

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

November 25, 2020

**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 **January 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: Sellwood Place Subdivision
Files #'s AZ-20-20 Annexation-Zoning
DA-20-25 Development Agreement
PP-20-18 Preliminary Plat

Applicant/Representative: Wendy Shrief, JUB Engineers, 2760 W. Excursion Lane, Meridian, ID 83642

Owner: Michael Sessions, 2350 N. Brandon Road, Star, Idaho 83669

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 76 residential lots and 12 common lots. The property is located on the east side of N. Brandon Road in Star, Idaho, and consists of 21.35 acres with a proposed density of 3.56 dwelling units per acre.

Property Location: The subject property is generally located south of W. New Hope Road in Star, Idaho. Ada County Parcel No. S0405314915 & S0405244552.

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



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

November 10, 2020

City of Star
P.O. Box 130
Star, Idaho 83669

**RE: SELLWOOD PLACE SUBDIVISION– PRELIMINARY PLAT, AND ANNEXATION
AND ZONING APPLICATIONS**

To Whom It May Concern:

On behalf of our client, please accept this request for a Preliminary Plat and Annexation and Zoning for Sellwood Place Subdivision; the proposed development is located on the east side of Brandon Road in Star, Idaho. The proposed development includes a total of 76 residential lots on 21.35 acres with a density of 3.56 dwelling units per acre. The property is currently located in Ada County and R-4 zoning is requested for the property's zoning designation. The Comprehensive Plan designation for the property is Neighborhood Residential.

Preliminary Plat

The design of the project is intended to provide an upscale single-family residential subdivision for Star residents. The 21.35 acre property will be divided into 76 residential lots, 10 common lots, and 2 shared driveway lots. Two phases are proposed for the subdivision. The property is currently zoned RUT and located in Ada County. The average lot size in the subdivision is 7,526 square feet in size. The eastern side of the proposed subdivision borders an existing County subdivision with 5 acre lots; half acre lots and a large 36,000 s.f. common area are proposed for the area bordering the County subdivision. It should be noted that Sellwood Place is not bordering an existing home; the proposed subdivision is adjacent to an existing barn. 15% of the subdivision property will be dedicated to open space; 10% of the subdivision will be dedicated to usable open space.

There are adequate public services available to this area to serve the subdivision; The development will be served with public sewer and water provided by Star Sewer and Water District. Fire protection will be available through the Star Fire Department. Storm water will be retained on site and designed by a civil engineer in accordance with City of Star requirements.

Access to the development will be off of Brandon Road; the proposed subdivision will also be connected to the proposed subdivision located directly to the north of the subject property. Internal access to residential lots will be provided through public streets; standard street sections with 50' of right-of-way and 36' of pavement are proposed.

Annexation and Zoning

Our client is requesting a R-4 zoning designation for the proposed annexation of Sellwood Place Subdivision. The R-4 zoning designation is compatible with the proposed residential subdivision to the north and the City of Star's Comprehensive Plan designation.

The development has been designed in accordance with the City of Star's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.



Wendy Shrief, AICP



PRELIMINARY PLAT

***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: J-U-B Engineers/ Wendy Shrief
Applicant Address: 2760 E Excursion Lane Suite 400 Zip: 83642
Phone: 208-376-7330 Fax: _____ Email: Wshrief@jub.com

Owner Name: Michael Sessions
Owner Address: 2350 N Brandon Rd. Star, Idaho Zip: 83069
Phone: N/A Fax: N/A Email: N/A

Representative (e.g., architect, engineer, developer):
Contact: Wendy Shrief Firm Name: JUB Engineers
Address: 2760 W Excursion Lane Zip: 83642
Phone: 208-376-1330 Fax: _____ Email: Wshrief@jub.com

Property Information:

Subdivision Name: Sellwood Place Subdivision
Site Location: E Site of Brandon Rd.
Approved Zoning Designation of Site: Proposed R-4
Parcel Number(s): S040531491S and S0405244552

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	RUT	Neigh Residential	Residential /AG
Proposed	R-4	Neigh Residential	Residential
North of site	Proposed	Neigh Residential	Residential
South of site	RUT	Neigh Residential	Residential
East of site	RUT	Neigh Residential	Residential
West of site	RUT	Neigh Residential	Residential

SITE DATA:

Total Acreage of Site - 21.35
Breakdown of Acreage of Land in Contiguous Ownership - N/A
Total Acreage of Site in Special Flood Hazard Area - None
 Dwelling Units per Gross Acre - 3.56 DU/AC
Minimum Lot Size - 6,300
Minimum Lot Width - 60

Total Number of Lots - 88
Residential - 76
Commercial - _____
Industrial - _____
Common - 12

