City of Star

P.O. Box 130 Star, Idaho 83669 208-286-7247 Fax 208-286-7569

www.staridaho.org

May 10, 2021



Mayor: Trevor A. Chadwick

Council: Kevin Nielsen Jennifer Salmonsen Michael Keyes David Hershey

#### 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: Starpointe Subdivision Files #'s AZ-21-07 Annexation-Zoning DA-21-09 Development Agreement PP-21-10 Preliminary Plat

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

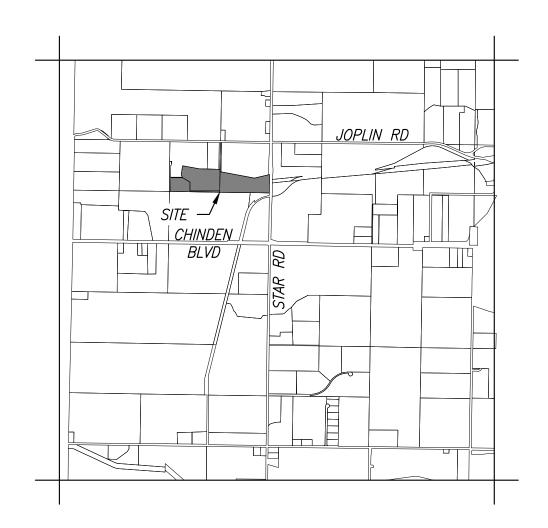
**Owner:** W. West Development, LLC/Criterion Land Management, LLC, 7629 E. Pinnacle Peak Road #110, Scottsdale, AZ 85255

**Action:** The Applicant is seeking approval of an Annexation and Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 71 residential lots and 13 common lots. The property is located at 6825 N. Star Rd, 8405 W. Joplin Rd and 8755 W. Joplin Rd in Star, Idaho, and consists of 29.24 acres with a proposed density of 2.43 dwelling units per acre.

**Property Location:** The subject property is generally located on the west side of N. Star Road, between W. Chinden Blvd and W. Joplin Road. Ada County Parcel No's. S0419428100, S0418417750 & S0419428005.

**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

STARPOINTE

**Kimley»Horn** 

VICINITY MAP

March 18, 2021





### 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 Address	S:	Zip:
Phone:	Email:	
Owner Name:		
Owner Address:		Zip:
	Email:	
Representative (e	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 Total Acreage of Site in Special Flood Hazard Dwelling Units per Gross Acre Minimum Lot Size Minimum Lot Width	Area
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 Percent of Common Space to be used for drain Describe Common Space Areas (amenities, la Proposed Dedicated Lots & Acreage (school, p	nage ndscaping, structures, etc.)
Public Streets F Describe Pedestrian Walkways (location, width  Describe Bike Paths (location, width, material)	n, 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.
- 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 <u>https://msc.fema.gov/portal/search.</u>
- 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 <u>one</u> copy of the following unless otherwise noted. **When combining** with other applications (Annexation, CUP, etc.) please include one paper copy for all applications)

Applicant		Staff
(√)	Description	(√)
	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 <b>original</b> 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) 8 <sup>1</sup> / <sub>2</sub> " 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) 8 <sup>1</sup> / <sub>2</sub> " X 11" copy and electronic copy in pdf format of streetlight <b>design</b> and <b>location</b> 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</u> <u>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.	
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.

Nousen

Applicant/Representative Signature

04(0512071 Date

#### Description for Starpointe Subdivision April 7, 2021

A portion of the North 1/2 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 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., from which a 5/8" iron pin marking the 1/4 corner common to Sections 19 and 20, Township 4 North, Range 1 West, B.M., bears North 00°46'11" East, 2,633.05 feet; thence North 00°46'11" East, 1316.52 to the Southeast corner of the Northeast 1/4 of the Southeast 1/4; thence on the South boundary line of Northeast 1/4 of the Southeast 1/4, North 89°08'47" West, 22.00 feet to the **REAL POINT OF BEGINNING**;

thence continuing North 89°08'47" West, 1,290.28 feet to the Southeast corner of the Northwest 1/4 of the Southeast 1/4;

thence on the South boundary line of the of the Northwest 1/4 of the Southeast 1/4, North 89°09'04" West, 1,282.43 feet to the East boundary line of a parcel of land conveyed by a Deed recorded on January 17, 1995 as Instrument No. 95003073, records of Ada County, Idaho;

thence on said East boundary line, North 01°04'16" East, 296.99 feet;

thence leaving said East boundary line, North 86°23'15" East, 345.67 feet to the exterior boundary line of Parcels 1 and 2 conveyed by a Deed recorded on September 29, 1995 as Instrument No. 95071678, records of Ada County, Idaho;

thence on said exterior boundary line the following eight (8) courses and distances:

North 57°31'41" West, 53.70 feet;

North 22°49'04" West, 79.06 feet;

North 10°37'22" East, 234.94 feet;

South 76°53'22" East, 447.69 feet;

South 87°29'16" East, 507.64 feet;



North 00°55'08" East, 775.15 feet to the North boundary line of the Northwest 1/4 of the Southeast 1/4;

South 88°57'26" East, 30.00 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4;

South  $00^{\circ}55'08"$  West, 784.54 feet on the East boundary of the Northwest 1/4 of the Southeast 1/4;

thence leaving said East boundary line, South 78°58'19" East, 936.90 feet;

