



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department *Shen T. Muth*

MEETING DATE: **March 15, 2022**

FILE(S) #: FP-21-33, Final Plat, Wildrye Creek Subdivision Phase 3
FP-21-34, Final Plat, Wildrye Creek Subdivision Phase 4

REQUEST

Applicant is seeking approval of a Final Plat for Wildrye Creek Subdivision, Phase 3 consisting of 45 residential lots and 7 common lots on 10.98 acres and Phase 4 consisting of 47 residential lots and 10 common lots on 20.88 acres. These phases are located in the northern and southern portions of the approved preliminary plat, on N. Can Ada Road in Star, Idaho. The subject property is generally located on the east side of N. Can Ada Road, approximately ¼ mile south of W. New Hope Road. Ada County Parcel Number S0406325410.

| <u>REPRESENTATIVE:</u> | <u>APPLICANT:</u> | <u>Owner:</u> |
|--|--|--|
| Corrine Graham Civil Site Works, LLC PO Box 6059 Boise, Idaho 83707 | Toll Southwest, LLC 3103 W. Sheryl Drive Meridian, Idaho 83642 | Toll Southwest, LLC 3103 W. Sheryl Drive Meridian, Idaho 83642 |

PROPERTY INFORMATION

| | | |
|------------------------|-----------------------|-----------------------|
| Land Use Designation - | Residential R-3-DA | |
| | <u>Phase 3</u> | <u>Phase 4</u> |
| Acres - | 10.98 acres | 20.88 acres |
| Residential Lots - | 45 | 48 |
| Common Lots - | 7 | 9 |

HISTORY

2007 Council approved applications for Annexation and Zoning (AZ-07-06) and Preliminary Plat (PP-07-05) and a Development Agreement for Taurus

Village Subdivision. The preliminary plat was approved for 168 single family residential lots.

April 6, 2021 Council approved applications for a new Preliminary Plat (PP-21-02) and a Development Agreement Modification (DA- 21-01-MOD) For Wildrye Creek Subdivision. Preliminary Plat was approved for 169 single family residential lots.

October 12, 2021 Council approved applications for the Final Plats of Wildrye Creek Subdivision, Phases 1 & 2. (FP-21-20, FP-21-21). Phase 1 included 43 residential lots and 10 common lots on 14.85 acres. Phase 2 included 33 residential lots and 8 common lots on 10.15 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 3 & 4 generally complies with the approved Preliminary Plat.

Staff Reviewed Comments from the Preliminary Plat Approval/Findings of Fact:

Lot sizes as listed on the preliminary plat range in size from 6,050 square feet to 14,619 square feet, with an average buildable lot area of 8,508 square feet. The subdivision is proposed to develop in ten (10) phases. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

The applicant has indicated that the development will contain a total of 11.93 acres (20.98%) of open space, of which 7.52 acres (13.23% is usable open space.

The current Zoning Ordinance requires one site amenity for each 20-acres of development area and for each 75 units (total of 4 amenities is required). Proposed amenities within the development include the following:

1. Swimming Pool
2. Pool House
3. Tot Lot
4. Gazebo
5. Pocket Park
6. Pathways throughout

As part of the landscape plan provided to the City, landscaping is depicted in the open space areas and along the exterior roadways within common area lots, with street trees being proposed within the front yards of the residential lots. The proposed street tree locations are consistent with the UDC, Chapter 4, Section B-7 C-3 Street Trees, requiring a minimum density of one (1) tree per thirty-five (35) linear feet.

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with an 8' landscape strip.

Pathways

- Proposed 8 ft asphalt pathway along the Drainage District No. 2 Drain, that will be open to the public and connect Can Ada Road to Craftsman Estates subdivision. Pathway will include benches and landscaping.
- Proposed internal, private, natural gravel pathway along the southern boundary of the property following the Middleton Canal.

Proposed Setbacks: Preliminary Plat was approved with the setbacks originally approved in the 2007 Development Agreement. Those approvals are listed below.

| Minimum Street Frontage | Minimum Front Yard Setback | Minimum Rear Yard setback | Minimum Interior Side Setback | Minimum Street Side Setback |
|-------------------------|--|---------------------------|-------------------------------|-----------------------------|
| 35' | 15' to living space 20' to garage space | 15' | 5' (1 & 2 stories) | 15' |

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 3 is 4.10 du/acre, with lots ranging in size from 6,050 square feet to 14,786 square feet. The gross density of Phase 4 is 2.25 du/ac, with lots ranging in size from 8,050 square feet to 15,081 square feet. This is aligned with the Preliminary Plat. *With the submission of Phases 3 & 4, the subdivision will have 169 residential lots platted. This is the approved amount from the preliminary plat. There are zero additional residential lots available in this development.*

Common/Open Space and Amenities - To be completed in these phases:

- Pathway between Drainage Ditch No. 12 and Middleton Mill Canal
- Natural Pathway along the Middleton Mill Canal
- Large Open, Landscaped Common Area
- Pathway Connecting to Phase 1 Amenity
- Open Play Area

Mailbox Clusters – Approval was given by Star Postmaster, Mel Norton on January 21, 2021 to place the mail cluster on lot 1 Block 5 for all phases of the development. This is the same lot as the pool and pool house and the proposed mail cluster looks to be located to the east of the pool on the north of the parking lot. The approval letter is included in the application packet.

Streetlights – Applicant has proposed using a DSS or similar LED light that has a downward facing fixture and a flush head. These are the City suggested lights and will meet the “Dark Sky” criteria. The same streetlight design shall continue throughout the entire development.

Street Names – Ada County modified a couple of street names since the preliminary plat was approved, impacting Phases 2 and 3. N. Desert Lily Ave was changed from one word to two, Desert Lily. This change has been reflected on the final plat submitted with this application. Phase 4, W. Twinflower Ave. was changed to N. Twinflower Ave. W. Wildthistle Dr was changed to two words, Wild Thistle. These changes are reflected on the submitted plat.

Subdivision Name – Wildrye Creek subdivision was confirmed by Ada County Development Services on December 15, 2020. The supporting documentation is in the application packet.

Landscaping - As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **The submitted landscape plan appears to satisfy these requirements.**

Fiber Optic Conduit – **The City has been requiring newly approved subdivisions to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic telecommunication cables. The Wildrye Creek Subdivision Preliminary Plat was approved prior to the establishment of this policy. Staff recommends that the developer provide this within all phases of the development. A condition of approval has been placed on this final plat approval.**

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on February 3, 2022

| | | |
|----------------------|----------------------|-------------------|
| February 4, 2022 | Central Dist. Health | Standard Response |
| February 11, 2022 | DEQ | Standard Response |
| February 2 & 9, 2022 | Keller & Associates | Checklists |

FINDINGS

The Council may **approve, conditionally approve, deny** or **table** this request. In order to approve this Final Plat, the Unified Development Code requires that Council must find the following:

- A. The Plat is in conformance with the Comprehensive Plan.
The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

- B. Public services are available or can be made available and are adequate to accommodate the proposed development.
Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.
Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and,
Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.

E. The development preserves significant natural, scenic or historic features.
Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

- 1. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic telecommunication cables.**
- 2. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$541 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$91,471. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 3 has 45 residential lots for a fee of \$24,345 (45 x \$541). Phase 4 has 48 residential lots for a fee of \$25,968 (48 x \$541). Total for these two phases, the total amount is \$50,355 (\$24,345 + \$25,968 + \$42 remaining balance). Phases 1 & 2 = \$41,116 + Phases 3 & 4 = \$50,355. Grand Total = \$91,471.**

City Council added these Conditions of Approval at the Preliminary Plat

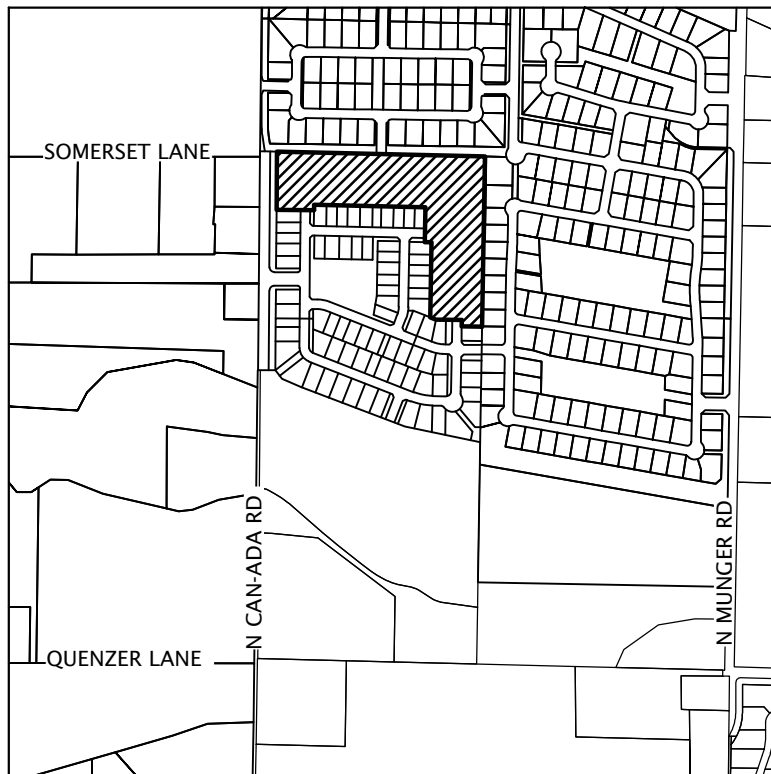
- The public is permitted to use the proposed pathways within the new development. This will be a condition in the development agreement and part of the CC&R's.
 - If the City includes the Middleton Canal in the upcoming City Pathway System, the applicant shall grant a public easement to accommodate a 10-foot wide, paved and ADA compliant public pathway along the canal. This will be a condition in the development agreement and part of the CC&R's.
 - The applicant shall work with City Staff and the developer of Craftsman Estates to come up with solutions to the issue of the removal of the 2-foot buffer area between the two subdivisions. The applicant and/or City Staff shall update the neighbors on the proposed solutions and provide the Council with a summary of those communications.
 - The development shall include one-story homes along the entire eastern boundary of the subdivision. This shall be a condition in the development agreement and part of the CC&R's.
- 3. The approved Preliminary Plat for Wildrye Creek Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.**

4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
5. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily.
6. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
7. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
8. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
9. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
10. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
11. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
12. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
13. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
20. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
21. All common areas shall be maintained by the Homeowners Association.

22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
23. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
24. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
25. **Any additional requirements as specified by the fire district.**
26. Any additional Conditions of Approval as required by Staff and City Council.

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|-------------------------|
| COUNCIL DECISION |
|-------------------------|

The Star City Council _____ File # FP-21-33 Wildrye Creek Subdivision Final Plat, Phase 3 and FP-21-34 Wildrye Creek Subdivision Final Plat, Phase 4 on _____, 2022.



VICINITY MAP
SCALE: 1"=1000'



December 8, 2021

City of Star
Planning and Zoning
P.O. Box 130
Star, ID 83669

RE: **Wildrye Creek Subdivision No. 3 Final Plat Application**

Dear Ryan,

Attached for your review is the Final Plat application for Wildrye Creek Subdivision No. 3. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved preliminary plat of Wildrye Creek Subdivision.

Phase 3 of Wildrye Creek Subdivision will include 45 single-family residential lots and 7 common lots on 10.98 acres. Gross density for this phase is 4.10 units per acres. Lot sizes range from 6,050 SF to 14,786 SF with an average lot size of 7,658 SF.