Total Number of Units - 76
Single-family - 76
Duplex - _____
Multi-family - _____

Percent of Site and Total Acreage of Common Area - 15 % / 3.2 acres
Percent of Common Space to be used for drainage - _____
Describe Common Space Areas (amenities, landscaping, structures, etc.) - _____
Landscaping, active open space
Proposed Dedicated Lots & Acreage (school, parks, etc): N/A

Public Streets - 36' Private Streets - _____
Describe Pedestrian Walkways (location, width, material) - N/A
Describe Bike Paths (location, width, material) - N/A

FLOOD ZONE DATA:

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.: 16001C0130J
FIRM effective date(s): mm/dd/year 6/18/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: 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 - SSWD
 Irrigation Water- Farmers Union
 Sanitary Sewer- SSWD
 Fire Protection - Star Fire
 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 - NO
 Evidence of Erosion - NO Fish Habitat - NO
 Historical Assets - NO Mature Trees - NO
 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.)

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. (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	
√	Narrative fully describing the proposed project (must be signed by applicant)	
√	Legal description of the property (paper and electronic version with engineer's seal): <ul style="list-style-type: none"> • Submit two (2) paper and one (1) electronic copy 	
√	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 sub name from Ada County Surveyor's office.	
√	Three (3) 11" X 17" vicinity maps showing the location of the subject property	
√	Three (3) bound 22" X 34" copies of the Preliminary Plat (folded to 8 1/2" X 11" size)	
√	One (1) 8 1/2" X 11" copies of the Preliminary Plat	
√	Three (3) bound 22" X 34" copies of the landscape plan, including natural features	
√	One (1) 8 1/2" X 11" copies of the landscape plan	
√	Three (3) bound 22" X 34" copies of 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 mail box delivery to subdivision.	
√	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	

✓	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.	
N/A	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by Engineer)	
✓	Written confirmation that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District.	
✓	Two (2) Electronic versions of submitted application including signed Preliminary Plat application, legal description of property, recorded warranty deed, affidavit of legal interest, vicinity map, preliminary plat map, landscape plan, site grading and drainage plans, names and addresses of all canal or irrigation ditches, conceptual engineering plans in pdf format submitted on a disk with the files named with project name and plan type. We encourage you to also submit at least one color version for presentation purposes.	
Pending	Signed Certification of Posting with pictures. (see attached posting requirements and certification form)	
✓ 11/10/20	** Set of plans needs to be submitted to the Ada County Highway District. Date Submitted: 11/10/20	

NOTE: All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.

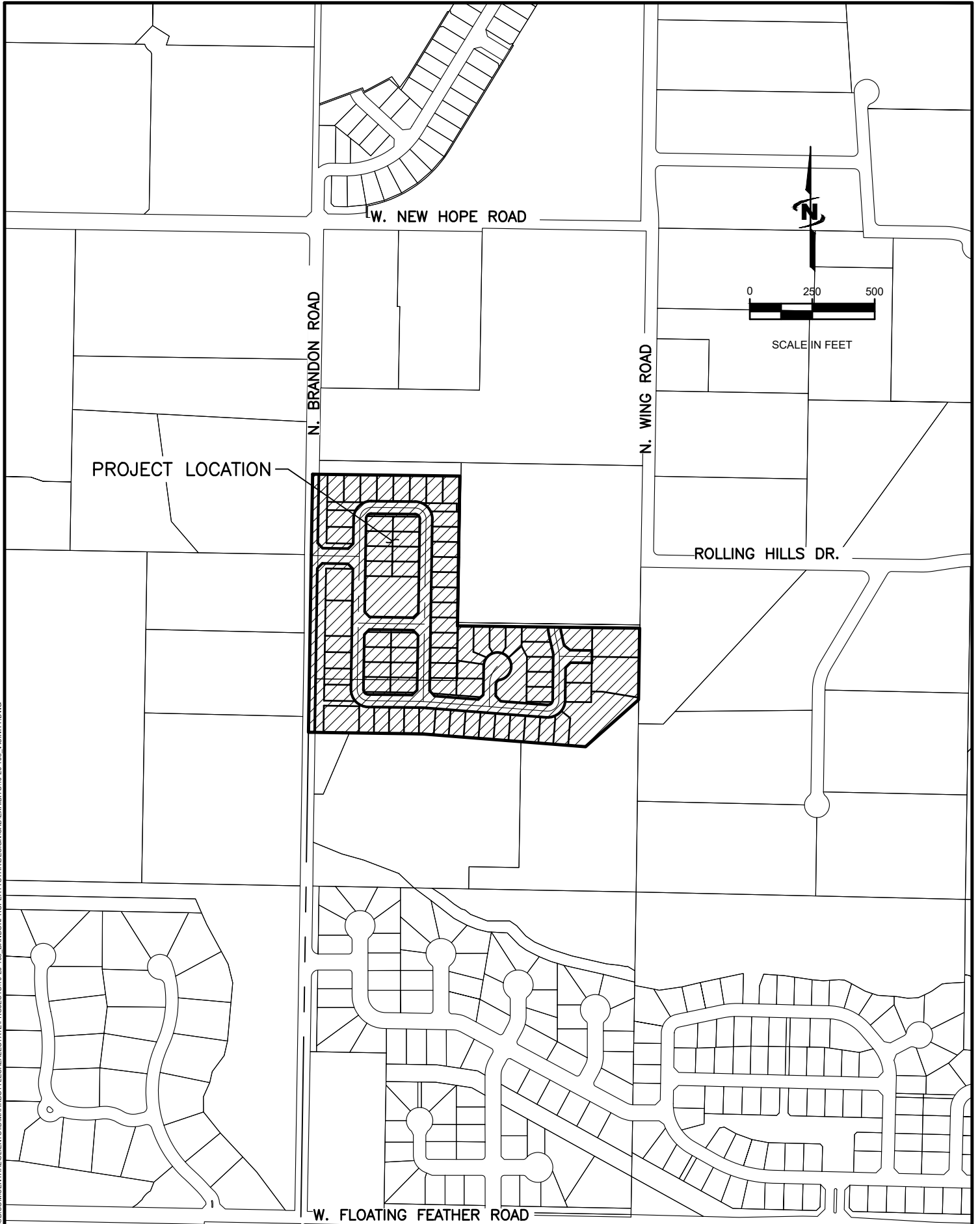
FEE REQUIREMENT:

*** 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.*

WGH
Applicant/Representative Signature

11/10/20
Date

****NOTE:** All presentation boards, material boards, and documentation that are a part of the public hearing shall become property of the City of Star.



Plot Date: 11/11/2020 6:38 AM Plotted By: Everett Earnest
Date Created: 10/21/2020 \\JUB-COM\CENTRAL\CLIENTS\DMARKBOTTLE\REALSTATE\PROJECTS\10-20-106-BANDONPROPERTY\STAR\DESIGN\CAD\EXHIBITS\10-20-106 VICINITY.DWG



J-U-B ENGINEERS, INC.

11/11/2020 6:38 AM
10/21/2020
10-20-106 VICINITY

BRANDON PROPERTY
STAR, IDAHO
VICINITY MAP

PRELIMINARY PLAT FOR SELLWOOD PLACE SUBDIVISION

SITUATED IN THE EAST HALF OF THE WEST HALF OF SECTION 05,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,

STAR, IDAHO
2021

BASIS OF BEARINGS

S0405244230
TAYLOR JUSTIN V
2700 N BRANDON RD
STAR, ID 83669

S0405244460
MARLOW MARY JANE FAMILY LIVING TRUST
485 S WINSLOW BAY WAY
STAR, ID 83669

S0405244200
HYNES PATRICK & RHONDA TRUST
4835 NE HWY 20
CORVALLIS, OR 97330

R7626730100
CHJL LLC
6267 JOPLIN RD
NAMPA, ID 83687

R7626730300
STEPPE SHEM D
PO BOX 787
STAR, ID 83669

S0405325500
CHESLEY TRAVIS F
2347 N BRANDON RD
STAR, ID 83669

S0405325600
REED NORMA
2263 N BRANDON RD
STAR, ID 83669

S0405325750
BOYACK RICHARD EUGENE
2055 N BRANDON RD
STAR, ID 83669

S0405315000
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

S0405315200
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

S0405315350
WARR VICTOR
2050 N BRANDON RD
STAR, ID 83669

S0405244700
HYNES PATRICK & RHONDA TRUST
4835 NE HWY 20
CORVALLIS, OR 97330

R8108100275
JOHNS DUANE E &
10300 ROLLING HILLS DR
STAR, ID 83669

R8108100400
KUCK LONN
10399 W ROLLING HILLS DR
STAR, ID 83669

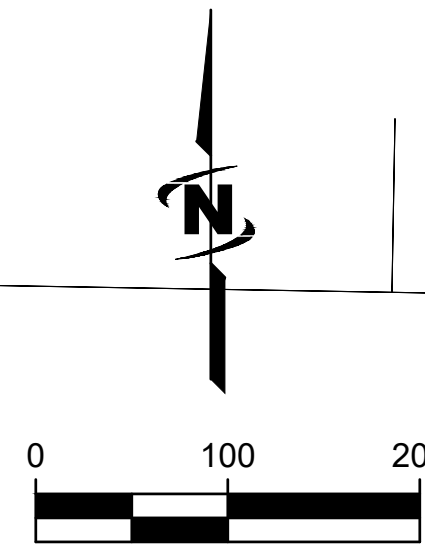
R8108100425
TARBET ROBERT C
2275 N SUNNY LN
STAR, ID 83669