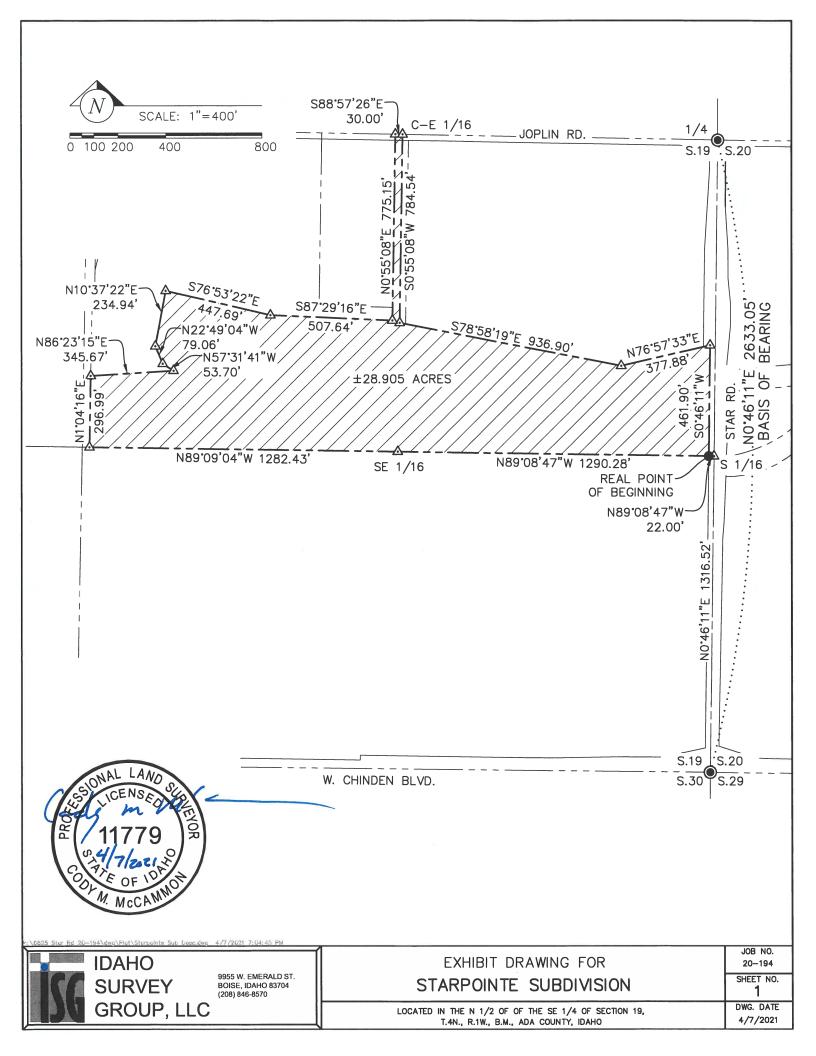
thence North 76°57'33" East, 377.88 feet to the East right-of-way line of N. Star Road;

thence on said East right-of-way line, South 00°46'11" West, 461.90 feet to the **REAL POINT OF BEGINNING**.

Containing 28.905 acres, more or less.

End of Description.





## STARPOINTE LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 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:

COMMENCING AT 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., FROM WHICH A 5/8" IRON PIN MARKING THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M., BEARS NORTH 00°46'11" EAST, 2,633.05 FEET; THENCE ON THE CENTERLINE OF N. STAR ROAD AS SHOWN ON ITD F.A.P. NO. S-3770(1) RIGHT-OF-WAY PLANS THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 01"12'14" EAST, 978.38 FEET; 338.16 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 57,295.78 FEET, A CENTRAL ANGLE OF 00°20'17" AND A LONG CHORD WHICH BEARS NORTH 01°02'05" EAST, 338.16 FEET TO THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE REAL POINT OF BEGINNING;

THENCE NORTH 89°08'47" WEST, 1,321.26 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE ON THE SOUTH BOUNDARY LINE OF THE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, NORTH 89°09'04" WEST, 1,282.34 FEET TO THE EAST BOUNDARY LINE OF A PARCEL OF LAND CONVEYED BY A DEED RECORDED ON JANUARY 17, 1995 AS INSTRUMENT NO. 95003073;

THENCE ON SAID EAST BOUNDARY LINE, NORTH 01°04'25" EAST, 297.00 FEET;

THENCE LEAVING SAID EAST BOUNDARY LINE, NORTH 86°23'15" EAST, 345.56 FEET TO THE EXTERIOR BOUNDARY LINE OF PARCEL 1 CONVEYED BY A DEED RECORDED ON SEPTEMBER 29, 1995 AS INSTRUMENT NO. 95071678, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON SAID EXTERIOR BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 57'31'41" WEST, 53.70 FEET;

NORTH 22°49'04" WEST, 79.06 FEET;

NORTH 10°37'22" EAST, 234.94 FEET;

SOUTH 76°51'48" EAST, 447.69 FEET;

SOUTH 87'30'34" EAST, 537.69 FEET TO THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE ON SAID EAST BOUNDARY LINE, SOUTH 00°55'08" WEST, 8.62 FEET;

THENCE LEAVING SAID EAST BOUNDARY LINE, SOUTH 78'58'19" EAST, 936.90 FEET;

THENCE NORTH 76°57'33" EAST, 408.61 FEET THE CENTERLINE OF N. STAR ROAD;

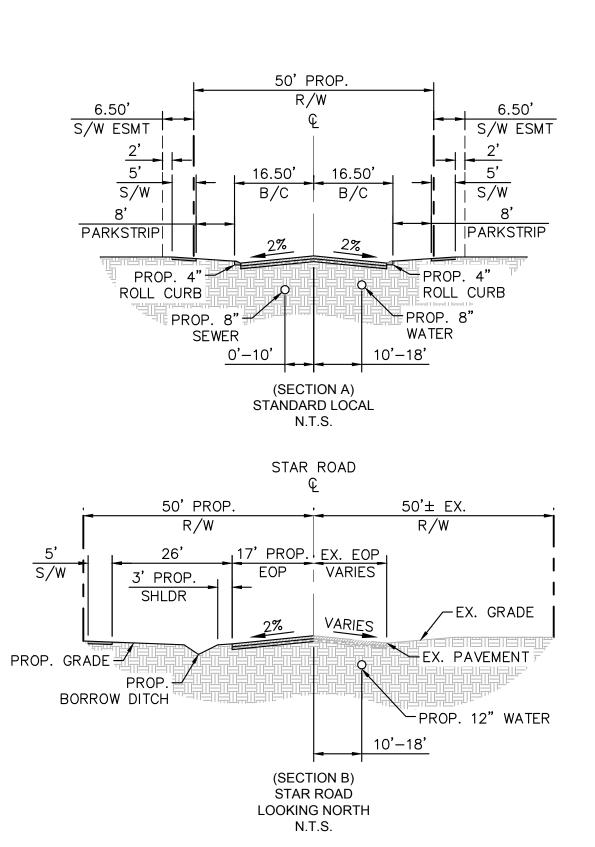
THENCE ON SAID CENTERLINE, 469.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 57,295.78 FEET, A CENTRAL ANGLE OF 00°28'09" AND A LONG CHORD WHICH BEARS SOUTH 00°37'52" WEST, 469.28 FEET TO THE REAL POINT OF BEGINNING