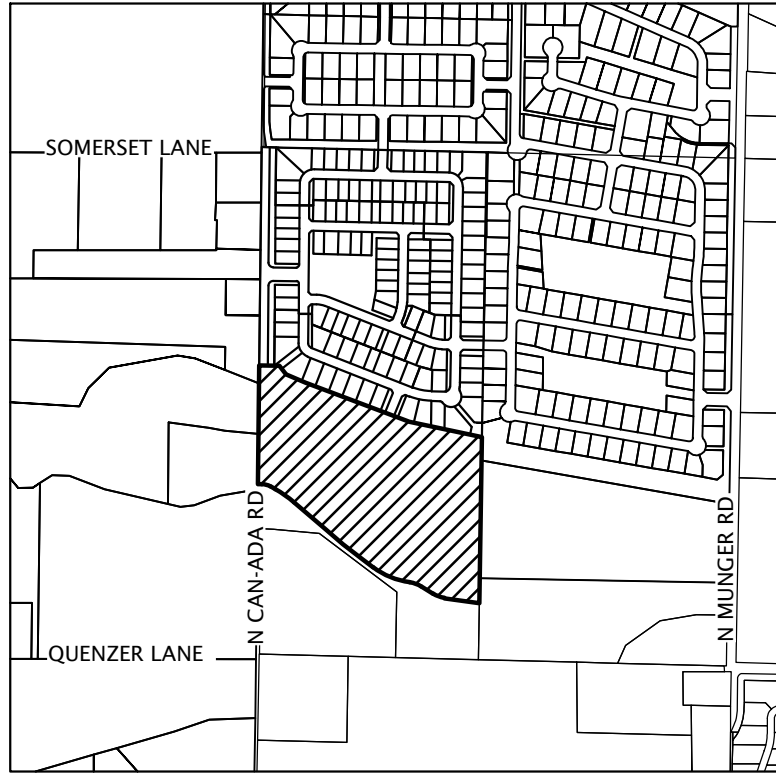
Approved open space consists of 0.87 acres of landscape common lots accounting for 7.9% of the phased development area. Amenities in this phase include a pathway connection to the large amenity space included in Phase 1 and a large open play area in the northeast corner of the site.

Construction of Phase 3 will be in compliance with the approved preliminary plat. Please contact me at (208) 946-3874 or cgraham@cswengineering.com with any questions regarding this application.

Respectfully,

A handwritten signature in blue ink that reads 'Corinne M. Graham'.

Corinne M. Graham, PE
Principal



VICINITY MAP
SCALE: 1"=1000'



January 3, 2022

City of Star
Planning and Zoning
P.O. Box 130
Star, ID 83669

RE: **Wildrye Creek Subdivision No. 4 Final Plat Application**

Dear Ryan,

Attached for your review is the Final Plat application for Wildrye Creek Subdivision No. 4. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved preliminary plat of Wildrye Creek Subdivision.

Phase 4 of Wildrye Creek Subdivision will include 47 single-family residential lots and 10 common lots on 20.88 acres. Gross density for this phase is 2.25 units per acres. Lot sizes range from 8,050 SF to 15,081 SF with an average lot size of 7,701 SF.

Approved open space consists of 6.18 acres of landscape common lots accounting for 29.6% of the phased development area. Amenities in this phase include a pathway connection from Drainage Ditch No. 12 to the Middleton Mill Canal, a natural pathway along the Middleton Mill, and a large open landscaped common area in the southwest corner of the site. Lot 5 Block 10 was originally intended as a residential lot but will now be a common lot with the pressure irrigation pump station.

Construction of Phase 4 will be in compliance with the approved preliminary plat. Please contact me at (208) 946-3874 or cgraham@cswengineering.com with any questions regarding this application.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Corinne M. Graham'.

Corinne M. Graham, PE
Principal



FINAL 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: Toll Southwest LLC
Applicant Address: 3103 W. Sheryl Drive #100 Zip: 83642
Phone: (208) 424-0020 Email: mtaylor1@tollbrothers.com

Owner Name: Same as Applicant
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
Contact: Corinne Graham, PE Firm Name: Civil Site Works LLC
Address: PO Box 6059 Zip: 83707
Phone: (208) 946-3874 Email: cgraham@cswengineering.com

Property Information:

Subdivision Name: Wildrye Creek Subdivision Phase: 3

Parcel Number(s): S0406325410

Approved Zoning: R-3-DA Units per acre: 4.10

Total acreage of phase: 10.98 Total number of lots: 52

Residential: 45 Commercial: _____ Industrial: _____

Common lots: 7 Total acreage of common lots: 0.87 ac Percentage: 7.9%

Percent of common space to be used for drainage: 0 Acres: 0

Special Flood Hazard Area: total acreage N/A number of homes _____

Changes from approved preliminary plat pertaining to this phase:

| | Preliminary Plat | Final Plat |
|-----------------------------|------------------|------------|
| Number of Residential Lots: | <u>N/A</u> | <u>N/A</u> |
| Number of Common Lots: | <u>N/A</u> | <u>N/A</u> |
| Number of Commercial Lots: | _____ | _____ |
| Roads: | <u>N/A</u> | <u>N/A</u> |

Amenities: _____ N/A _____ N/A _____

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: Wildrye Creek Subdivision Phase: 3

Special Flood Hazard Area: total acreage 0 number of homes 0

- 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.: _____
 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.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

| Applicant (√) | Description | Staff (√) |
|------------------|--|--------------|
| X | Completed and signed copy of Final Plat Application | |
| X | Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments. | |
| X | Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. | |
| X | Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet) | |
| X | Electronic copy of current recorded warranty deed for the subject property | |
| N/A | 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 and/or representative is authorized to submit this application. | |
| X | Electronic copy of subdivision name approval from Ada County Surveyor's office. | |
| X | Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming | |
| X | Electronic copy of vicinity map showing the location of the subject property | |
| X | One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy** | |
| X | One (1) 11" X 17" paper copy of the Final Plat | |
| X | Electronic copy of the Final landscape plan** | |

| | | |
|-----|--|--|
| X | One (1) 11" X 17" copy of the Final landscape plan | |
| X | Electronic copy of site grading & drainage plans** | |
| X | Electronic copy of originally approved Preliminary Plat** | |
| X | Electronic copy of a Plat with all phases marked with changes, if applicable** | |
| X | Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer** | |
| X | Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions** | |
| X | Electronic copy of streetlight design and location information | |
| N/A | Special Flood Information – Must be included on Preliminary/Final Plat and Application form. | |
| N/A | Electronic copy of all easement agreements submitted to the irrigation companies | |
| X | Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's) | |
| X | One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <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.</u> | |
| X | <p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. | |
| X | **NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid. | |

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. 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

12/9/21
 Date



FINAL 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: Toll Southwest LLC
 Applicant Address: 3103 W. Sheryl Drive #100 Zip: 83642
 Phone: (208) 424-0020 Email: mtaylor1@tollbrothers.com

Owner Name: Same as Applicant
 Owner Address: _____ Zip: _____
 Phone: _____ Email: _____

Representative (e.g., architect, engineer, developer):
 Contact: Corinne Graham, PE Firm Name: Civil Site Works LLC
 Address: PO Box 6059 Zip: 83707
 Phone: (208) 946-3874 Email: cgraham@csengineering.com

Property Information:

Subdivision Name: Wildrye Creek Subdivision Phase: 4

Parcel Number(s): S0406325410

Approved Zoning: R-3-DA Units per acre: 2.25

Total acreage of phase: 20.88 Total number of lots: 57

Residential: 47 Commercial: _____ Industrial: _____

Common lots: 10 Total acreage of common lots: 6.18 ac Percentage: 29.6%

Percent of common space to be used for drainage: 0 Acres: 0

Special Flood Hazard Area: total acreage N/A number of homes _____

Changes from approved preliminary plat pertaining to this phase:

| | Preliminary Plat | Final Plat |
|-----------------------------|------------------|------------|
| Number of Residential Lots: | <u>N/A</u> | <u>N/A</u> |
| Number of Common Lots: | <u>N/A</u> | <u>N/A</u> |
| Number of Commercial Lots: | _____ | _____ |
| Roads: | <u>N/A</u> | <u>N/A</u> |

Amenities: _____ N/A _____ N/A _____

Flood Zone Data: (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision Name: Wildrye Creek Subdivision Phase: 4

Special Flood Hazard Area: total acreage 0 number of homes 0

- 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.: _____
 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.

Application Requirements:


(Applications are required to contain one copy of the following unless otherwise noted.)


| Applicant (√) | Description | Staff (√) |
|------------------|--|--------------|
| X | Completed and signed copy of Final Plat Application | |
| X | Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments. | |
| X | Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. | |
| X | Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet) | |
| X | Electronic copy of current recorded warranty deed for the subject property | |
| N/A | 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 and/or representative is authorized to submit this application. | |
| X | Electronic copy of subdivision name approval from Ada County Surveyor's office. | |
| X | Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming | |
| X | Electronic copy of vicinity map showing the location of the subject property | |
| X | One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy** | |
| X | One (1) 11" X 17" paper copy of the Final Plat | |
| X | Electronic copy of the Final landscape plan** | |

| | | |
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| X | One (1) 11" X 17" copy of the Final landscape plan | |
| X | Electronic copy of site grading & drainage plans** | |
| X | Electronic copy of originally approved Preliminary Plat** | |
| X | Electronic copy of a Plat with all phases marked with changes, if applicable** | |
| X | Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer** | |
| X | Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions** | |
| X | Electronic copy of streetlight design and location information | |
| N/A | Special Flood Information – Must be included on Preliminary/Final Plat and Application form. | |
| N/A | Electronic copy of all easement agreements submitted to the irrigation companies | |
| X | Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's) | |
| X | One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <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.</u> | |
| X | <p>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</p> <ul style="list-style-type: none"> • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please. | |
| X | **NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid. | |

FEE REQUIREMENT:

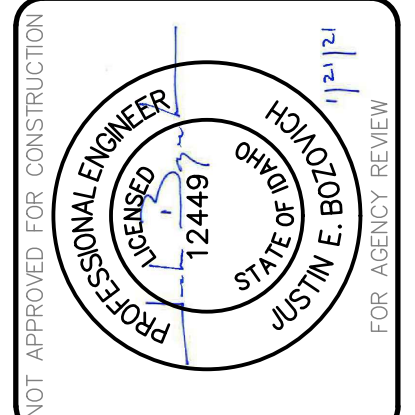
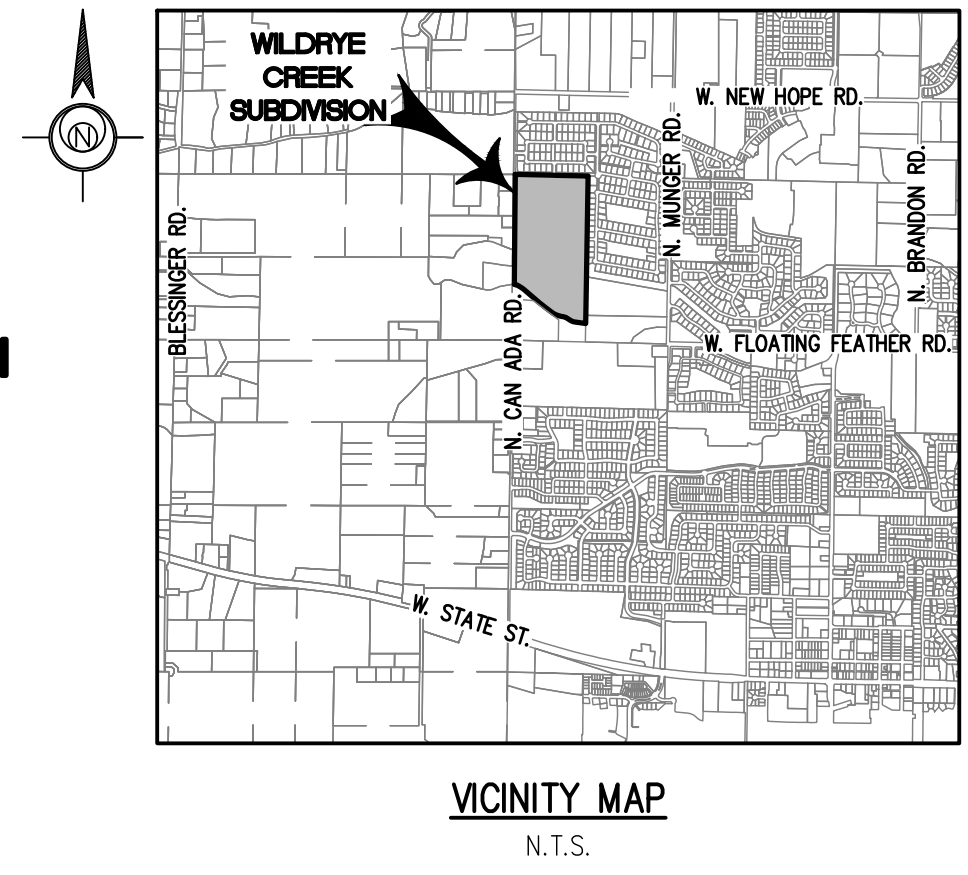
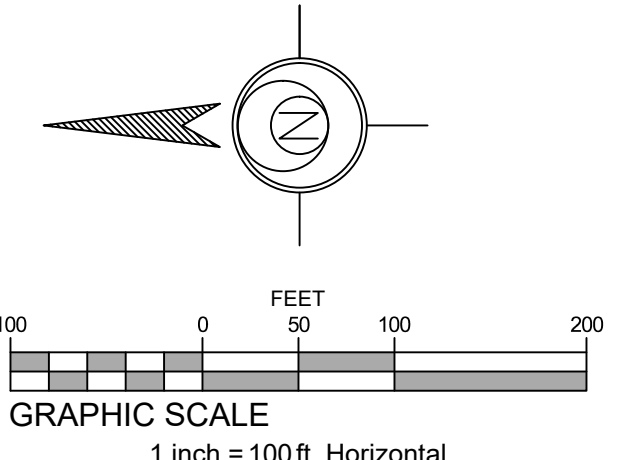
*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary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

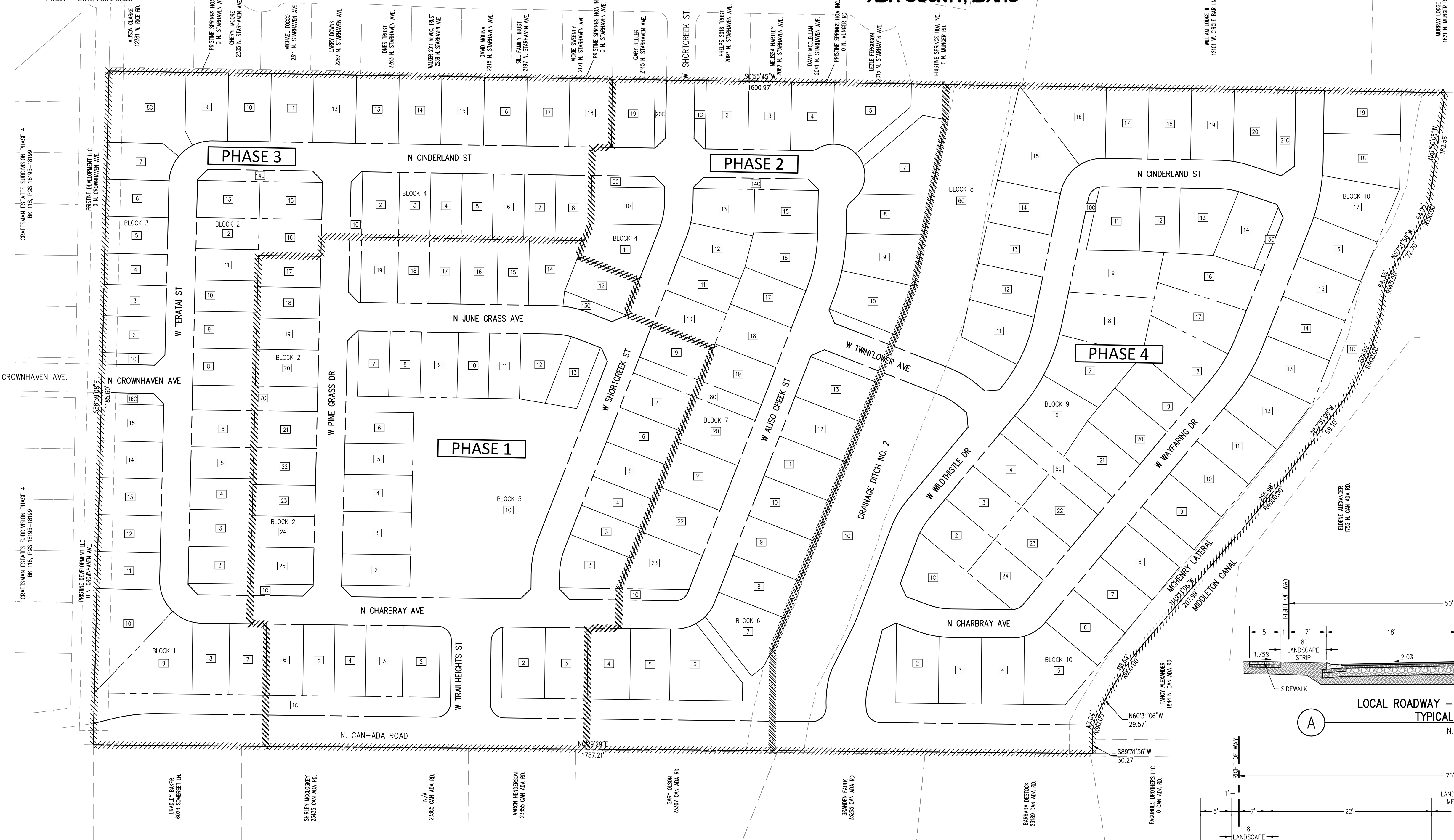

 Date

PRELIMINARY PLAT FOR WILDRIE CREEK SUBDIVISION

PROPERTY BEING PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020



SHEET INDEX

- OF 4 PP-1.1 COVER SHEET
- OF 4 PP-2.1 PRELIMINARY PLAT
- OF 4 PP-3.1 PRELIMINARY ENGINEERING PLAN AND EXISTING CONDITIONS
- OF 4 PP-4.1 PRELIMINARY GRADING AND DRAINAGE PLAN

LAND USE SUMMARY

| | |
|------------------------------|---------------|
| TOTAL AREA | 56.85 AC |
| GROSS LAND AREA | 53.27 AC |
| RESIDENTIAL LOTS | 169 |
| COMMON LOTS | 24 |
| RESIDENTIAL LOT AREA | 33.01 AC |
| COMMON LOT AREA | 10.95 AC |
| GROSS DENSITY | 2.97 UNITS/AC |
| NET DENSITY | 5.12 UNITS/AC |
| MINIMUM RESIDENTIAL LOT SIZE | 6,050 SF |
| AVERAGE RESIDENTIAL LOT SIZE | 8,508 SF |

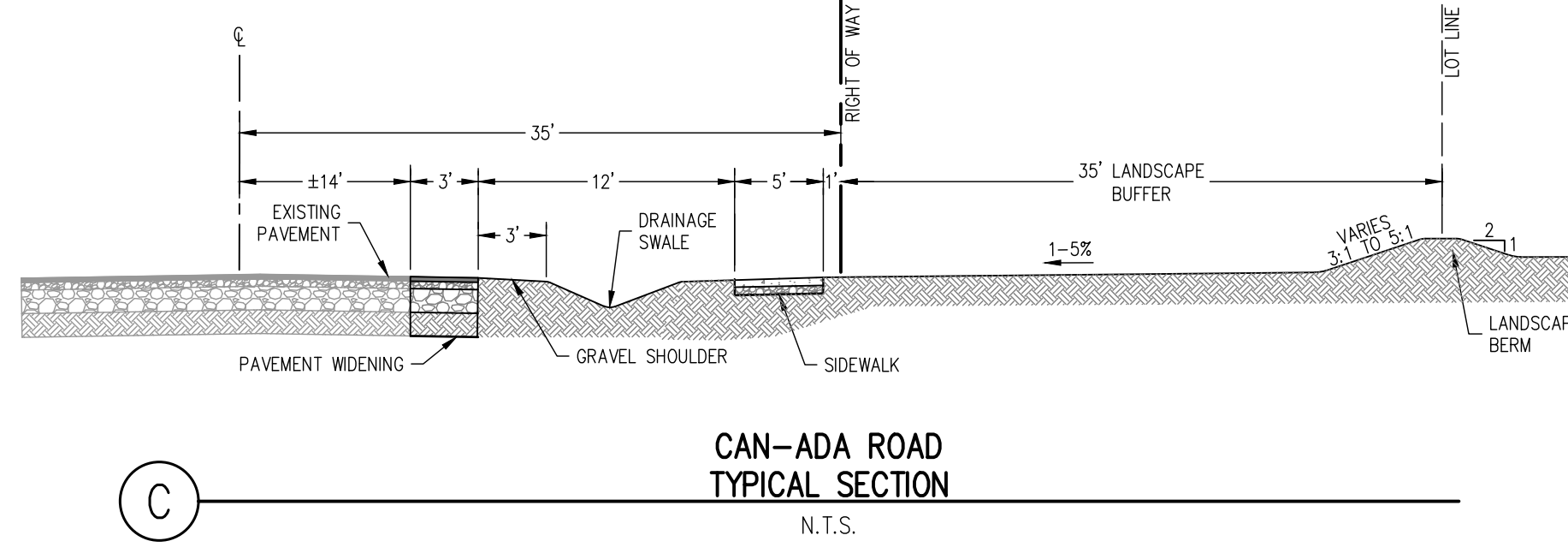
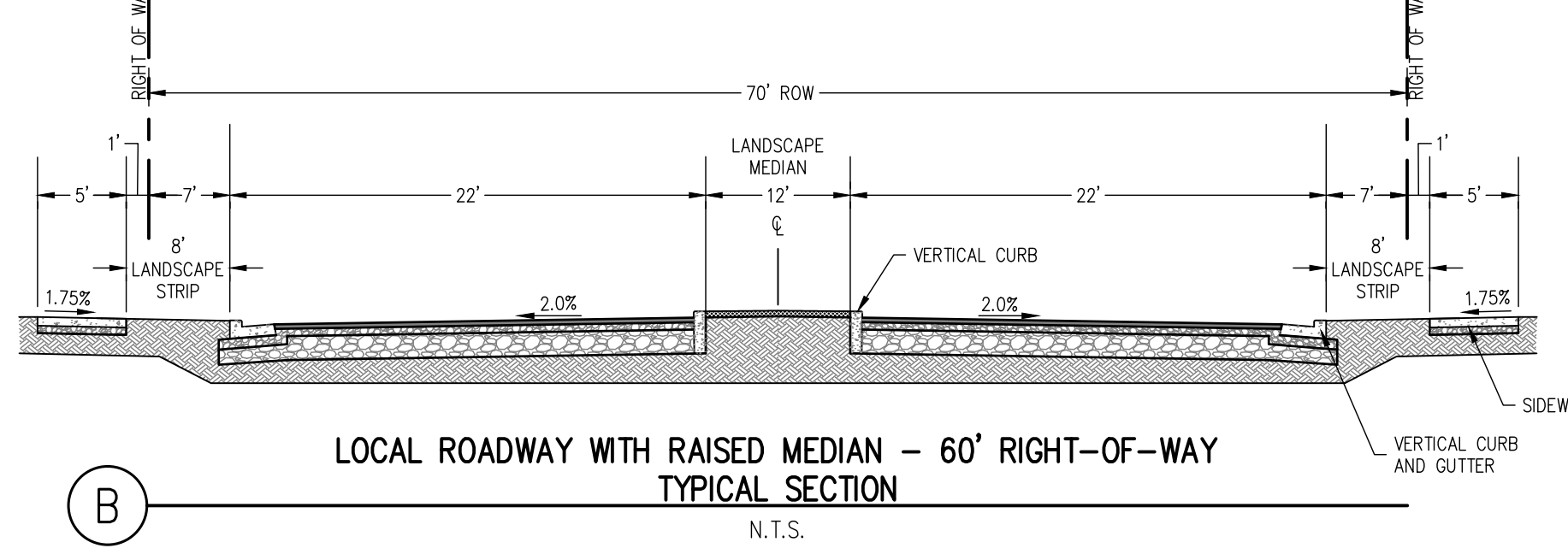
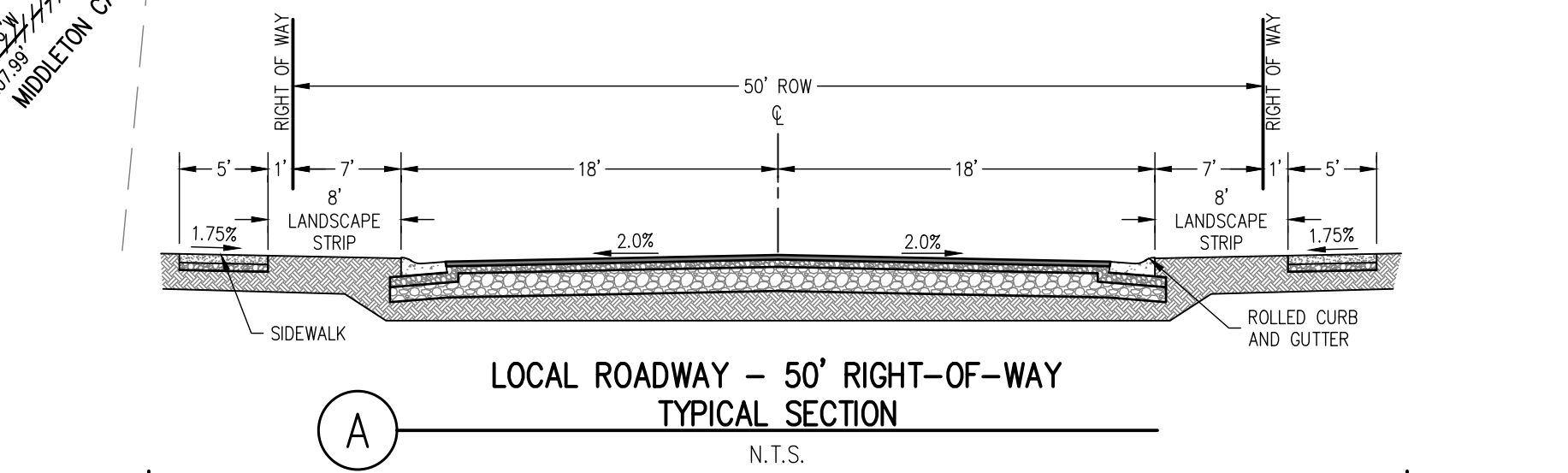
OPEN SPACE SUMMARY