R8108100450
FEHLAU ROBERT E
2203 N SUNNY LN
STAR, ID 83669

R8108100475
SLATER JOHN DEVIN & KATHLEEN
DAUNIS REV LIVING TRUST
2091 N SUNNY LN
STAR, ID 83669

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



SCALE IN FEET

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, 26 AND 33, BLOCK 1, LOTS 1 AND 24, BLOCK 2, LOTS 1 AND 6, BLOCK 3, LOTS 5 AND 10, BLOCK 4, WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOTS 4 AND 13, BLOCK 1 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. 1600100130 J, COMMUNITY PANEL NO. 0130 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 SELLWOOD PLACE SUBDIVISION.
- EASEMENTS FOR SEWER/WATER FACILITIES WILL BE REQUIRED WHERE PLACED OUTSIDE OF PUBLIC RIGHT OF WAY. LOTS 1 AND 10, BLOCK 2 SHALL HAVE EASEMENTS FOR THE STAR SEWER AND WATER DISTRICT UTILITIES.

IRRIGATION DISTRICT

FARMERS UNION DITCH CO. LTD
715 N. CLOVER DR.
BOISE, ID 83703
208-870-7919

LAND SURVEYOR

TIMOTHY HARRIGAN, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN. STE. 400
MERIDIAN, ID 83642
208-376-7330

CIVIL ENGINEER

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

OWNER

MICHAEL J. SESSIONS
2350 N. BRANDON RD
STAR, ID 83669

OWNER

CRISTOBAL FLORIAN
2200 N. BRANDON RD
STAR, ID 83669

DEVELOPER CONTACT

RILEY VERNER
2803 ARTHUR STREET
BOISE, ID 83703
298-585-7721

LAND USE SUMMARY

TOTAL AREA:	21.35 AC.
TOTAL LOTS:	88 LOTS
RESIDENTIAL LOTS:	76 LOTS
COMMON AREA LOTS:	10 LOTS
COMMON DRIVEWAY LOTS:	2 LOTS
RESIDENTIAL DENSITY:	3.56 DU/AC
TOTAL OPEN SPACE:	3.20 AC. (15.0%)
BUFFER OPEN SPACE:	1.06 AC. (5.0%)
QUALIFIED OPEN SPACE:	2.14 AC. (10.0%)
AVERAGE LOT SIZE:	7,526 S.F.
SMALLEST LOT:	6,300 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-4

EXISTING LEGEND

- SANITARY SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
- 6" VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- 5' SIDEWALK
- SEWER MANHOLE
- DITCH FLOW LINE
- IRRIGATION MANHOLE
- ☀ STREET LIGHT
- ☀ TREE DECIDUOUS
- ☀ TREE CONIFER
- EDGE OF PAVEMENT
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- 2650 5' CONTOUR LINE
- 2651 1' CONTOUR LINE
- DRAINAGE FACILITY

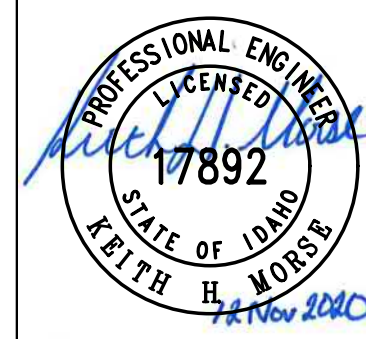
PROPOSED

- SANITARY SEWER LINE
- WATER LINE
- GRAVITY IRRIGATION PIPE
- PRESSURE IRRIGATION LINE
- STORM DRAIN LINE
- CENTERLINE
- LOT LINE
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- ☀ TREE CONIFER
- EDGE OF PAVEMENT
- GAS LINE
- FENCE LINE
- FIRE HYDRANT
- 2650 5' CONTOUR LINE
- 2651 1' CONTOUR LINE
- DRAINAGE FACILITY

