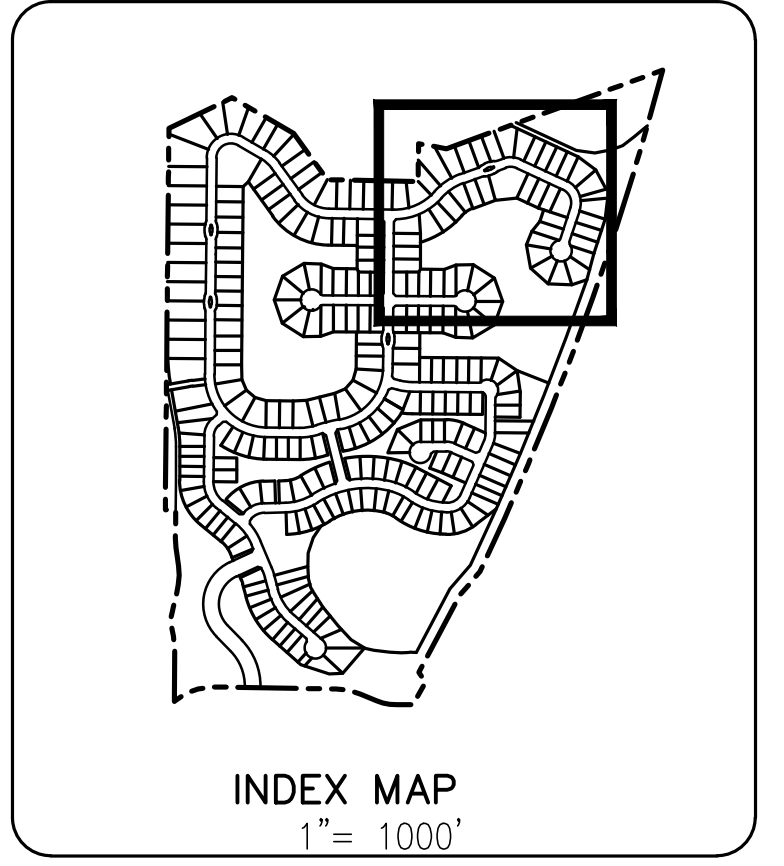
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SHEET: PP-2a

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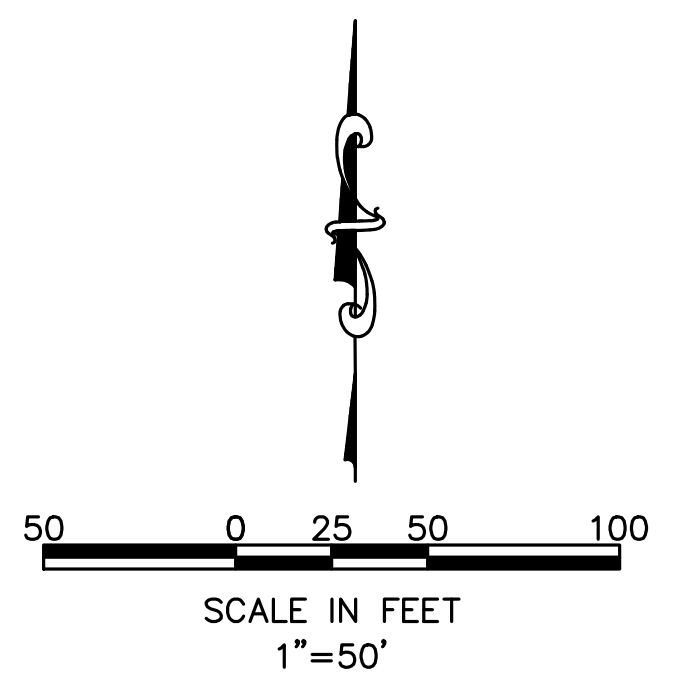
B Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4424 N. WINDSHIRE LANE
 BOISE, ID 83714
 TEL: 208-888-8033
 WWW.BAILEYENGINEERING.COM



CHECKED BY: DAVID A. BAILEY P.E.
 DRAWN BY: SHAW/DES



- PLAT LEGEND**
- PROPOSED FIRE HYDRANT
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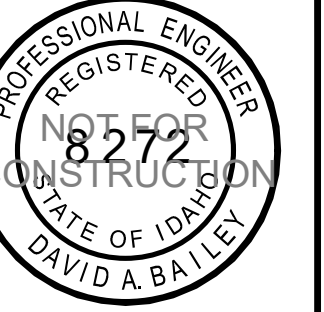
REVISIONS
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PRELIMINARY PLAT
 RIVERMOOR SUBDIVISION
 B A I L E Y E N G I N E E R I N G I N C