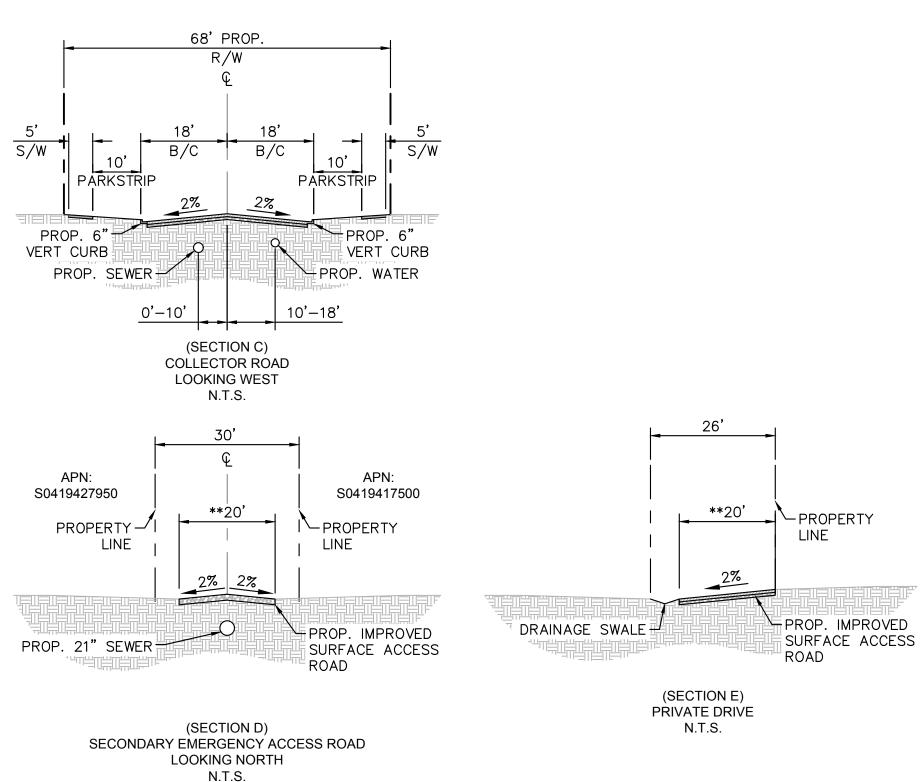
CONTAINING 28.697 ACRES, MORE OR LESS.

END OF DESCRIPTION.



- 1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCE TO NAVD '88 DATUM. 2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE
- CONSTRUCTED IN ACCORDANCE WITH ACHD STANDARD FOR PUBLIC STREETS. 3. BLOCK 1 LOT 1, BLOCK 1 LOT 17, BLOCK 1 LOT 28, BLOCK 1 LOT 29, BLOCK 1 LOT 32, BLOCK 1 LOT 44, BLOCK 1 LOT 48, BLOCK 2 LOT 8, BLOCK 3 LOT 1, BLOCK 3 LOT 8, BLOCK 4 LOT 1, BLOCK 4 LOT 3, AND BLOCK 4 LOT 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE STARPOINTE 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.
- 4. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL
- 5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS,
- TELEPHONE, AND CABLE TELEVISION.
- SYSTEM OWNED AND MAINTAINED BY THE HOA.
- AND SEWER DISTRICT. 8. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE STAR SEWER AND WATER
- DISTRICT. 9. 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."
- 10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT
- MAY APPLY TO IRRIGATION RIGHTS. 11. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF STAR CODE UNLESS OTHERWISE MODIFIED BY CONDITIONAL USE PERMIT.
- 12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES
- ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
- SUBDIVISION STANDARDS OF THE CITY OF MERIDIAN AT THE TIME OF THE RE-SUBDIVISION. 14. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN
- UNLESS OTHERWISE DIMENSIONED. 15. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH
- FINAL PLAT. 16. 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. 17. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION.





\*\*20FT UTILITY AND SECONDARY EMERGENCY ACCESS EASEMENT. DEVELOPER HAS COORDINATED ROAD WIDTH WITH STAR FIRE DISTRICT

TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.

6. THIS SUBDIVISION WILL RECEIVED PRESSURE IRRIGATION FROM A PRESSURE IRRIGATION

7. DOMESTIC WATER SERVICE AND FIRE PROTECTION SHALL BE PROVIDED BY THE STAR WATER

13. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED

(10) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE.