BOUNDARY
CERTIFICATION



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



NO.	REVISION	DESCRIPTION	DATE

**SELLWOOD PLACE SUBDIVISION
STAR, IDAHO**

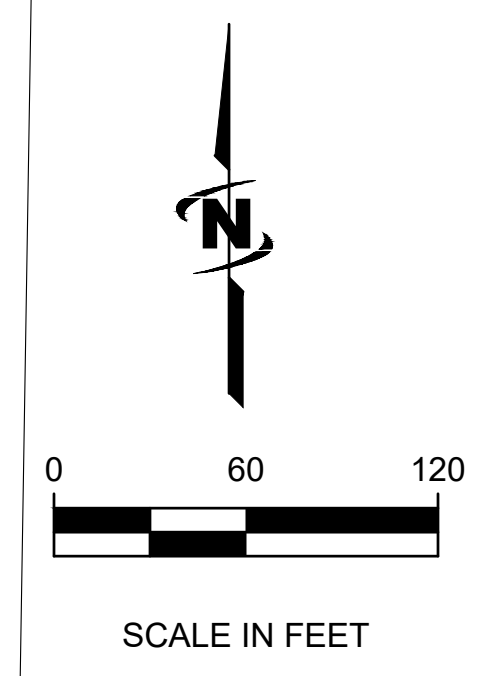
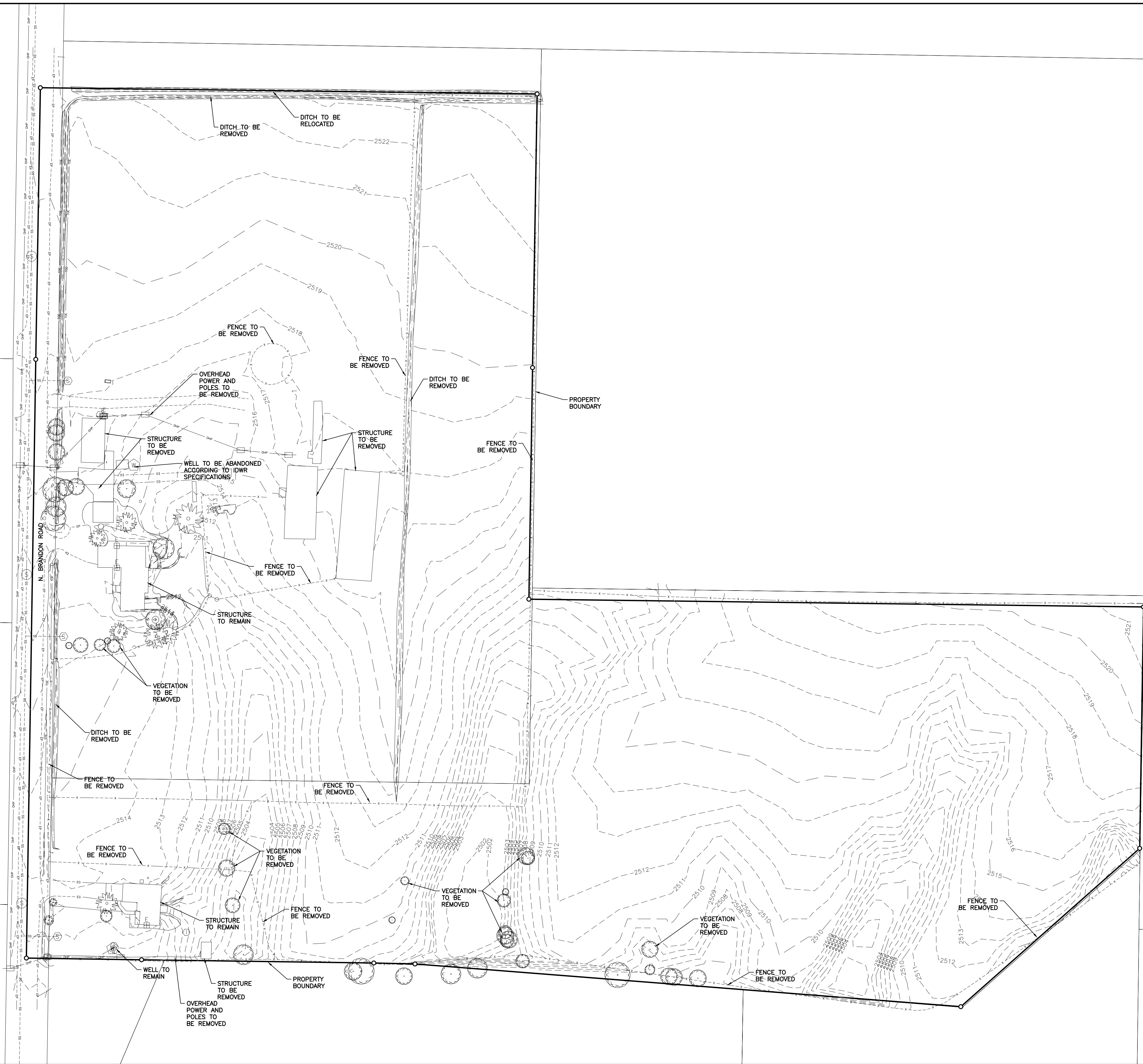
BOUNDARY AND PROJECT INFORMATION