| | |
|---------------------------|---------|
| USABLE OPEN SPACE AREA | 12.1 AC |
| PERCENT USABLE OPEN SPACE | 22.70% |

BUILDING SETBACK REQUIREMENTS

SETBACK STANDARDS R-3DA ZONE

| | |
|-------------------------|-----|
| FRONT (TO LIVING AREA) | 15' |
| FRONT (TO GARAGE) | 20' |
| REAR | 15' |
| INTERIOR SIDE | 5' |
| STREET SIDE (LOCAL) | 15' |
| STREET SIDE (COLLECTOR) | 25' |



LEGEND

| | | | |
|--|-----------------------------------|--|-------------------------------------|
| | PROPERTY BOUNDARY LINE | | PROPOSED GRAVITY IRRIGATION |
| | EXISTING LOT LINE | | PROPOSED PRESSURE IRRIGATION |
| | EXISTING EASEMENT LINE | | PROPOSED EDGE OF PAVEMENT |
| | EXISTING BARB WIRE FENCE LINE | | PROPOSED STORM PIPE |
| | EXISTING PRESSURE IRRIGATION | | PROPOSED PHASE BOUNDARY |
| | EXISTING POWER LINE | | PROPOSED SEEPAGE BED |
| | EXISTING SANITARY SEWER LINE | | PROPOSED SAND AND GREASE TRAP |
| | EXISTING CABLE TV PER UTILITY MAP | | PROPOSED STORM MANHOLE |
| | EXISTING WATER LINE | | PROPOSED STORM CATCH BASIN |
| | EXISTING EDGE OF PAVEMENT | | PROPOSED GRAVITY IRRIGATION BOX |
| | EXISTING EDGE OF GRAVEL | | PROPOSED GRAVITY IRRIGATION MANHOLE |
| | EXISTING STORM PIPE | | PROPOSED FIRE HYDRANT |
| | PROPOSED LOT LINE | | PROPOSED SANITARY MANHOLE |
| | PROPOSED RIGHT-OF-WAY | | STREET NAME |
| | PROPOSED ROAD CENTERLINE | | PROPOSED STREET LIGHT |
| | PROPOSED 3' ROLLED CURB | | TEST PIT/MONITORING WELL |
| | PROPOSED 6\"/> | | MAILBOX |
| | PROPOSED 5' SIDEWALK | | SIGN |
| | PROPOSED 8\"/> | | BLOCK NUMBER |
| | PROPOSED 10\"/> | | SINGLE-FAMILY LOT NUMBER |
| | PROPOSED POTABLE WATER | | COMMON LOT NUMBER |

- PRELIMINARY PLAT NOTES**
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
 - ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (ACHD).
 - DIRECT LOT ACCESS TO NORTH CAN-ADA ROAD IS PROHIBITED.
 - 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, FACILITY OR EXPANSION 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."
 - IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING SURFACE IRRIGATION WATER RIGHTS.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
 - STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH ACHD AND CITY OF STAR REQUIREMENTS.

DEVELOPER
TOLL SOUTHWEST LLC
ADAM CAPELL
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
acapell@tollbrothers.com
Phone: (208) 424-0020
Fax: (208) 424-0030

PLANNER
TOLL BROTHERS
SABRINA DURTSCH
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ENGINEER
ESE CONSULTANTS, INC.
JUSTIN BOZOVICH, P.E.
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
jbozovich@eseconsultants.com
Phone: (208) 424-0020
Fax: (208) 424-0030

SURVEYOR
LAND SOLUTIONS
CLINT HANSEN, PLS
231 E. 5TH STREET, SUITE A
MERIDIAN, IDAHO 83642
chansen@landsolutions.biz
Phone: (208) 288-2040
Fax: (208) 288-2557

COVER SHEET

PRELIMINARY PLAT FOR
WILDRIE CREEK SUBDIVISION
CITY OF STAR, ADA COUNTY, IDAHO

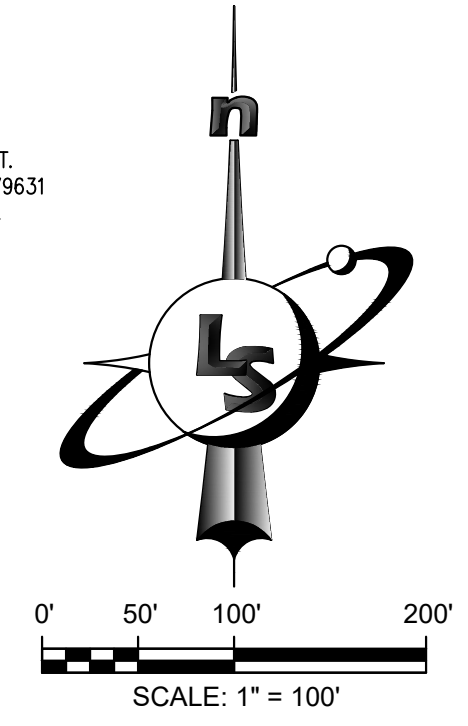
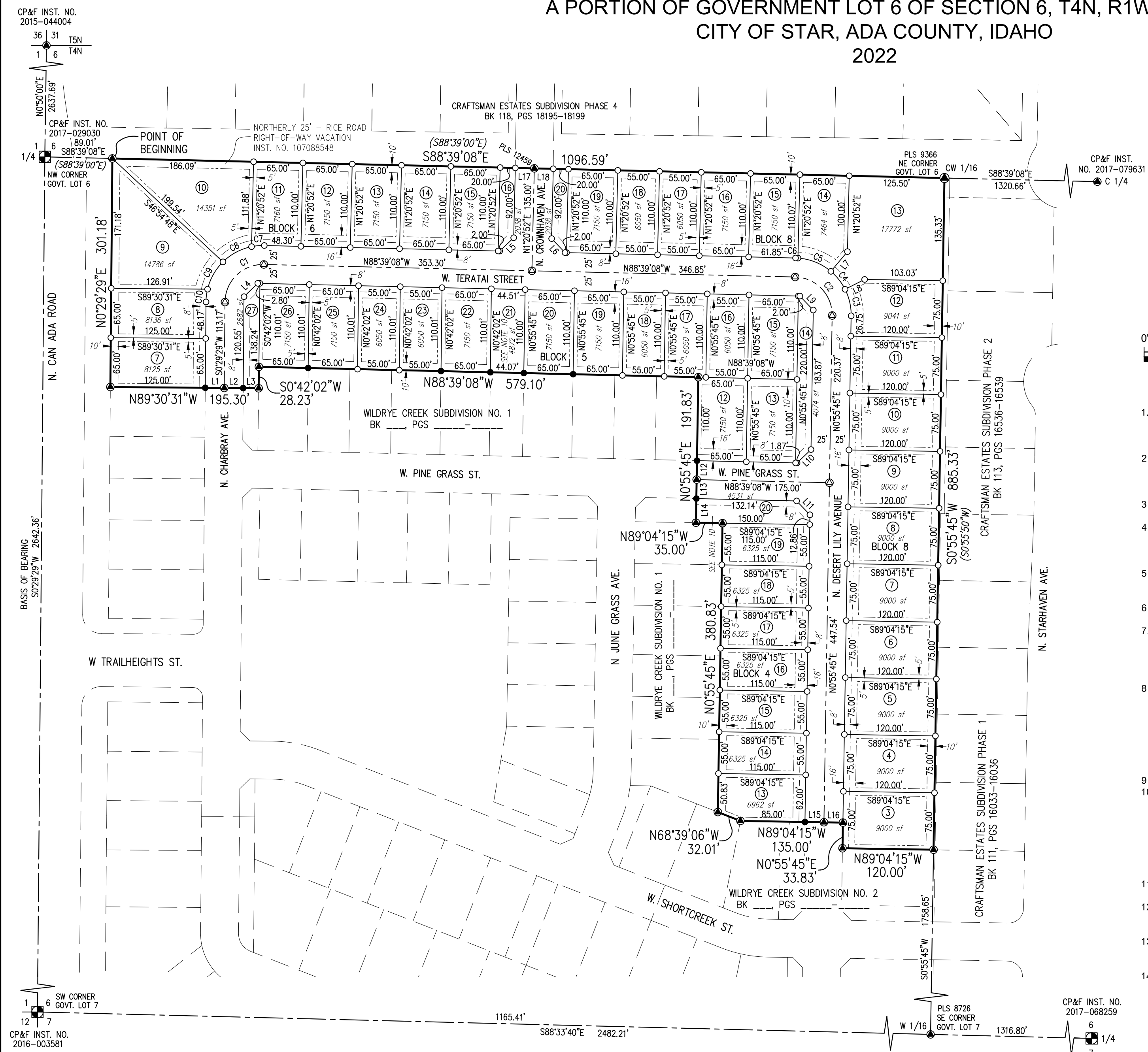
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|------------|---------|------------|-----------------|
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| JOB NO.: | 7782 | FILE NAME: | 7782-S-TITLE-PP |
| REF. NO.: | | | |
| SHEET NO.: | 1 | OF | 4 |