# STARPOINTE PRELIMINARY PLAT

A PORTION OF THE SE  $\frac{1}{4}$  OF SECTION 19 & SW  $\frac{1}{4}$  OF SECTION 20, **TOWNSHIP 4 NORTH, RANGE 1 WEST** ADA COUNTY, IDAHO

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	
01	COVER SHEET	
02	EXISTING CONDITIONS	
03	PROPOSED CONDITIONS	
04	PROPOSED CONDITIONS	
05	LOT DATA	
06	PHASING PLAN	

# **OWNER/DEVELOPER**

W. WEST DEVELOPMENT, LLC CRITERION LAND MANAGEMENT, LLC 7629 E PINNACLE PEAK ROAD #110 SCOTTSDALE, ARIZONA 85255 TELEPHONE: (480) 401-0800 CONTACT: RANDAL CLARNO EMAIL: RANDY@CRITERIONLAND.COM

# LEGEND

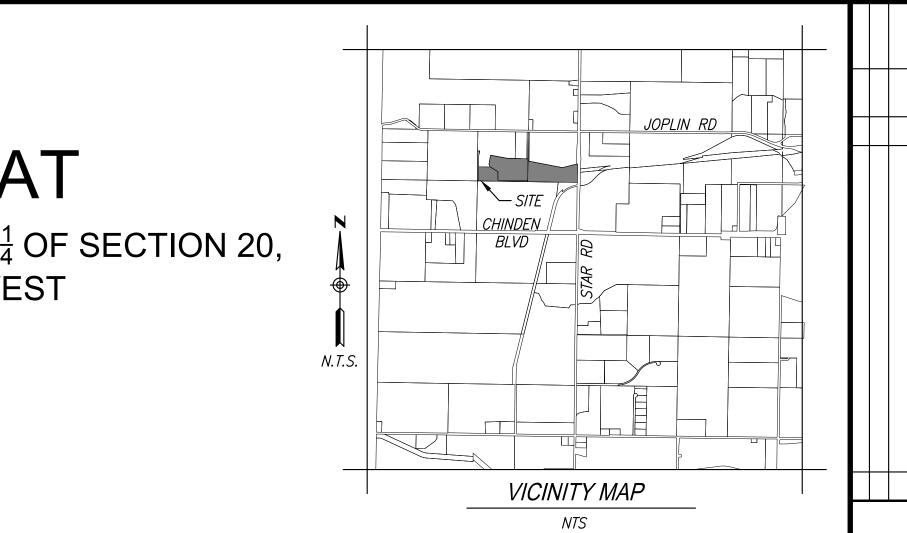
· · · ·	
· · · ·	$\leftarrow$
S	
9	
W	
<u> </u>	

# PRELIMINARY PLAT DATA

EXISTING ZONING RUT PROPOSED ZONING: R-3 GROSS ACREAGE: 29.24 AC NET ACERAGE: 28.89 AC

BUFFER OPEN SPACE: 0.74 AC COMMON OPEN SPACE: 2.30 AC USABLE OPEN SPACE: 2.62 AC VISUAL NATURAL OPEN SPACE: 0.27 AC

TOTAL OPEN SPACE: 5.92 AC (20.3% OF GROSS)





# **CIVIL ENGINEER**

KIMLEY-HORN AND ASSOCIATES, INC. 950 W BANNOCK STREET, SUITE 1100 BOISE, IDAHO 83702 PHONE: (208) 297-2885 CONTACT: BRANDON MCDOUGALD, PE EMAIL. BRANDON.MCDOUGALD@KIMLEY-HORN.COM EMAIL: CODYM@IDAHOSURVEY.COM

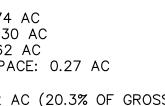
PHASE LINE	
PROPOSED CL/SECTION LINTE	8
PROPOSED SWALE	A
PROPOSED BOUNDARY	
ROAD RIGHT OF WAY	
OT LINE	
ASEMENT	S
PROPOSED SEWER	W
PROPOSED WATER (3' COVER)	EP
PROPOSED INFILTRATION POND	EGR
STORM WATER INFRASTRUCTURE	X
ASEMENT	0P
PROPOSED CURB	G
PROPOSED STORM DRAIN MANHOLE	Ē
PROPOSED CATCH BASIN	~
PROPOSED SEWER MANHOLE	

# LAND SURVEYOR

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

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
EXISTING GEOTECHNICAL TEST HOLE

PROPOSED SEEPAGE BED



TOTAL LOTS: 84 **RESIDENTIAL LOTS: 71** COMMON LOTS: 13 GROSS DENSITY: 2.43 DU/AC

TYPICAL LOT AREA: 8,400 SF TYPICAL LOT WIDTH: 70'