FILE: 10-20-106_PRE-PLAT
JUB PROJ #: 10-20-106
DRAWN BY: EE
DESIGN BY: KM
CHECKED BY: KM

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/12/2020

SHEET NUMBER:
PP-01

Plot Date: 11/22/2020 2:36 PM Plotted By: Everett Estimote
 Date Created: 11/12/2020 JUB.COM\CENTRAL\CALCULATED\SI\MARKG\TTL\RESALE\STATE\PROJECTS\10-20-106-BANDON\PROPERTY\SYSTEM\DESIGN\CAD\SHEET\10-20-106-PP-PLAT.DWG



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



REUSE OF DRAWINGS
 JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

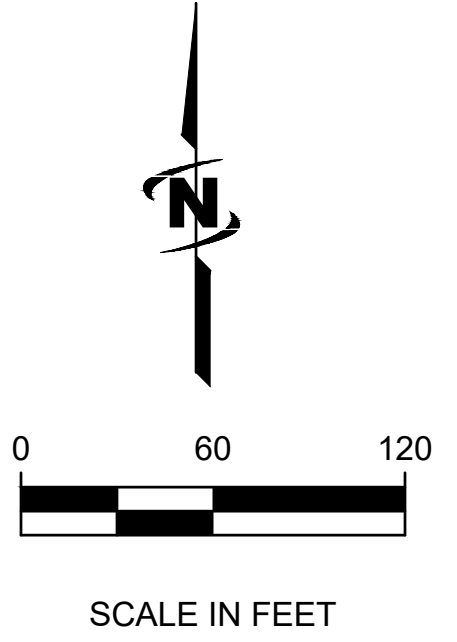
**SELLWOOD PLACE SUBDIVISION
 STAR, IDAHO**

EXISTING CONDITIONS

FILE: 10-20-106-PP-PLAT
 JUB PROJ. #: 10-20-106
 DRAWN BY: EE
 DESIGN BY: KM
 CHECKED BY: KM

ONE INCH
 AT FULL SIZE, IF NOT ONE
 INCH, SCALE ACCORDINGLY
 LAST UPDATED: 11/12/2020

SHEET NUMBER:
PP-02



SCALE IN FEET

REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND PATENT RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