DATE: 03-08-2021
 PROJECT: C2020-020
 SHEET: PP-2c

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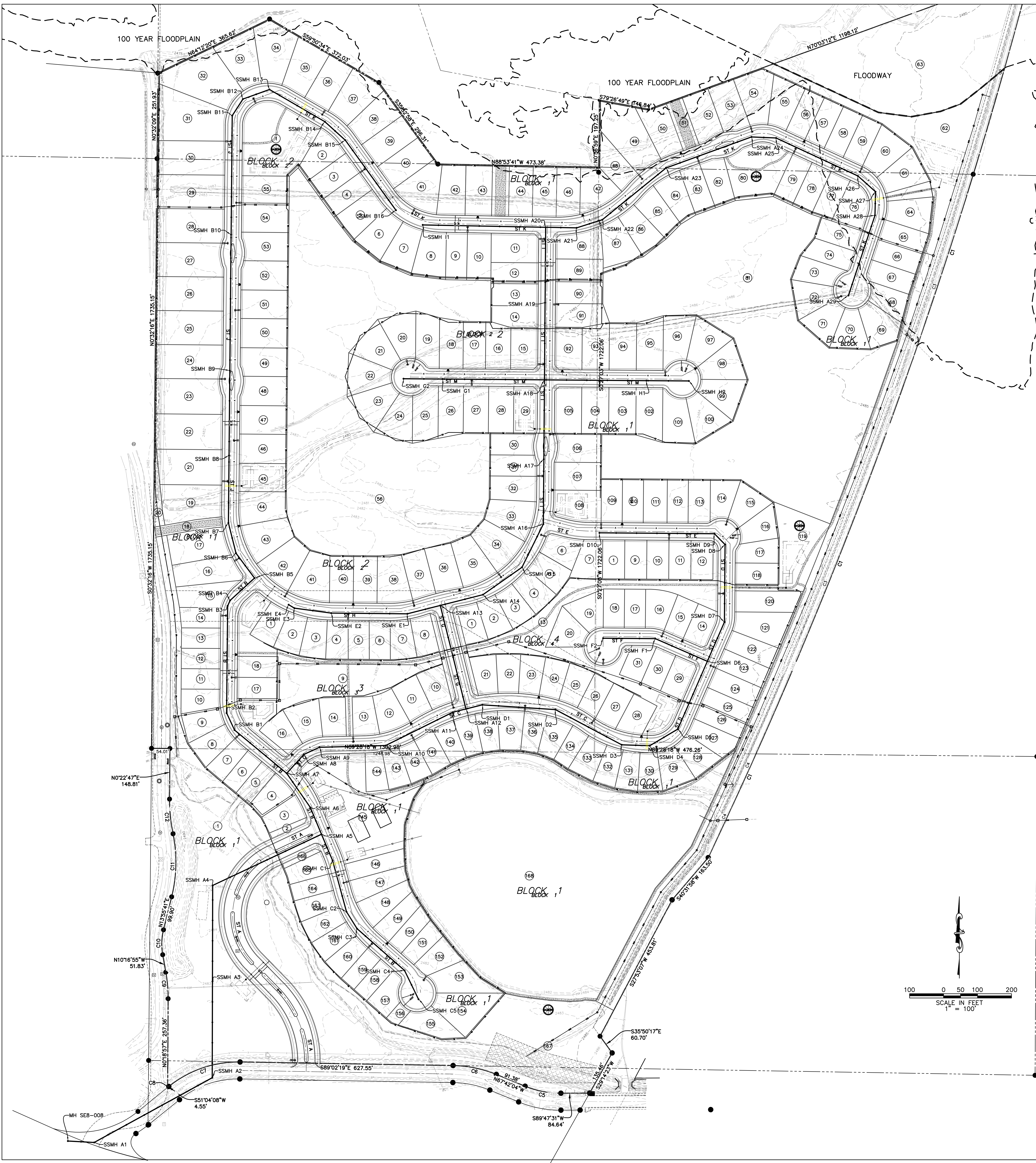
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 BOISE, ID 83724
 TEL: 208-886-0023
 WWW.BAILEYENGINEERING.COM