19946 LER BA EXPIRES 10/31/2 PROJECT NO. 291015010 DRAWING NAME 5013-PP-CVR

NA/

O

 $\widehat{\phantom{a}}$ 

Ð

E

김윤소

 $\triangleleft$ 

 $\cap$ 

 $\succ$ 

AR

ELIMIN,

Ŷ

Δ

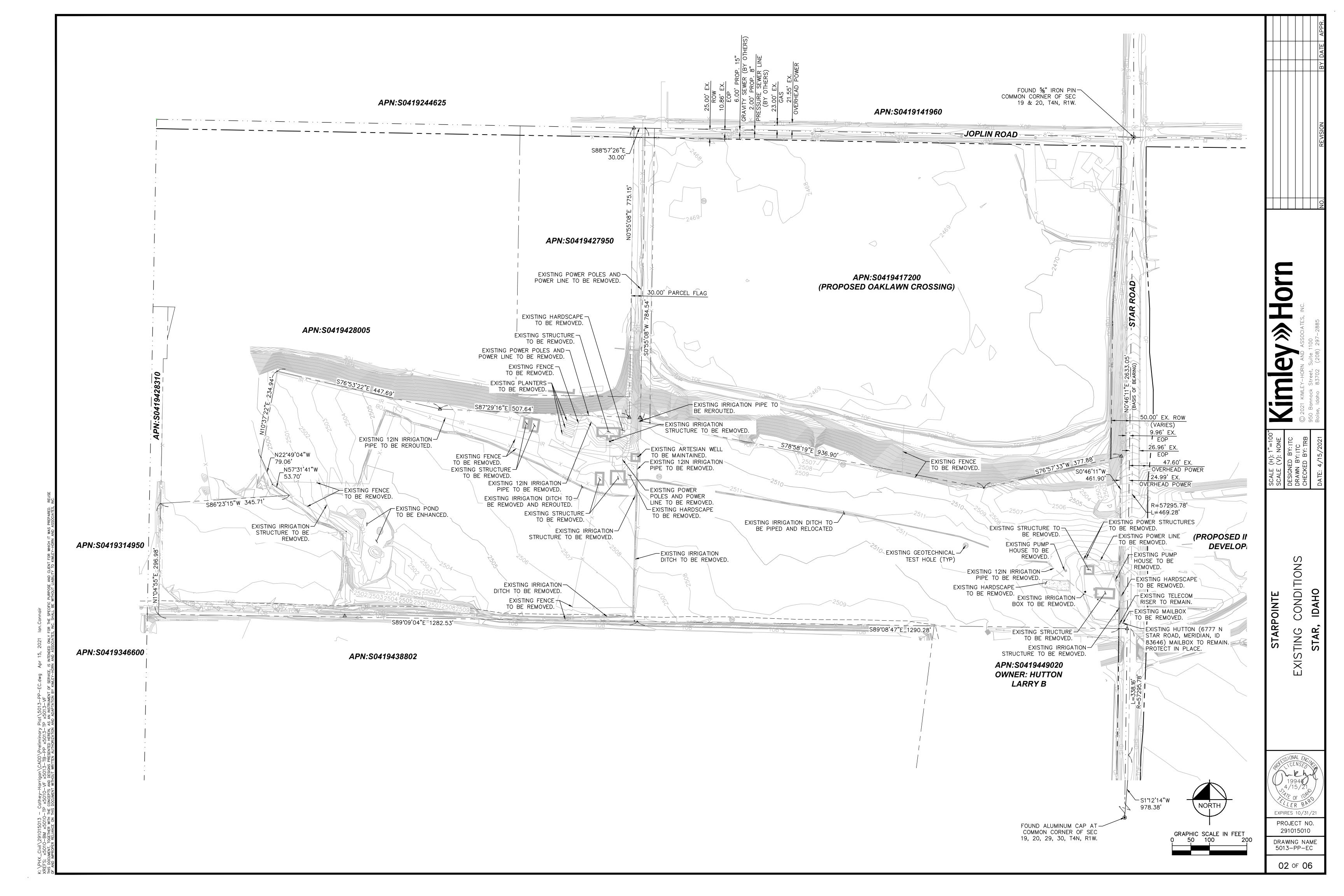
IDA

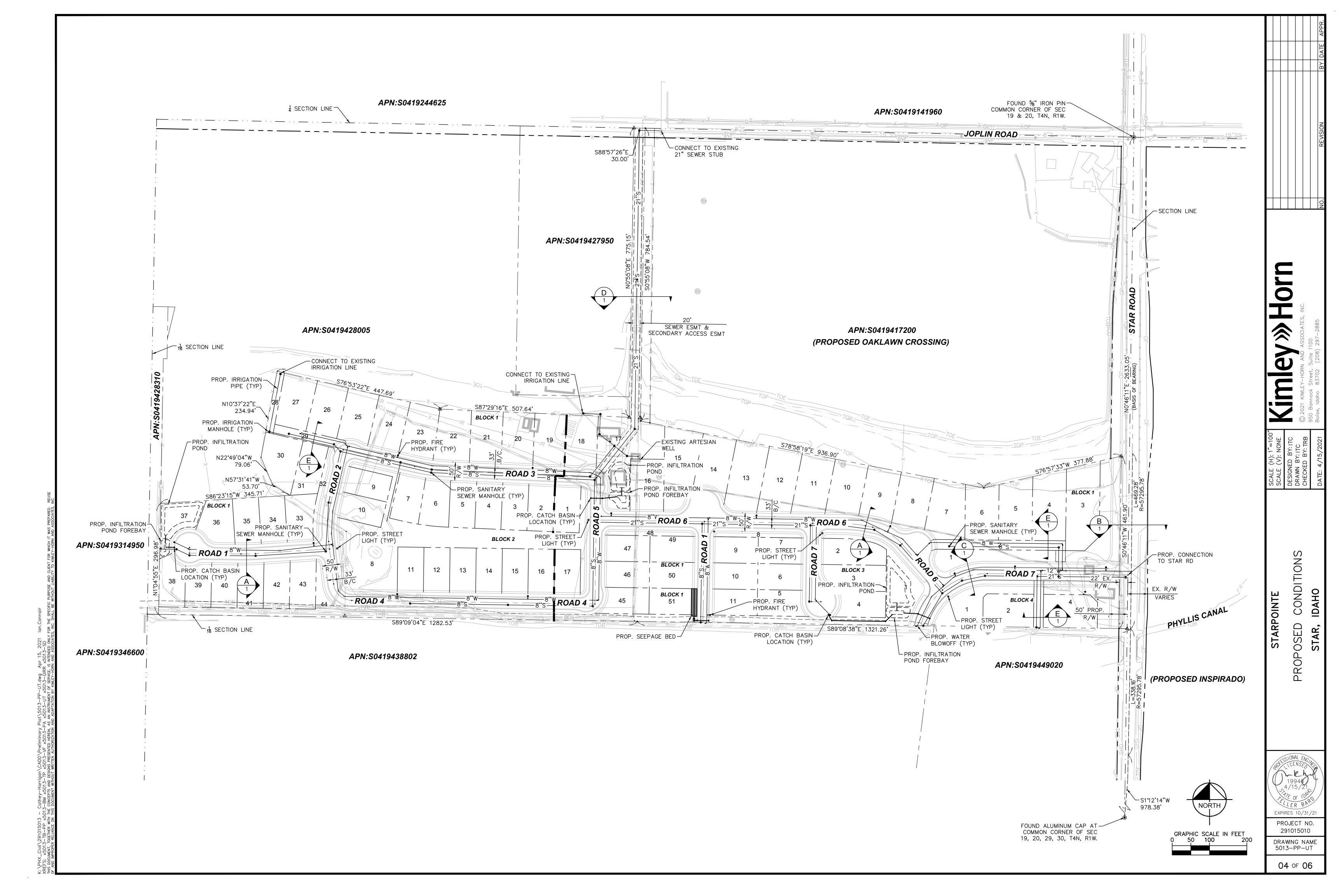
AR,

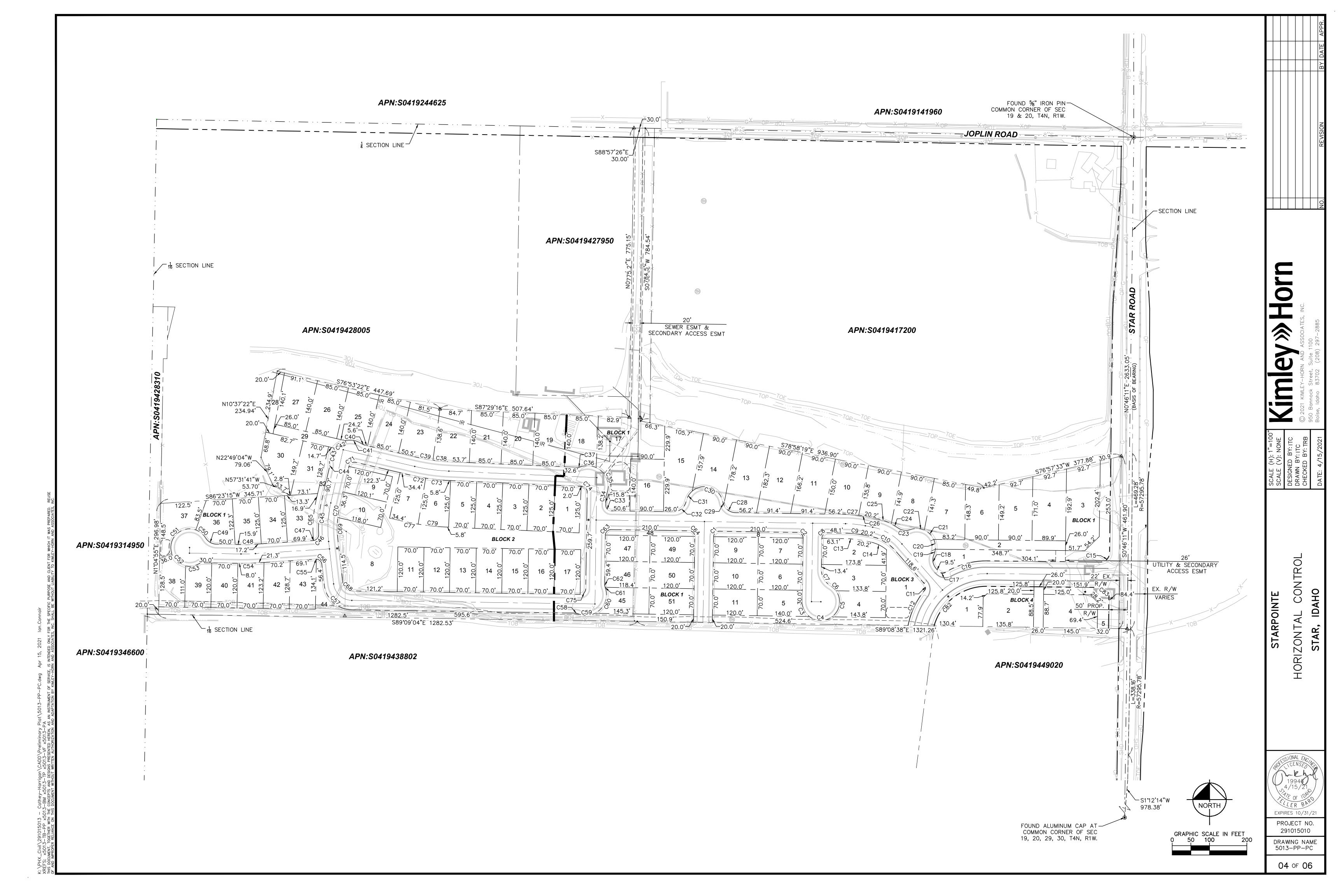
Ú.

TARPOINTI

S







	LOT	AREA TABLE	1	
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)	
1 BLOCK 1		24,145	0.55	
2 BLOCK 1		9,094	0.21	
3 BLOCK 1		19,956	0.46	
4	BLOCK 1	16,368	0.38	
5	BLOCK 1	14,411	0.33	
6	BLOCK 1	12,960	0.30	
7	BLOCK 1	15,034	0.35	
8	BLOCK 1	13,135	0.30	
9	BLOCK 1	12,263	0.28	
10	BLOCK 1	12,799	0.29	
11	BLOCK 1	14,231	0.33	
12	BLOCK 1	15,684	0.36	
13	BLOCK 1	16,924	0.39	
14	BLOCK 1	13,271	0.30	
15	BLOCK 1	18,258	0.42	
16	BLOCK 1	12,600	0.29	
17	BLOCK 1	52,147	1.20	