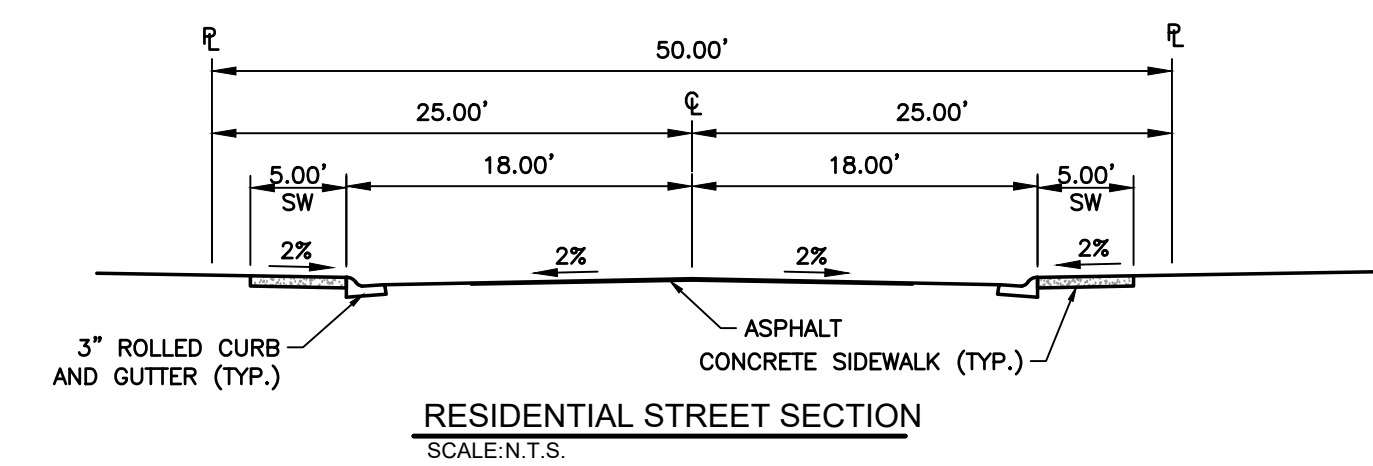
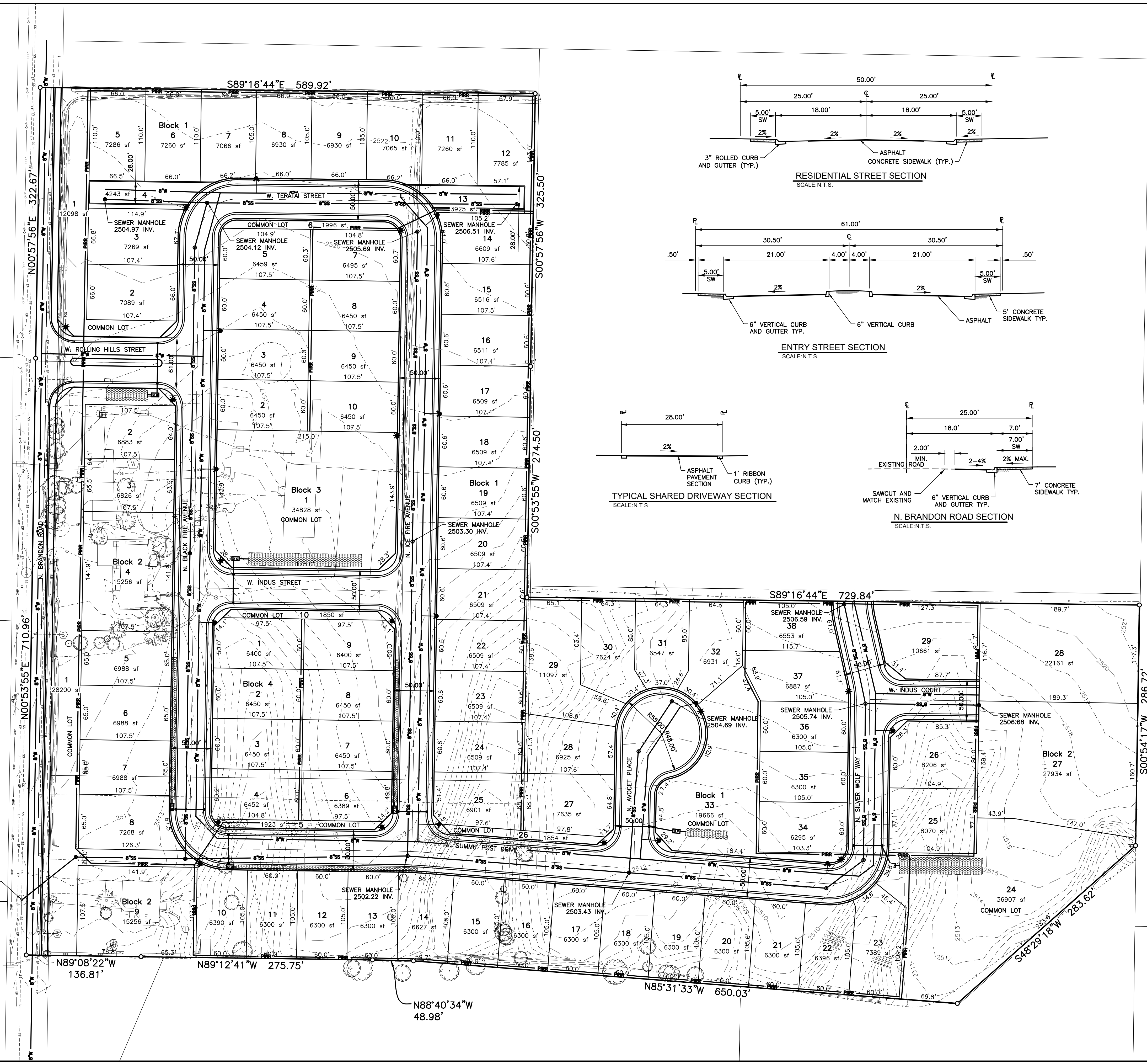
SELLWOOD PLACE SUBDIVISION
STAR, IDAHO