CHECKED BY:
 DAVID A. BAILEY P.E.
 DRAWN BY:
 DAN/DES

Curve Table			Curve Table			Curve Table			Curve Table			Curve Table			Curve Table			Curve Table			
Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	Curve #	Radius	Length	
C2	200.00	185.05	C63	20.00	9.80	C440	445.00	68.53	C602	325.00	43.77	C653	325.00	62.09	C722	325.00	80.16	C772	275.00	32.45	
C3	200.00	83.64	C64	20.00	9.80	C441	445.00	68.53	C603	75.00	61.80	C654	325.00	51.61	C723	325.00	39.17	C773	275.00	63.45	
C4	100.00	208.78	C65	31.00	9.14	C442	445.00	67.95	C604	125.00	111.38	C655	325.00	64.04	C724	78.00	25.17	C774	325.00	25.60	
C5	300.00	36.55	C66	78.00	1.34	C443	275.00	43.75	C605	145.00	43.01	C656	325.00	14.99	C725	78.00	5.27	C775	325.00	50.05	
C6	300.00	188.31	C67	78.00	29.11	C444	55.00	40.94	C606	145.00	62.48	C657	25.00	10.29	C726	31.00	9.14	C776	325.00	50.05	
C7	300.00	246.38	C68	31.00	9.14	C445	325.00	326.38	C607	145.00	11.20	C658	35.00	28.88	C727	125.00	7.74	C777	325.00	50.05	
C8	300.00	97.67	C69	20.00	9.80	C446	475.00	66.96	C608	275.00	44.97	C659	75.00	30.21	C728	125.00	39.03	C778	325.00	104.58	
C9	820.00	59.36	C70	275.00	51.23	C447	487.00	44.65	C609	275.00	96.82	C660	125.00	5.34	C729	125.00	53.86	C779	325.00	42.64	
C10	820.00	59.36	C71	275.00	123.25	C448	125.00	5.70	C610	275.00	6.92	C661	125.00	45.01	C730	125.00	22.60	C780	275.00	89.10	
C11	820.00	59.36	C72	275.00	123.25	C449	31.00	9.14	C611	525.00	67.76	C662	55.00	43.67	C731	125.00	51.44	C781	55.00	46.78	
C12	300.00	144.51	C73	275.00	123.25	C450	78.00	30.45	C612	525.00	62.04	C663	55.00	43.67	C732	55.00	8.55	C782	55.00	64.60	
C14	300.00	72.95	C74	275.00	128.85	C509	31.00	9.14	C613	525.00	2.93	C664	55.00	165.35	C733	55.00	60.21	C783	55.00	59.31	
C16	100.00	82.13	C75	275.00	5.39	C510	125.00	73.72	C614	440.00	79.18	C665	640.00	79.84	C734	55.00	37.38	C784	75.00	5.37	
C17	150.00	133.66	C76	275.00	70.98	C511	125.00	24.35	C615	440.00	79.18	C666	640.00	72.85	C735	55.00	37.38	C785	325.00	49.63	
C18	300.00	151.12	C77	275.00	18.54	C512	225.00	31.13	C616	440.00	79.18	C667	640.00	74.12	C736	55.00	37.38	C786	325.00	50.05	
C19	300.00	130.33	C78	275.00	52.25	C513	275.00	25.83	C617	440.00	14.99	C668	640.00	70.34	C737	55.00	37.38	C787	325.00	50.05	
C20	300.00	39.36	C79	275.00	110.48	C514	125.00	53.86	C618	125.00	22.48	C669	440.00	2.72	C738	55.00	62.06	C788	325.00	39.97	
C21	300.00	175.10	C80	275.00	110.48	C515	315.00	19.61	C619	325.00	60.09	C670	440.00	79.18	C739	75.00	109.06	C789	159.00	302.78	
C23	100.00	71.20	C81	275.00	123.25	C516	315.00	19.61	C620	440.00	5.44	C671	440.00	7.05	C740	75.00	58.68	C790	14850.00	299.36	
C24	120.00	96.57	C82	275.00	123.25	C517	275.00	27.66	C621	440.00	79.18	C672	680.00	9.20	C741	31.00	9.14				
C25	300.00	162.23	C83	275.00	12.92	C518	55.00	40.94	C622	440.00	58.63	C673	440.00	58.61	C742	78.00	30.45				
C26	500.00	161.75	C84	20.00	9.80	C519	275.00	36.08	C623	440.00	58.63	C674	440.00	79.18	C743	31.00	9.14				
C27	500.00	263.41	C85	78.00	30.45	C520	341.00	269.28	C624	680.00	9.20	C675	440.00	79.18	C744	275.00	89.69				
C28	300.00	104.62	C86	31.00	4.72	C521	350.00	130.34	C625	160.00	26.16	C676	440.00	79.91	C745	275.00	48.69				