PP-1.1

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WILDRYE CREEK SUBDIVISION NO. 3

A PORTION OF GOVERNMENT LOT 6 OF SECTION 6, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2022



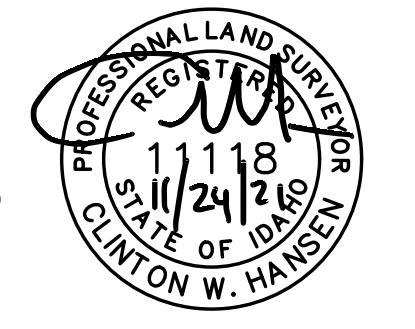
- ### LEGEND
- FOUND ALUMINUM CAP MONUMENT
 - FOUND BRASS CAP MONUMENT
 - FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
 - FOUND 1/2" REBAR, PLS 11118
 - SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
 - SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
 - SECTION LINE
 - CENTER LINE
 - PUBLIC UTILITY, PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT LINE, SEE NOTES 1 & 2
 - ACHD PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
 - OTHER EASEMENT LINE AS NOTED
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - LOT NUMBER

NOTES

1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH BUILDABLE LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
4. IRRIGATION WATER SHALL BE PROVIDED TO ALL LOTS IN COMPLIANCE WITH IDAHO CODE 31-3805(1b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER DELIVERY AND WILL BE SUBJECT TO ASSESSMENTS FROM THE MIDDLETON MILL DITCH COMPANY AND/OR THE MIDDLETON IRRIGATION ASSOCIATION, INC.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. LOT 20, BLOCK 4; LOTS 14, 21 AND 27, BLOCK 5; LOT 16, BLOCK 6 AND LOTS 13 AND 20, BLOCK 8 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE WILDRYE CREEK SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, AS WELL AS ANY OTHER EASEMENTS AS SHOWN.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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.
9. DIRECT LOT OR PARCEL ACCESS TO N. CAN ADA ROAD IS PROHIBITED.
10. LOT 20 OF BLOCK 4 AND LOT 21 OF BLOCK 5 ARE SERVICED TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL ("THE MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILDRYE CREEK SUBDIVISION, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO, AND AS SUBSEQUENTLY AMENDED.
13. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH MIDDLETON MILL DITCH COMPANY, AND MIDDLETON IRRIGATION ASSOCIATION RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
14. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR, RECORDED AS INSTRUMENT NO. 107135135, RECORDS OF ADA COUNTY, IDAHO, AND THE AMENDMENT RECORDED AS INSTRUMENT NO. 2021-116830, RECORDS OF ADA COUNTY, IDAHO.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF CRAFTSMAN ESTATES SUBDIVISION PHASE 1, CRAFTSMAN ESTATES SUBDIVISION PHASE 2, CRAFTSMAN ESTATES SUBDIVISION PHASE 4, WILDRYE CREEK SUBDIVISION NO. 1, WILDRYE CREEK SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 7027, 7666, 9818, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|--------|-------------|------------|--------|-------------|------------|--------|-------------|
| LINE # | LENGTH | BEARING | LINE # | LENGTH | BEARING | LINE # | LENGTH | BEARING |
| L1 | 25.00' | S89°30'31"E | L7 | 33.95' | N40°04'15"E | L13 | 25.00' | S0°55'45"W |
| L2 | 25.00' | S89°30'31"E | L8 | 28.86' | N63°14'46"E | L14 | 31.82' | S0°55'45"W |
| L3 | 20.30' | S89°30'31"E | L9 | 25.55' | N43°51'42"W | L15 | 25.00' | S89°04'15"E |
| L4 | 25.26' | N45°55'10"E | L10 | 25.55' | N46°08'18"E | L16 | 25.00' | S89°04'15"E |
| L5 | 25.46' | N46°20'52"E | L11 | 25.36' | N43°51'42"W | L17 | 25.00' | S88°39'08"E |
| L6 | 25.46' | S43°39'08"E | L12 | 25.00' | S0°55'45"W | L18 | 25.00' | S88°39'08"E |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C1 | 79.29' | 50.00' | 90°51'23" | N45°55'10"E | 71.24' |
| C2 | 78.17' | 50.00' | 89°34'53" | S43°51'42"E | 70.45' |
| C3 | 36.24' | 75.00' | 27°40'59" | S12°54'45"E | 35.89' |
| C4 | 30.34' | 75.00' | 23°10'30" | S38°20'30"E | 30.13' |
| C5 | 47.53' | 75.00' | 36°18'46" | S68°05'08"E | 46.74' |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C6 | 3.16' | 75.00' | 2°24'37" | S87°26'49"E | 3.15' |
| C7 | 16.84' | 75.00' | 12°51'48" | N84°54'58"E | 16.80' |
| C8 | 43.29' | 75.00' | 33°04'26" | N61°56'51"E | 42.70' |
| C9 | 41.83' | 75.00' | 31°57'10" | N29°26'03"E | 41.29' |
| C10 | 16.97' | 75.00' | 12°57'59" | N6°58'28"E | 16.94' |

Toll Brothers **LandSolutions**
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF WILDRYE CREEK SUBDIVISION NO. 3

A PARCEL OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 6 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 6 (W ¼ CORNER) OF SAID SECTION 6, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS S 0°29'29" W A DISTANCE OF 2642.36 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 6, ALSO BEING THE NORTHERLY BOUNDARY OF WILDRYE CREEK SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, AND THE SOUTHERLY BOUNDARY OF CRAFTSMAN ESTATES SUBDIVISION PHASE 4, AS SHOWN IN BOOK 118 OF PLATS ON PAGES 18195 THROUGH 18199, RECORDS OF ADA COUNTY, IDAHO, S 88°39'08" E (FORMERLY S 88°39'00" E) A DISTANCE OF 89.01 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 1 AND CONTINUING ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 6 AND SOUTHERLY BOUNDARY OF SAID CRAFTSMAN ESTATES SUBDIVISION PHASE 4 S 88°39'08" E (FORMERLY S 88°39'00" E) A DISTANCE OF 1096.59 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 6, SAID POINT BEING ON THE WESTERLY BOUNDARY OF CRAFTSMAN ESTATES SUBDIVISION PHASE 2, AS SHOWN IN BOOK 113 OF PLATS ON PAGES 16536 THROUGH 16539, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID CRAFTSMAN ESTATES SUBDIVISION PHASE 2, AND EXTENDING ALONG THE WESTERLY BOUNDARY OF CRAFTSMAN ESTATES SUBDIVISION PHASE 1, AS SHOWN IN BOOK 111 OF PLATS ON PAGES 16033 THROUGH 16036, RECORDS OF ADA COUNTY, IDAHO, S 0°55'45" W (FORMERLY S 0°55'50" W) A DISTANCE OF 885.33 FEET TO THE NORTHEASTERLY CORNER OF WILDRYE SUBDIVISION NO. 2, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING SAID WESTERLY BOUNDARY AND ALONG THE NORTHERLY BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 89°04'15" W A DISTANCE OF 120.00 FEET TO A POINT;

THENCE N 0°55'45" E A DISTANCE OF 33.83 FEET TO A POINT;

THENCE N 89°04'15" W A DISTANCE OF 135.00 FEET TO A POINT;

THENCE N 68°39'06" W A DISTANCE OF 32.01 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 1;

THENCE LEAVING THE BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 2 AND ALONG THE BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

THENCE N 0°55'45" E A DISTANCE OF 380.83 FEET TO A POINT;

THENCE N 89°04'15" W A DISTANCE OF 35.00 FEET TO A POINT;

THENCE N 0°55'45" E A DISTANCE OF 191.83 FEET TO A POINT;

THENCE N 88°39'08" W A DISTANCE OF 579.10 FEET TO A POINT;

THENCE S 0°42'02" W A DISTANCE OF 28.23 FEET TO A POINT;

THENCE N 89°30'31" W A DISTANCE OF 195.30 FEET TO A POINT;

THENCE N 0°29'29" E A DISTANCE OF 301.18 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 10.98 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE CITY OF STAR. THE CITY OF STAR HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____, 20____.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY SUSAN STANLEY, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SUSAN STANLEY, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

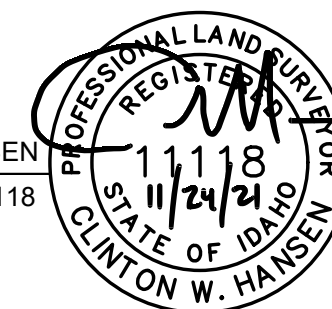
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.