18	BLOCK 1	11,709	0.27	
19	BLOCK 1	11,900	0.27	
20	BLOCK 1	11,900	0.27	
20	BLOCK 1	11,900	0.27	
21	BLOCK 1	12,746	0.27	
22	BLOCK 1	12,297	0.29	
24	BLOCK 1	11,900	0.27	
25	BLOCK 1	11,717	0.27	
26	BLOCK 1	11,900	0.27	
27	BLOCK 1	12,330	0.28	
28	BLOCK 1	3,323	0.08	
29	BLOCK 1	4,623	0.11	
30	BLOCK 1	12,353	0.28	
31	BLOCK 1	9,745	0.22	
32	BLOCK 1	3,565	0.08	
33	BLOCK 1	9,475	0.22	
34	BLOCK 1	8,750	0.20	
35	BLOCK 1	8,700	0.20	
36	BLOCK 1	10,039	0.23	
37	BLOCK 1	10,571	0.24	
38	BLOCK 1	8,971	0.21	
39	BLOCK 1	8,099	0.19	
40	BLOCK 1	8,400	0.19	
41	BLOCK 1	8,473	0.19	
42	BLOCK 1	8,819	0.20	
43	BLOCK 1	9,201	0.21	
44	BLOCK 1	32,327	0.74	
45	BLOCK 1	8,471	0.19	
46	BLOCK 1	8,394	0.19	
47	BLOCK 1	8,400	0.19	
48	BLOCK 1	3,503	0.08	
49	BLOCK 1	8,400	0.19	
50	BLOCK 1	8,400	0.19	
51	BLOCK 1	8,400	0.19	