C30	300.00	179.40	C87	31.00	4.72	C522	14850.00	2483.07	C626	160.00	60.36	C677	440.00	84.07	C746	325.00	31.76				
C32	100.00	119.39	C88	31.00	4.42	C523	425.86	193.28	C627	640.00	82.60	C678	440.00	63.90	C747	325.00	58.48				
C33	100.00	40.28	C89	275.00	108.03	C524	175.00	73.95	C628	640.00	84.41	C679	440.00	58.09	C748	325.00	56.89				
C34	50.00	78.54	C90	175.00	51.53	C525	175.00	28.43	C629	260.00	90.22	C680	240.00	86.42	C749	325.00	123.08				
C35	300.00	72.95	C91	175.00	51.53	C526	125.00	30.87	C630	260.00	112.04	C681	240.00	10.26	C750	55.00	65.41				
C36	55.00	46.29	C92	325.00	24.59	C527	325.00	30.01	C631	260.00	20.07	C682	31.00	9.14	C751	55.00	37.38				
C37	55.00	39.39	C93	20.00	9.80	C528	31.00	9.14	C632	75.00	23.83	C683	31.00	9.14	C752	55.00	37.38				
C38	100.00	40.28	C94	20.00	9.80	C529	78.00	20.18	C633	75.00	6.38	C703	425.00	95.19	C753	55.00	65.41				
C39	55.00	37.38	C95	20.00	9.80	C530	78.00	10.28	C634	75.00	89.54	C704	259.00	307.83	C754	31.00	4.42				
C40	55.00	37.38	C96	125.00	51.03	C531	475.00	19.28	C635	275.00	80.32	C705	241.00	458.94	C755	31.00	4.72				
C41	300.00	150.96	C97	55.00	37.38	C532	475.00	66.96	C636	275.00	80.32	C706	275.00	52.11	C756	78.00	30.45				
C42	300.00	261.19	C98	31.00	9.14	C533	475.00	66.96	C637	275.00	67.17	C707	275.00	61.22	C757	31.00	9.14				
C43	475.00	36.42	C99	20.00	9.80	C534	475.00	66.96	C638	275.00	8.92	C708	175.00	52.19	C758	20.00	7.24				
C45	500.00	90.66	C100	14790.00	324.30	C535	475.00	66.96	C639	325.00	52.84	C709	175.00	25.77	C759	20.00	2.56				
C46	500.00	90.66	C101	285.00	17.74	C536	475.00	66.96	C640	325.00	58.48	C710	125.00	71.79	C760	325.00	42.41				
C47	55.00	37.38	C102	14790.00	24.17	C537	95.00	78.45	C641	325.00	2.01	C711	325.00	66.23	C761	55.00	54.92				
C48	55.00	43.94	C103	14790.00	50.00	C538	275.00	66.87	C642	325.00	57.70	C712	30.00	9.80	C762	55.00	41.16				
C49	55.00	38.59	C104	14790.00	82.00	C539	795.00	1.37	C643	525.00	60.80	C713	31.00	9.14	C763	55.00	49.48				
C50	225.00	62.20	C105	14790.00	82.00	C540	795.00	17.83	C644	525.00	59.76	C714	125.00	14.48	C764	55.00	16.23				
C51	225.00	62.20	C106	14790.00	85.40	C541	795.00	17.83	C645	525.00	59.29	C715	125.00	58.08	C765	125.00	50.34				
C52	225.00	62.20	C107	14790.00	85.40	C542	325.00	43.31	C646	525.00	2.83	C716	125.00	59.84	C766	125.00	53.86				
C53	175.00	73.18	C108	14790.00	115.35	C543	325.00	58.48	C647	795.00	1.37	C717	225.00	82.97	C767	125.00	22.55				
C54	75.00	166.58	C109	14790.00	66.80	C544	325.00	4.02	C648	795.00	17.03	C718	175.00	147.46	C768	325.00	10.99				
C55	75.00	166.58	C110	14790.00	66.80	C545	325.00	11.07	C649	325.00	43.29	C719	175.00	14.46	C769	325.00	50.05				
C56	20.00	9.80	C111	14790.00	213.86	C546	325.00	58.48	C650	325.00	58.48	C720	275.00	143.37	C770	325.00	50.05				
C57	31.00	9.14	C112	14790.00	573.26	C547	325.00	58.48	C651	325.00	59.03	C721	325.00	44.21	C771	325.00	23.17				
C58	78.00	30.45	C113	14790.00	20.34	C548	325.00	58.48	C652	325.00	62.09										
C59	31.00	9.14	C114	445.00	54.72	C549	325.00	58.48	C653	325.00	62.09										