CITY ENGINEER ~ STAR, IDAHO DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 20____.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

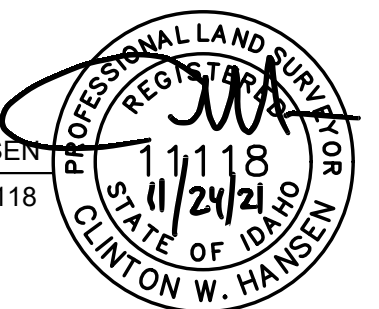
STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



WILDRYE CREEK SUBDIVISION NO. 4

PORTIONS OF GOVERNMENT LOTS 6 AND 7 OF SECTION 6, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2022

LEGEND

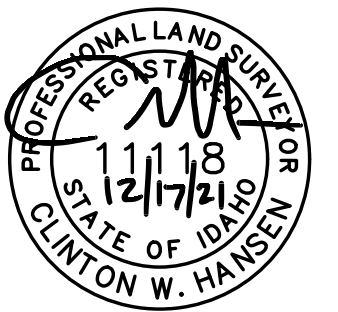
- ⊠ FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP OR AS NOTED
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- ⊙ SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 10
- PUBLIC UTILITY, PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT LINE, SEE NOTES 1 & 2
- ACHD PERMANENT SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
- MIDDLETON CANAL EASEMENT 25' FROM TOP OF BANK
- OTHER EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- Ⓢ LOT NUMBER
- RECORD BEARING

NOTES

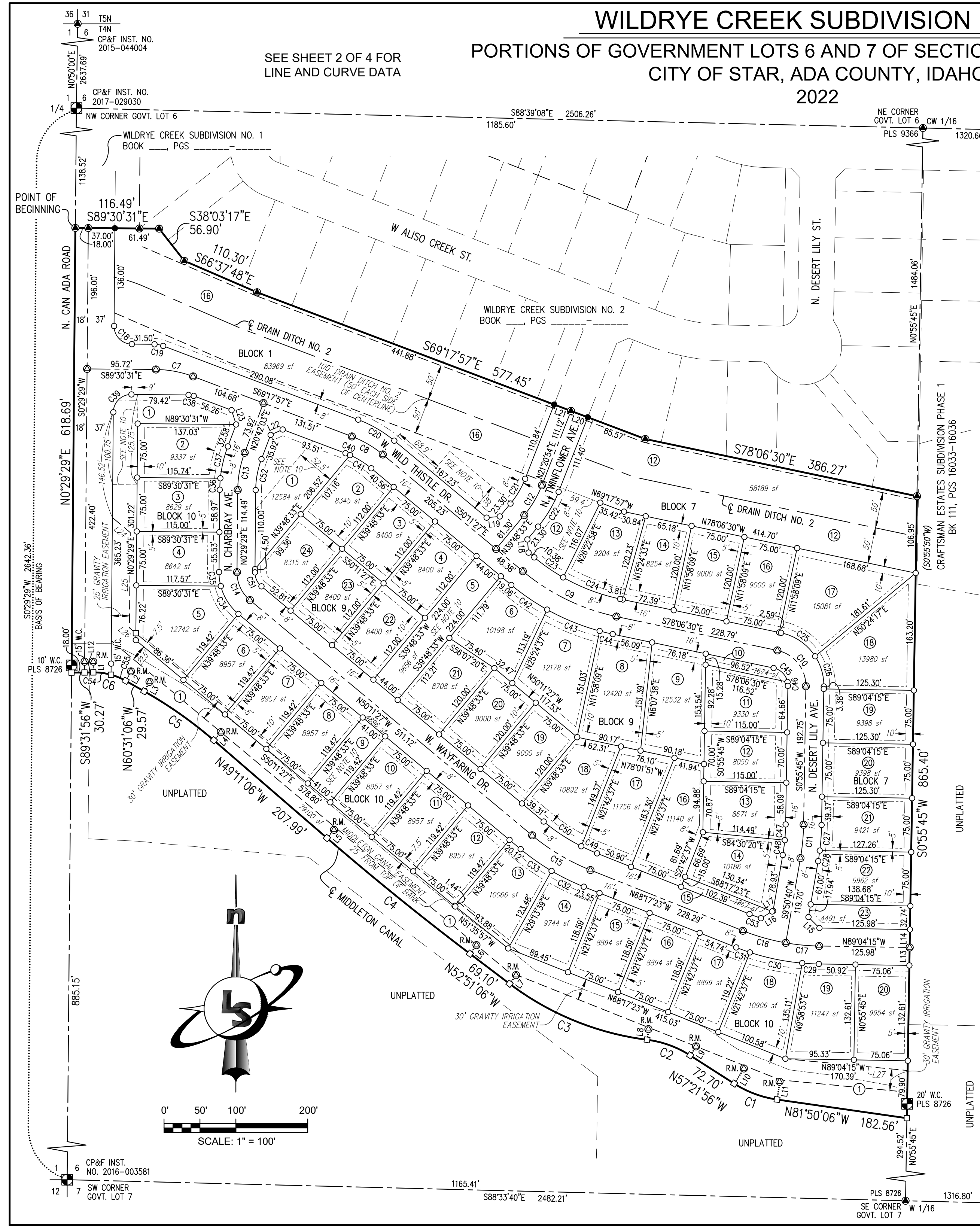
1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE SIXTEEN (16) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH BUILDABLE LOT.
2. UNLESS OTHERWISE SHOWN AND DIMENSIONED, EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, AND OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
4. IRRIGATION WATER SHALL BE PROVIDED TO ALL LOTS IN COMPLIANCE WITH IDAHO CODE 31-3805(1b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER DELIVERY AND WILL BE SUBJECT TO ASSESSMENTS FROM THE MIDDLETON MILL DITCH COMPANY AND/OR THE MIDDLETON IRRIGATION ASSOCIATION, INC.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
7. LOT 16, BLOCK 1; LOTS 12 AND 23, BLOCK 7; LOTS 1, 5, 10 AND 15, BLOCK 9 AND LOTS 1 AND 9, BLOCK 10 ARE COMMON/OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE WILDRYE CREEK SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, AS WELL AS ANY OTHER EASEMENTS AS SHOWN.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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.
9. DIRECT LOT OR PARCEL ACCESS TO N. CAN ADA ROAD IS PROHIBITED.
10. LOT 5, BLOCK 9; LOT 9, BLOCK 10 AND PORTIONS OF LOT 16, BLOCK 1; LOT 12, BLOCK 7; LOT 1, BLOCK 9 AND LOT 1, BLOCK 10 AS SHOWN HEREON ARE SERVICED TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
12. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILDRYE CREEK SUBDIVISION RECORDED AS INSTRUMENT NO. 2022-_____, ADA COUNTY RECORDS, AND AS SUBSEQUENTLY AMENDED.
13. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A LICENSE AGREEMENT WITH MIDDLETON MILL DITCH COMPANY, AND MIDDLETON IRRIGATION ASSOCIATION RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
14. THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR, RECORDED AS INSTRUMENT NO. 107135135, RECORDS OF ADA COUNTY, IDAHO, AND THE AMENDMENT RECORDED AS INSTRUMENT NO. 2021-116830, RECORDS OF ADA COUNTY, IDAHO.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF CRAFTSMAN ESTATES SUBDIVISION PHASE 4, WILDRYE CREEK SUBDIVISION NO. 1, WILDRYE CREEK SUBDIVISION NO. 2, INFORMATION FROM RECORD OF SURVEY NUMBERS 7027, 7666, 9818, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



Toll Brothers LandSolutions
AMERICA'S LUXURY HOME BUILDER® Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz



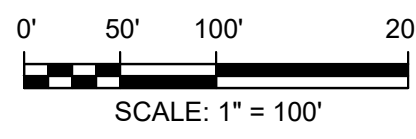
CP&F INST. NO. 2015-044004

CP&F INST. NO. 2017-029030

CP&F INST. NO. 2016-003581

CP&F INST. NO. 2017-068259

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA



| CURVE TABLE | | | | | |
|-------------|---------|----------|-----------|-------------|---------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C1 | 64.06' | 150.00' | 24°28'10" | N69°36'01"W | 63.58' |
| C2 | 64.34' | 145.00' | 25°25'28" | N70°04'40"W | 63.82' |
| C3 | 209.02' | 400.00' | 29°56'23" | N67°49'17"W | 206.65' |
| C4 | 255.98' | 4000.00' | 3°40'00" | N51°01'06"W | 255.94' |
| C5 | 118.68' | 600.00' | 11°20'00" | N54°51'06"W | 118.49' |
| C6 | 47.04' | 90.00' | 29°56'58" | N75°29'35"W | 46.51' |
| C7 | 52.91' | 150.00' | 20°12'34" | S79°24'14"E | 52.63' |
| C8 | 50.03' | 150.00' | 19°06'31" | S59°44'42"E | 49.79' |
| C9 | 146.18' | 300.00' | 27°55'03" | S64°08'58"E | 144.73' |
| C10 | 68.97' | 50.00' | 79°02'15" | S38°35'22"E | 63.63' |
| C11 | 46.68' | 300.00' | 8°54'55" | S5°23'12"W | 46.63' |
| C12 | 48.33' | 150.00' | 18°27'39" | S30°34'44"W | 48.12' |
| C13 | 52.91' | 150.00' | 20°12'34" | N10°35'46"E | 52.63' |
| C14 | 44.23' | 50.00' | 50°40'56" | N24°50'59"W | 42.80' |
| C15 | 94.77' | 300.00' | 18°05'56" | N59°14'25"W | 94.37' |
| C16 | 62.13' | 300.00' | 11°51'58" | N74°13'21"W | 62.02' |
| C17 | 46.68' | 300.00' | 8°54'55" | N84°36'48"W | 46.63' |
| C18 | 39.27' | 25.00' | 90°00'00" | S44°30'31"E | 35.36' |
| C19 | 12.35' | 34.85' | 20°17'40" | N79°24'14"W | 12.28' |

| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|-------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C20 | 58.36' | 175.00' | 19°06'31" | N59°44'42"W | 58.09' |
| C21 | 40.28' | 125.00' | 18°27'39" | N30°34'44"E | 40.10' |
| C22 | 56.39' | 175.00' | 18°27'39" | N30°34'44"E | 56.14' |
| C23 | 48.94' | 275.00' | 10°11'51" | S55°17'22"E | 48.88' |
| C24 | 85.05' | 275.00' | 17°43'12" | S69°14'54"E | 84.71' |
| C25 | 59.09' | 75.00' | 45°08'42" | N55°32'09"W | 57.58' |
| C26 | 44.37' | 75.00' | 33°53'33" | N16°01'01"W | 43.72' |
| C27 | 35.70' | 325.00' | 6°17'40" | N4°04'35"E | 35.69' |
| C28 | 14.87' | 325.00' | 2°37'15" | N8°32'02"E | 14.87' |
| C29 | 23.17' | 325.00' | 4°05'04" | S87°01'43"E | 23.16' |
| C30 | 74.44' | 325.00' | 13°07'22" | S78°25'30"E | 74.27' |
| C31 | 20.27' | 325.00' | 3°34'26" | S70°04'36"E | 20.27' |
| C32 | 49.94' | 325.00' | 8°48'14" | S63°53'16"E | 49.89' |
| C33 | 52.72' | 325.00' | 9°17'42" | S54°50'18"E | 52.67' |
| C34 | 46.64' | 75.00' | 35°37'59" | S32°22'27"E | 45.90' |
| C35 | 19.70' | 75.00' | 15°02'56" | S7°01'59"E | 19.64' |
| C36 | 16.05' | 175.00' | 5°15'23" | S3°07'10"W | 16.05' |
| C37 | 45.67' | 175.00' | 14°57'11" | S13°13'27"W | 45.54' |
| C38 | 7.41' | 20.91' | 20°17'40" | N79°24'14"W | 7.37' |