PROPOSED CONDITIONS

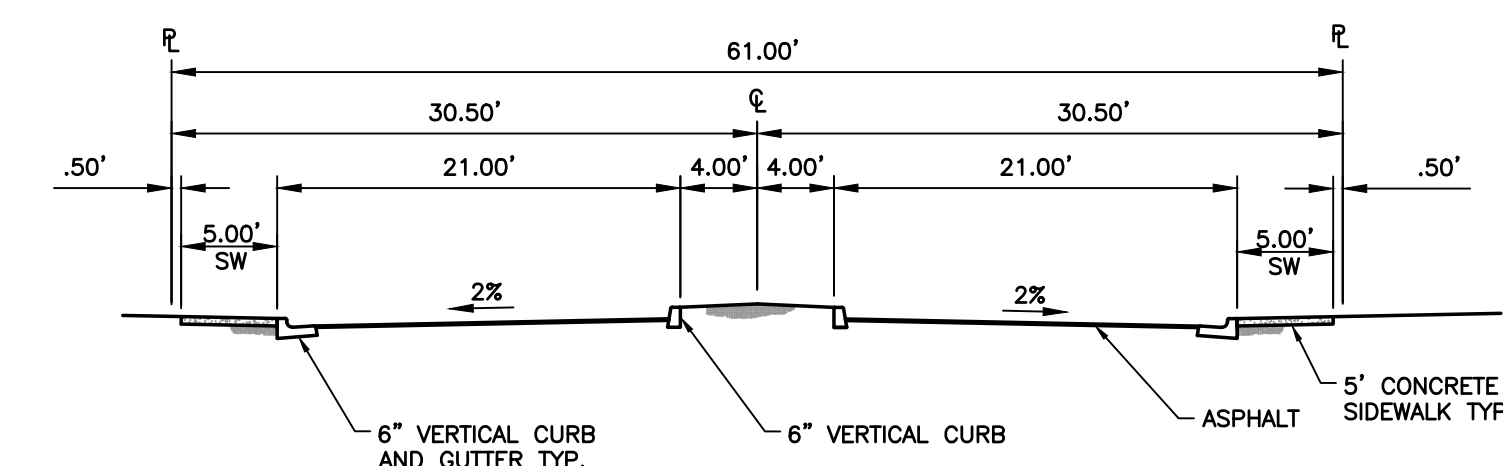
FILE: 10-20-106_PRE-PLAT
JUB PROJ. #: 10-20-106
DRAWN BY: EE
DESIGN BY: KM
CHECKED BY: KM
AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 11/12/2020

SHEET NUMBER:

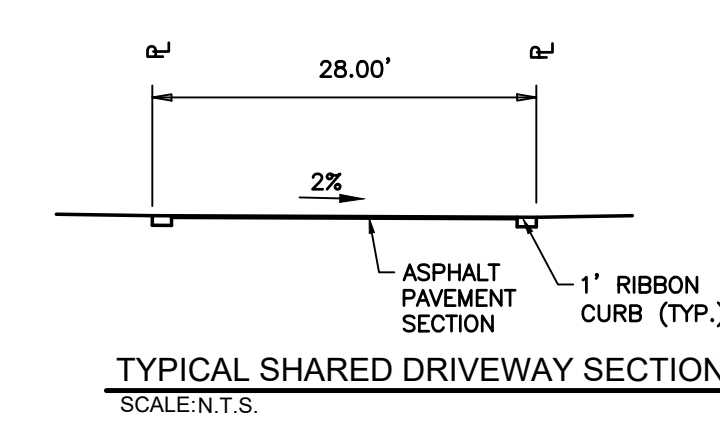
PP-03



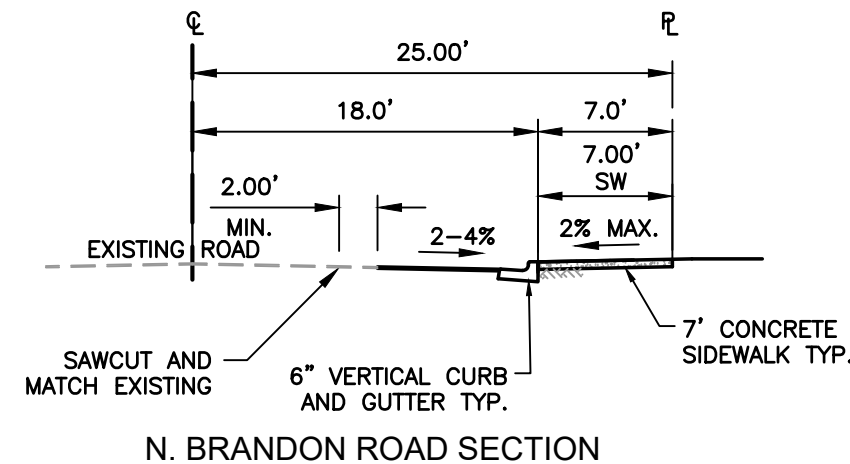
RESIDENTIAL STREET SECTION
SCALE: N.T.S.



ENTRY STREET SECTION
SCALE: N.T.S.



TYPICAL SHARED DRIVEWAY SECTION
SCALE: N.T.S.



N. BRANDON ROAD SECTION
SCALE: N.T.S.

Plot Date: 11/22/2020 2:36 PM Plotted By: Everett Estimote
Date Created: 11/22/2020 JUB.COM\CENTRAL\CLIENTS\ID\MARKBOTTLER\SELLWOOD PLACE\PROJECTS\10-20-106_BANDONPROPERTYSTAR\DESIGN\CAD\SHEET\10-20-106_PRE-PLAT.DWG