Common Lots		Common Lots		Common Lots		Common Lots		Common Lots		Common Lots	
Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area	Lot	Area
BLOCK 1 Lot 3	7662 SFR	BLOCK 1 Lot 47	11477 SFR	BLOCK 1 Lot 94	11250 SFR	BLOCK 1 Lot 138	6798 SFR	BLOCK 2 Lot 18	10167 SFR	BLOCK 3 Lot 7	7916 SFR
BLOCK 1 Lot 4	8467 SFR	BLOCK 1 Lot 48	10035 SFR	BLOCK 1 Lot 95	11857 SFR	BLOCK 1 Lot 139	6798 SFR	BLOCK 2 Lot 19	10566 SFR	BLOCK 3 Lot 8	7398 SFR
BLOCK 1 Lot 5	6227 SFR	BLOCK 1 Lot 49	22082 SFR	BLOCK 1 Lot 96	11659 SFR	BLOCK 1 Lot 140	6798 SFR	BLOCK 2 Lot 20	10582 SFR	BLOCK 3 Lot 10	8421 SFR
BLOCK 1 Lot 6	6202 SFR	BLOCK 1 Lot 50	12293 SFR	BLOCK 1 Lot 97	10922 SFR	BLOCK 1 Lot 141	7142 SFR	BLOCK 2 Lot 21	10922 SFR	BLOCK 3 Lot 11	9044 SFR
BLOCK 1 Lot 7	6947 SFR	BLOCK 1 Lot 51	11601 SFR	BLOCK 1 Lot 98	10922 SFR	BLOCK 1 Lot 142	6715 SFR	BLOCK 2 Lot 22	10922 SFR	BLOCK 3 Lot 12	8038 SFR
BLOCK 1 Lot 8	8329 SFR	BLOCK 1 Lot 52	11796 SFR	BLOCK 1 Lot 99	10922 SFR	BLOCK 1 Lot 143	6715 SFR	BLOCK 2 Lot 23	10922 SFR	BLOCK 3 Lot 13	7990 SFR
BLOCK 1 Lot 9	8329 SFR	BLOCK 1 Lot 53	11796 SFR	BLOCK 1 Lot 100	10922 SFR	BLOCK 1 Lot 144	6715 SFR	BLOCK 2 Lot 24	10461 SFR	BLOCK 3 Lot 14	8511 SFR
BLOCK 1 Lot 10	7194 SFR	BLOCK 1 Lot 54	13840 SFR	BLOCK 1 Lot 101	10922 SFR	BLOCK 1 Lot 145	6715 SFR	BLOCK 2 Lot 25	11413 SFR	BLOCK 3 Lot 15	10035 SFR
BLOCK 1 Lot 11	8914 SFR	BLOCK 1 Lot 55	11283 SFR	BLOCK 1 Lot 102	11857 SFR	BLOCK 1 Lot 146	8968 SFR	BLOCK 2 Lot 26	10907 SFR	BLOCK 3 Lot 16	8324 SFR
BLOCK 1 Lot 12	6884 SFR	BLOCK 1 Lot 56	8680 SFR	BLOCK 1 Lot 103	11250 SFR	BLOCK 1 Lot 147	9189 SFR	BLOCK 2 Lot 27	10360 SFR	BLOCK 3 Lot 17	7440 SFR



**PRELIMINARY ENGINEERING PLAN FOR
RIVERMORE SUBDIVISION**

LOCATED IN GOVERNMENT LOTS 5 AND 6 OF SECTION 18
AND THE NW 1/4 OF SECTION 21
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
STAR, ADA COUNTY, IDAHO 2021