| CURVE TABLE | | | | | |
|-------------|--------|---------|-----------|-------------|--------|
| CURVE # | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C39 | 39.27' | 25.00' | 90°00'00" | S45°29'29"W | 35.36' |
| C40 | 6.80' | 125.00' | 3°06'54" | N67°44'30"W | 6.80' |
| C41 | 34.89' | 125.00' | 15°59'37" | N58°11'15"W | 34.78' |
| C42 | 60.62' | 325.00' | 10°41'13" | S55°32'03"E | 60.53' |
| C43 | 79.05' | 325.00' | 13°56'10" | S67°50'45"E | 78.86' |
| C44 | 18.69' | 325.00' | 3°17'40" | S76°27'40"E | 18.68' |
| C45 | 28.98' | 25.00' | 66°25'19" | N44°53'50"W | 27.39' |
| C46 | 5.50' | 25.00' | 12°36'56" | N5°22'43"W | 5.49' |
| C47 | 21.91' | 275.00' | 4°33'55" | N3°12'43"E | 21.91' |
| C48 | 20.88' | 275.00' | 4°21'00" | N7°40'10"E | 20.87' |
| C49 | 24.13' | 275.00' | 5°01'38" | S65°46'34"E | 24.12' |
| C50 | 62.74' | 275.00' | 13°04'18" | S56°43'36"E | 62.60' |
| C51 | 22.11' | 25.00' | 50°40'56" | S24°50'59"E | 21.40' |
| C52 | 44.09' | 125.00' | 20°12'34" | S10°35'46"W | 43.86' |
| C53 | 16.93' | 275.00' | 3°31'35" | S70°03'10"E | 16.92' |
| C54 | 25.00' | 90.00' | 15°54'56" | N82°30'36"W | 24.92' |
| C55 | 22.04' | 90.00' | 14°02'02" | N67°32'07"W | 21.99' |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | BEARING |
| L1 | 15.00' | N0°28'04"W |
| L2 | 15.00' | N29°28'54"E |
| L3 | 15.00' | N29°28'54"E |
| L4 | 15.00' | N40°48'54"E |
| L5 | 15.00' | N40°48'54"E |
| L6 | 15.00' | N37°08'54"E |
| L7 | 15.00' | N37°08'54"E |
| L8 | 15.00' | N7°12'31"E |
| L9 | 15.00' | N32°38'04"E |
| L10 | 25.00' | N32°38'04"E |
| L11 | 25.00' | N8°09'54"E |
| L12 | 12.27' | S89°31'56"W |
| L13 | 25.00' | N0°55'45"E |
| L14 | 25.00' | N0°55'45"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | BEARING |
| L15 | 21.56' | S44°56'27"E |
| L16 | 18.20' | N59°00'51"E |
| L17 | 1.47' | N59°00'51"E |
| L18 | 18.38' | S5°11'27"E |
| L19 | 18.38' | N84°48'33"E |
| L20 | 25.00' | N69°17'57"W |
| L21 | 25.00' | N69°17'57"W |
| L22 | 18.38' | S65°42'03"W |
| L23 | 20.88' | N17°48'33"W |
| L24 | 32.44' | S49°55'32"E |
| L25 | 132.52' | S0°29'29"W |
| L26 | 11.63' | S50°11'27"E |
| L27 | 170.89' | S84°30'26"E |



CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF WILDRYE CREEK SUBDIVISION NO. 4;

A PARCEL OF LAND LOCATED IN GOVERNMENT LOTS 6 AND 7 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 6, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS S 0°29'29" W A DISTANCE OF 2642.36 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SECTION 6, ALSO BEING THE WESTERLY BOUNDARY OF WILDRYE CREEK SUBDIVISION NO. 1, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, S 0°29'29" W A DISTANCE OF 1138.52 FEET TO THE SOUTHWESTERLY CORNER OF SAID WILDRYE CREEK SUBDIVISION NO. 1, THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY BOUNDARY AND ALONG THE SOUTHERLY BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 1, AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF WILDRYE CREEK SUBDIVISION NO. 2, AS SHOWN IN BOOK _____ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF ADA COUNTY, IDAHO, S 89°30'31" E A DISTANCE OF 116.49 FEET TO A POINT;

THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

THENCE S 38°03'17" E A DISTANCE OF 56.90 FEET TO A POINT;

THENCE S 66°37'48" E A DISTANCE OF 110.30 FEET TO A POINT;

THENCE S 69°17'57" E A DISTANCE OF 577.45 FEET TO A POINT;

THENCE S 78°06'30" E A DISTANCE OF 386.27 FEET TO THE SOUTHEASTERLY CORNER OF SAID WILDRYE CREEK SUBDIVISION NO. 2, SAID POINT BEING ON THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 6 AND THE WESTERLY BOUNDARY OF CRAFTSMAN ESTATES SUBDIVISION PHASE 1, AS SHOWN IN BOOK 111 OF PLATS ON PAGES 16033 THROUGH 16036, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID WILDRYE CREEK SUBDIVISION NO. 2, AND ALONG THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOTS 6 AND 7, ALSO BEING PARTIALLY ALONG THE WESTERLY BOUNDARY OF SAID CRAFTSMAN ESTATES SUBDIVISION PHASE 1 S 0°55'45" W (FORMERLY S 0°55'50" W) A DISTANCE OF 865.40 FEET TO A POINT ON THE CENTERLINE OF THE MIDDLETON CANAL;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES:

THENCE N 81°50'06" W A DISTANCE OF 182.56 FEET TO A POINT;

THENCE A DISTANCE OF 64.06 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°28'10" AND A LONG CHORD BEARING N 69°36'01" W A DISTANCE OF 63.58 FEET TO A POINT;

THENCE N 57°21'56" W A DISTANCE OF 72.70 FEET TO A POINT;

THENCE A DISTANCE OF 64.34 FEET ALONG THE ARC OF A 145.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING CENTRAL ANGLE OF 25°25'28" AND A LONG CHORD BEARING N 70°04'40" W A DISTANCE OF 63.82 FEET TO A POINT;

THENCE A DISTANCE OF 209.02 FEET ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING CENTRAL ANGLE OF 29°56'23" AND A LONG CHORD BEARING N 67°49'17" W A DISTANCE OF 206.65 FEET TO A POINT;

THENCE N 52°51'06" W A DISTANCE OF 69.10 FEET TO A POINT;

THENCE A DISTANCE OF 255.98 FEET ALONG THE ARC OF A 4000.00 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING CENTRAL ANGLE OF 3°40'00" AND A LONG CHORD BEARING N 51°01'06" W A DISTANCE OF 255.94 FEET TO A POINT;

THENCE N 49°11'06" W A DISTANCE OF 207.99 FEET TO A POINT;

THENCE A DISTANCE OF 118.68 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 11°20'00" AND A LONG CHORD BEARING N 54°51'06" W A DISTANCE OF 118.49 FEET TO A POINT;

THENCE N 60°31'06" W A DISTANCE OF 29.57 FEET TO A POINT;

THENCE A DISTANCE OF 47.04 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 29°56'58" AND A LONG CHORD BEARING N 75°29'35" W A DISTANCE OF 46.51 FEET TO A POINT;

THENCE S 89°31'56" W A DISTANCE OF 30.27 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SECTION 6;

THENCE ALONG SAID WESTERLY BOUNDARY N 0°29'29" E A DISTANCE OF 618.69 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.88 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE CITY OF STAR. THE CITY OF STAR HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20__.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY SUSAN STANLEY, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SUSAN STANLEY, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

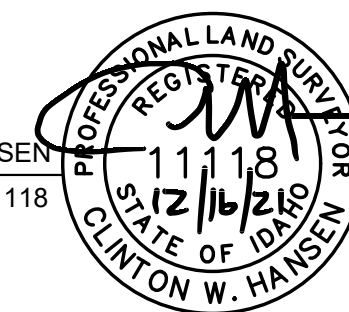
RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT.

CITY ENGINEER ~ STAR, IDAHO DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 20____.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



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STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #154
 Boise, ID 83702
 StackRockGroup.com

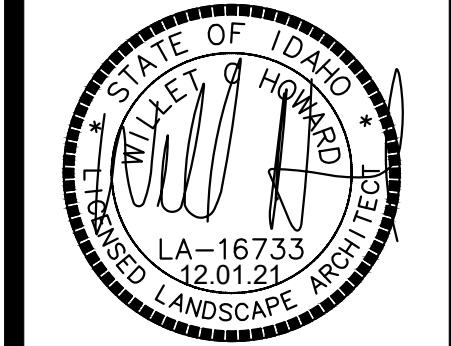
WILLET C HOWARD, PLA
 OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM
 WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY



NOT FOR CONSTRUCTION

WILDRIE CREEK SUBDIVISION
 PHASE III
 STAR, ID

REVISIONS

| MRK | DATE | Description |
|-----|------|-------------|
| △ | ** | ** |

| | |
|-------------|------------|
| JOB NO: | 21-2081 |
| DATE: | 12.01.2021 |
| DRAWN BY: | DW |
| CHECKED BY: | WH |

DRAWING TITLE

PHASE III LANDSCAPE OVERALL

SHEET NUMBER

L140

STACK ROCK GROUP - CONSTRUCTION DOCUMENT SET

LANDSCAPE NOTES:

- | | |
|---|---|
| <p>1. REGULATIONS & STANDARDS</p> <p>1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017; and City of Star, ID codes, standards and state and local regulations.</p> <p>2. EXISTING CONDITIONS</p> <p>2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.</p> <p>2.2. See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.</p> <p>3. GRADING & SITE PREPARATION</p> <p>3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".</p> <p>3.2. All gravel overprep to be removed and disposed of off site.</p> <p>3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.</p> <p>3.4. Refer to Civil Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.</p> <p>3.5. No pooling or standing water will be accepted per industry standards.</p> <p>4. SOILS</p> <p>4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.</p> <p>4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.</p> <p>4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:</p> <p>4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And</p> <p>4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.</p> <p>4.3.3. Topsoil should have a pH of 6.5 to 8.</p> <p>4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.</p> <p>4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.</p> <p>4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.</p> <p>4.6. Prepare finish grade of topsoil to elevations set by Civil Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.</p> <p>4.7. Amend all new plantings with 2 parts topsoil and 1 part compost.</p> <p>5. PLANTER BED MULCH</p> <p>5.1. Planter beds to receive 3" depth of ¾" minus rock mulch, color: tan or approved other by architect.</p> <p>5.2. Install over commercial grade weed barrier fabric.</p> <p>5.3. All planter beds shall have black steel landscape edge per detail 3/L150.</p> <p>6. LAWN AREAS</p> <p>6.1. All lawn areas shall be sodded with tall turf type fescue.</p> <p>6.2. Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.</p> | <p>7. PLANTS</p> <p>7.1. All plant material shall be installed per industry standards.</p> <p>7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.</p> <p>7.3. All trees and shrubs to be installed per details.</p> <p>7.4. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturer's recommendations.</p> <p>7.5. All plants shall adhere to plant schedule, species & sizes. Any necessary substitutions due to availability or alternatives shall be coordinated to the landscape architect via submittal.</p> <p>8. IRRIGATION</p> <p>8.1. Irrigation system shall be built to the following specifications:</p> <p>8.2. Adhere to city codes when connecting to city water.</p> <p>8.3. All irrigation material to be new with manufacturer's warranty fully intact.</p> <p>8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.</p> <p>8.5. Controller to have On/Off rain switch or rain shut off device that does not alter program.</p> <p>8.6. 2-wire system to be installed per manufacturer's recommendations, follow all recommended grounding and wire splice recommendations.</p> <p>8.7. All remote control valves (including master control valve) to have flow control device.</p> <p>8.8. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.</p> <p>8.9. Use common trenching where possible.</p> <p>8.10. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.</p> <p>8.11. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.</p> <p>8.12. Connect mainline to point of connection in approximate location shown on plan.</p> <p>8.13. Contractor is responsible complying with all codes and paying all permits necessary.</p> <p>8.14. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.</p> <p>8.15. All drip irrigation to be buried 2" below finished grade.</p> <p>8.16. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.</p> <p>8.17. Install all irrigation per irrigation drawings. utilize material specified or approved equal.</p> <p>8.18. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 70 psi.</p> <p>8.19. If any discrepancies are found, then local codes shall prevail.</p> <p>9. CONTRACTOR RESPONSIBILITIES</p> <p>9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.</p> <p>9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Substantial Completion. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.</p> <p>9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial Completion will not be granted until 2 copies @ 1" = 20' scale are turned in and approved by Owner's Representative.</p> <p>10. In the event of a discrepancy, notify the Architect.</p> |
|---|---|

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER STAR, ID.