LOT AREA TABLE				
LOT NUMBER	BLOCK #	LOT AREA (SF)	) LOT AREA (AC	
1	BLOCK 2	8,750	0.20	
2	BLOCK 2	8,750	0.20	
3	BLOCK 2	8,750	0.20	
4	BLOCK 2	8,750	0.20	
5	BLOCK 2	8,750	0.20	
6	BLOCK 2	9,327	0.21	
7	BLOCK 2	9,283	0.21	
8	BLOCK 2	63,384	1.46	
9	BLOCK 2	8,402	0.19	
10	BLOCK 2	8,381	0.19	
11	BLOCK 2	8,400	0.19	
12	BLOCK 2	8,400	0.19	
13	BLOCK 2	8,400	0.19	
14	BLOCK 2	8,400	0.19	
15	BLOCK 2	8,400	0.19	
16	BLOCK 2	8,400	0.19	
17	BLOCK 2	8,400	0.19	

LOT AREA TABLE				
LOT NUMBER	BLOCK #	LOT AREA (SF)	LOT AREA (AC)	
1	BLOCK 3	26,512	0.61	
2	BLOCK 3	11,285	0.26	
3	BLOCK 3	11,404	0.26	
4	BLOCK 3	9,001	0.21	
5	BLOCK 3	8,641	0.20	
6	BLOCK 3	8,400	0.19	
7	BLOCK 3	8,400	0.19	
8	BLOCK 3	3,503	0.08	
9	BLOCK 3	8,400	0.19	
10	BLOCK 3	8,400	0.19	
11	BLOCK 3	8,400	0.19	

TO A DECIDENT OF CONTRACT OF THE SECONDARY AND A DECIDENT OF COMPANY AND A DECIDENT OF CONTRACT OF THE SECONDA SOCIMENT. TOGETHER WITH THE CONCEPTS AND SECONDARY AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SECOND CLIENT FOR WHICH IT WAS PREPARED. RE DI MPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITEN AUTHORIZATION AND ADAPTATION BY KIMEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

х×ч

LOT AREA TABLE			
LOT NUMBER BLOCK #		LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 4	12,868	0.30
2	BLOCK 4	11,926	0.27
3	BLOCK 4	2,824	0.06
4	BLOCK 4	12,706	0.29
5	BLOCK 4	6,467	0.15

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	N45°51'13"E	21.21'	90 <b>°</b> 00'00"	15.00'
C2	15.00'	23.56'	S44°08'47"E	21.21'	90 <b>°</b> 00'00"	15.00'
C3	50.00'	46.36'	S25*42'42"E	44.72'	53 <b>°</b> 07'48"	25.00'
C4	50.00'	64.35'	S89*08'47"E	60.00'	73 <b>°</b> 44'23"	37.50'
C5	50.00'	78.54'	N8°59'01"E	70.71'	90°00'00"	50.00'
C6	50.00'	20.18'	N47°34'53"W	20.05'	23 <b>°</b> 07'48"	10.23'
C7	50.00'	52.36'	N29°08'47"W	50.00'	60 <b>°</b> 00'00"	28.87'
C8	15.00'	23.56'	N45°51'13"E	21.21'	90 <b>°</b> 00'00"	15.00'
C9	275.00'	48.84'	S84°03'33"E	48.77'	10 <b>°</b> 10'29"	24.48'
C10	115.00'	75.49'	S60°09'57"E	74.14'	37 <b>°</b> 36'44"	39.16'
C11	15.00'	21.03'	S1°12'02"E	19.35'	80 <b>°</b> 19'06"	12.66'
C12	214.00'	104.06'	S25°01'42"W	103.04'	27 <b>°</b> 51'38"	53.08'
C13	260.00'	46.17'	S84°03'33"E	46.11'	10 <b>°</b> 10'29"	23.15 <b>'</b>
C14	100.00'	49.86'	S64°41'14"E	49.35'	28 <b>°</b> 34'09"	25.46'
C15	25.00'	39.19'	S45°40'30"W	35.30'	89•48'38"	24.92'
C16	214.00'	117.66'	S74°49'45"W	116.18'	31 <b>°</b> 30'08"	60.36'
C17	15.00'	20.83'	N81°08'27"W	19.20'	79 <b>°</b> 33'44"	12.49'
C18	35.00'	39.66'	N8°53'42"W	37.57'	64 <b>°</b> 55'45"	22.27'
C19	50.00'	15.14'	N14°53'41"E	15.08'	17 <b>°</b> 20'58"	7.63'
C20	50.00'	26.69'	N9 <b>°</b> 04'18"W	26.37'	30 <b>°</b> 35'00"	13.67'
C21	50.00'	36.40'	N45°12'59"W	35.60'	41°42'22"	19.05'
C22	50.00'	38.64'	N88°12'29"W	37.68'	44 <b>°</b> 16'38"	20.34'
C23	35.00'	33.89'	N82 <b>°</b> 36'39"W	32.58'	55 <b>°</b> 28'18"	18.40'
C24	165.00'	21.66'	N58°38'06"W	21.64'	7°31'12"	10.84'
C25	165.00'	47.74'	N70°41'00"W	47.57'	16 <b>°</b> 34'37"	24.04'
C26	325.00'	22.77'	N80°58'44"W	22.77'	4 <b>°</b> 00'51"	11.39'
C27	325.00'	34.94'	N86°03'59"W	34.93'	6 <b>°</b> 09'38"	17.49'
C28	35.00'	39.47'	N56°50'30"W	37.41'	64 <b>°</b> 36'35"	22.13'
C29	35.00'	8.69'	N17 <b>°</b> 25'28"W	8.67'	14 <b>°</b> 13'30"	4.37'
C30	50.00'	105.13'	N70°32'50"W	86.81'	120°28'15"	87.43'
C31	50.00'	32.46'	S30°37'05"W	31.89'	37 <b>°</b> 11'54"	16.83'
C32	35.00'	48.16'	S51°26'10"W	44.45'	78 <b>°</b> 50'05"	28.77 <b>'</b>
C33	15.00'	23.34'	N44°34'24"W	21.05'	89 <b>°</b> 08'47"	14.78'
C34	35.00'	14.05'	N11°30'00"E	13.96'	23 <b>°</b> 00'00"	7.12'
C35	55.00'	84.88'	N21°12'43"W	76.70'	88 <b>°</b> 25'25"	53.51 <b>'</b>
C36	55.00'	41.00'	N86°46'43"W	40.06'	42 <b>°</b> 42'35"	21.50'
C37	35.00'	12.61'	S82°11'22"W	12.54'	20°38'44"	6.37'
C38	475.00'	43.93'	N84 <b>°</b> 50'18"W	43.91'	5 <b>°</b> 17'56"	21.98'
C39	475.00'	43.93'	N79°32'21"W	43.92'	5°17'58"	21.98'
C40	35.00'	12.37'	N66°46'02"W	12.30'	20°14'41"	6.25'
C41	55.00'	44.38'	N79°45'34"W	43.18'	46 <b>°</b> 13'46"	23.48'
C42	55.00'	37.24'	S57°43'51"W	36.53'	38 <b>°</b> 47'23"	19.36'
C43	55.00'	43.62'	S15*36'50"W	42.49'	45 <b>°</b> 26'39"	23.03'
C44	35.00'	12.37'	S3°00'51"W	12.30'	20°14'41"	6.25'
C45	325.00'	91.40'	S5°04'49"W	91.09'	16°06'45"	46.00'
C46	15.00'	23.24'	S41°24'45"W	20.99'	88°46'36"	14.68'
C47	15.00'	0.15'	S86°05'39"W	0.15'	0°35'13"	0.08'
C48	475.00'	36.98'	S88°37'06"W	36.98'	4°27'40"	18.50'
C49	35.00'	35.45'	N60°08'03"W	33.95'	58°02'03"	19.41'
	50.00'	34.34'	N50°47'39"W	33.67'	39°21'16"	17.88'

	CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C51	50.00'	111.91'	S45°24'39"W	89.97 <b>'</b>	128°14'10"	103.05'
C52	50.00'	51.42'	S48°10'02"E	49.18'	58 <b>°</b> 55'11"	28.24 <b>'</b>
C53	50.00'	42.23'	N78°10'33"E	40.99'	48°23'39"	22.47'
C54	525.00'	40.88'	N88°37'06"E	40.87'	4°27'40"	20.45'
C55	15.00'	1.11'	N88°30'57"E	1.11'	4 <b>°</b> 15'23"	0.56'
C56	15.00'	21.65'	S48°00'37"E	19.82'	82 <b>°</b> 41'30"	13.20'
C57	75.00'	107.97'	S47°54'28"E	98.89'	82 <b>°</b> 29'12"	65.76 <b>'</b>
C58	35.00'	12.36'	S79°01'54"E	12.30'	20°14'22"	6.25'
C59	55.00'	44.39'	N87°58'07"E	43.19'	46 <b>°</b> 14'22"	23.48'
C60	55.00'	80.86'	N22°43'53"E	73.77'	84 <b>°</b> 14'05"	49.73 <b>'</b>
C61	35.00'	1.63'	N18°03'08"W	1.63'	2°40'03"	0.81'
C62	35.00'	10.73'	N7°55'57"W	10.69'	17 <b>°</b> 34 <b>'</b> 19"	5.41'
C63	15.00'	23.56'	N45°51'13"E	21.21'	90°00'00"	15.00'
C64	15.00'	23.56'	S44°08'47"E	21.21'	90°00'00"	15.00'
C65	340.00'	110.22'	N3°49'25"E	109.74'	18 <b>°</b> 34'25"	55.60'
C68	25.00'	35.99'	N47°54'28"W	32.96'	82 <b>°</b> 29'12"	21.92'
C69	275.00'	61.25'	N0°17'03"W	61.12'	12 <b>°</b> 45'37"	30.75'
C70	275.00'	95.04'	N3 <b>°</b> 14'10"E	94.57 <b>'</b>	19 <b>°</b> 48'04"	48.00'
C71	15.00'	23.56'	N58°07'25"E	21.21'	89 <b>°</b> 58'26"	14.99'
C72	525.00'	35.59'	S78°49'53"E	35.58'	3 <b>°</b> 53'02"	17.80'
C73	525.00'	61.52'	S84°07'50"E	61.49'	6°42'52"	30.80'
C74	15.00'	23.13'	S43°19'02"E	20.90'	88 <b>°</b> 20'29"	14.57'
C75	15.00'	23.56'	S45°51'04"W	21.21'	89 <b>°</b> 59'43"	15.00'
C77	634.58'	44.12'	N78°49'43"W	44.11'	4°00'48"	22.23'
C79	649.98'	76.17 <b>'</b>	S84°07'50"E	76.13'	6°42'53"	38.13'
C82	146.00'	190.14'	S53°16'20"W	176.98'	74°36'58"	111.25'
C83	25.00'	39.35'	N44°19'30"W	35.41'	90 <b>°</b> 11'22"	25.08'

		BY DATE APPR.
		REVISION
<sup>100</sup> Kimlav » Horn	© 2021 KIMLEY-HORN AND ASSOCIATES, INC.	950 Bannock Street, Suite 1100 Boise, Idaho 83702 (208) 297–2885
SCALE (H): 1"=100" SCALE (V): NONE	DESIGNED BY: ITC DRAWN BY: ITC CHFCKFD BY: TRB	DATE: 4/15/2021
STARPOINTE	LOT DATA	STAR, IDAHO