STREET BUFFER:

- 1 CLASS II TREE PER 35 LINEAL FEET.
- CURB CUTS INCLUDE 26' DRIVEWAYS AND STREET INTERSECTIONS.

| STREET NAME | LENGTH (LF) | TREES REQUIRED | TREES PROVIDED |
|----------------------------|------------------------|----------------|----------------|
| N CHARBRAY AVE (W SIDE) | 88' (MINUS CURB CUTS) | 3 | 3 |
| N CHARBRAY AVE (E SIDE) | 139' (MINUS CURB CUTS) | 4 | 4 |
| W TERATAI ST (N SIDE) | 399' (MINUS CURB CUTS) | 11 | 11 |
| W TERATAI ST (S SIDE) | 465' (MINUS CURB CUTS) | 13 | 13 |
| N CROWNHAVEN AVE (W SIDE) | 102' (MINUS CURB CUTS) | 3 | 3 |
| N CROWNHAVEN AVE (E SIDE) | 97' (MINUS CURB CUTS) | 3 | 3 |
| W PINE GRASS ST (N SIDE) | 90' (MINUS CURB CUTS) | 3 | 3 |
| W PINE GRASS ST (S SIDE) | 142' (MINUS CURB CUTS) | 4 | 4 |
| N DESERT LILY AVE (W SIDE) | 398' (MINUS CURB CUTS) | 11 | 11 |
| N DESERT LILY AVE (E SIDE) | 460' (MINUS CURB CUTS) | 13 | 13 |

** REDUCED TREE COUNT DUE TO SEEPAGE BED LOCATION.

COMMON LOT LANDSCAPE REQUIREMENTS:

- (1) TREE PER 4,000 SQ.FT.

| COMMON LOT | AREA (SQ.FT.) | TREES REQUIRED | TREES PROVIDED |
|--------------|---------------|----------------|----------------|
| COMMON LOT 1 | 2,692 | 1 | 1 |
| COMMON LOT 2 | 2,038 | 1 | 1 |
| COMMON LOT 3 | 2,038 | 1 | 1 |
| COMMON LOT 4 | 4,872 | 1 | 0** |
| COMMON LOT 5 | 4,074 | 1 | 2 |
| COMMON LOT 6 | 4,531 | 1 | 0** |

** REDUCED TREE COUNT DUE TO SEEPAGE BED LOCATION.

BIODIVERSITY REQUIREMENTS:

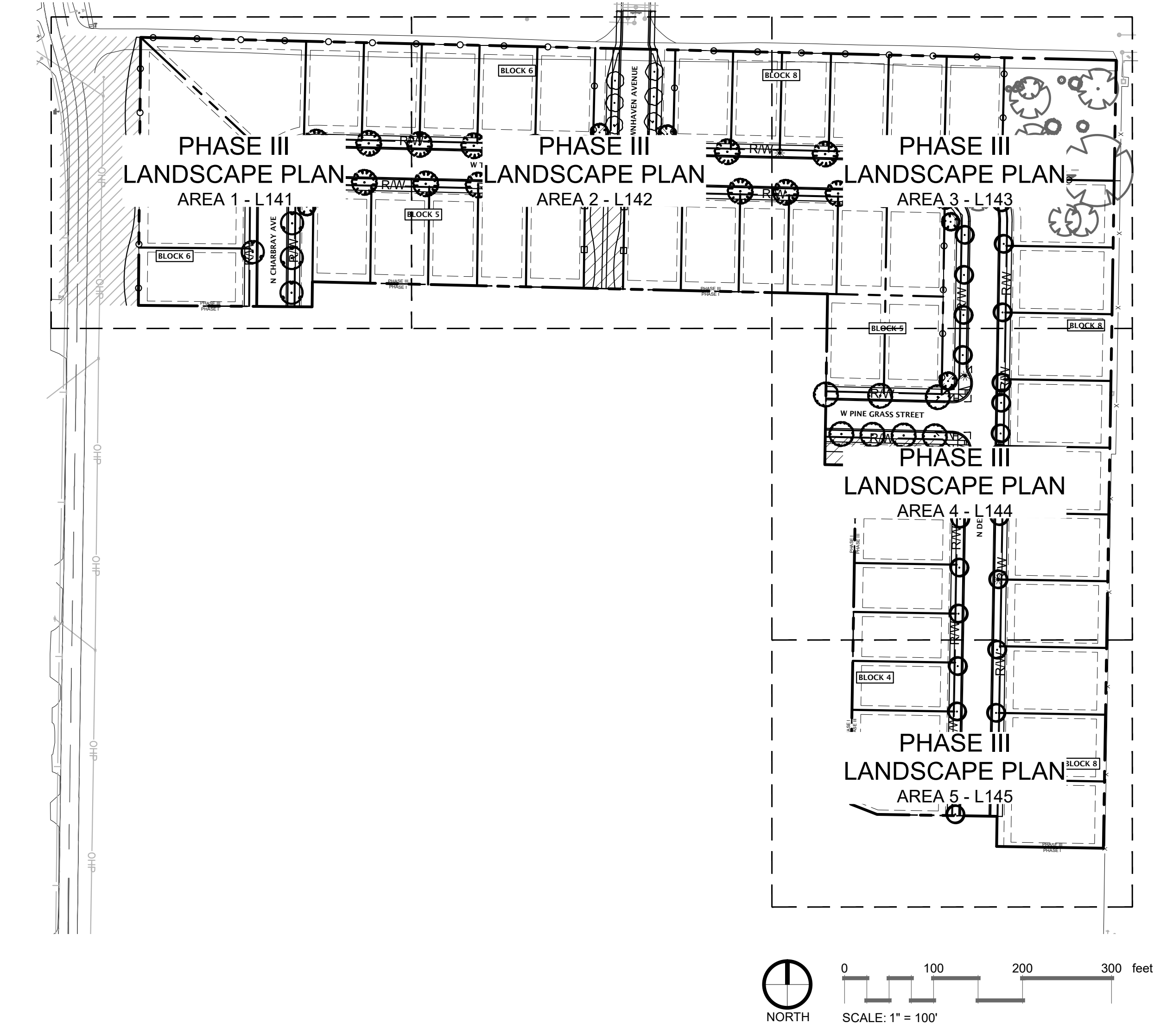
- MORE THAN 41 TREES ON SITE REQUIRES MINIMUM 5 DIFFERENT TREE SPECIES.

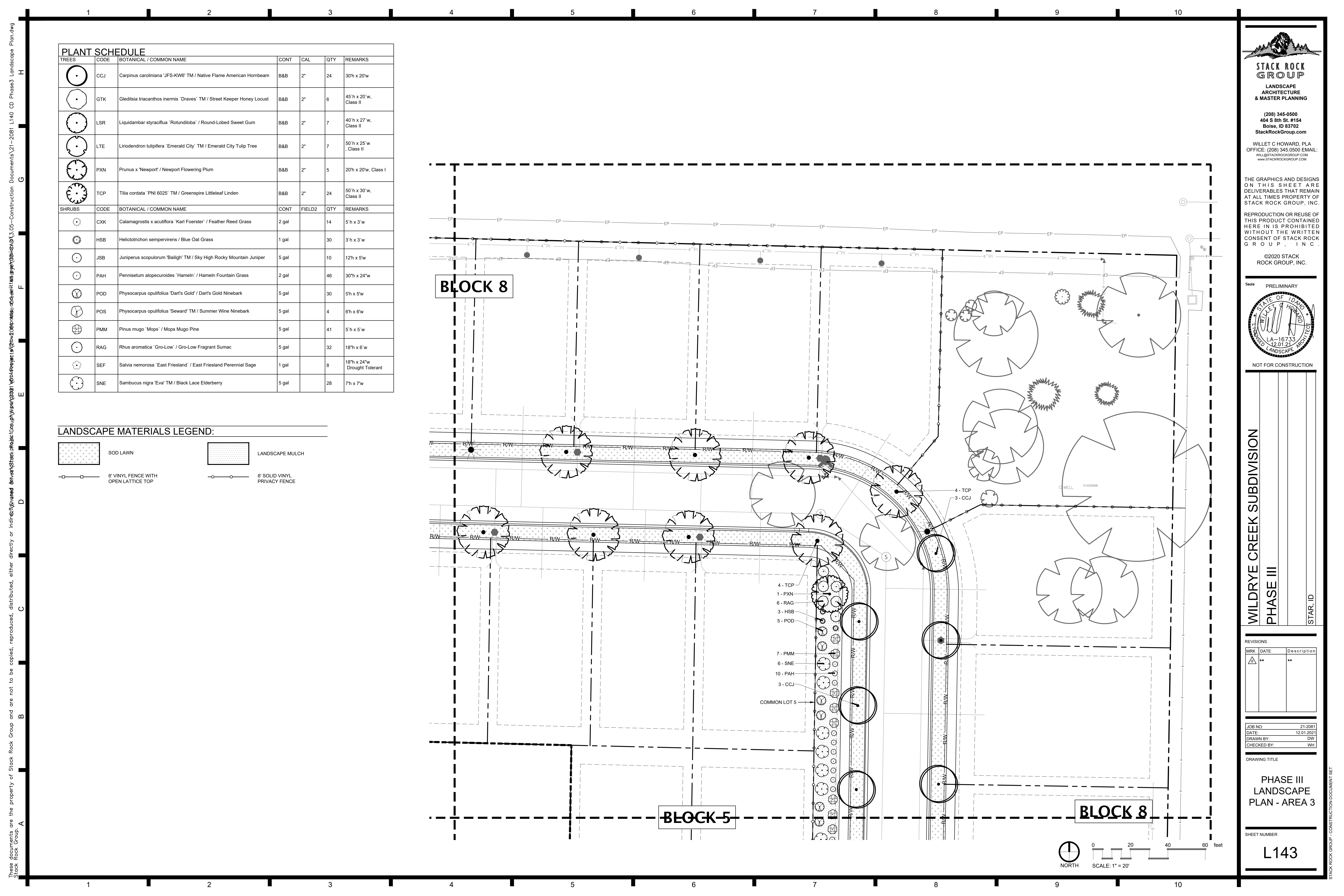
| TOTAL TREES ON SITE | NUMBER OF SPECIES REQUIRED | NUMBER OF SPECIES PROVIDED |
|---------------------|----------------------------|----------------------------|
| 73 | 5 | 6 |

MINIMUM PLANT SIZES:

| PLANT TYPE: | MINIMUM SIZE |
|-------------------|-----------------|
| EVERGREEN TREES: | 6'-0" HT. MIN. |
| ORNAMENTAL TREES: | 2" CALIPER MIN. |
| SHADE TREES: | 2" CALIPER MIN. |
| WOODY SHRUBS: | 2 GAL. MIN. |

LANDSCAPE PLAN - OVERALL:





| PLANT SCHEDULE | | | | | | |
|----------------|------|--|-------|--------|-----|------------------------------|
| TREES | CODE | BOTANICAL / COMMON NAME | CONT | CAL | QTY | REMARKS |
| | CCJ | Carpinus caroliniana 'JFS-KW8' TM / Native Flame American Hornbeam | B&B | 2" | 24 | 30'h x 20'w |
| | GTK | Gleditsia triacanthos inermis 'Draves' TM / Street Keeper Honey Locust | B&B | 2" | 6 | 45'h x 20'w, Class II |
| | LSR | Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum | B&B | 2" | 7 | 40'h x 27'w, Class II |
| | LTE | Liriodendron tulipifera 'Emerald City' TM / Emerald City Tulip Tree | B&B | 2" | 7 | 50'h x 25'w, Class II |
| | PXN | Prunus x 'Newport' / Newport Flowering Plum | B&B | 2" | 5 | 20'h x 20'w, Class I |
| | TCP | Tilia cordata 'PNI 6025' TM / Greenspire Littleleaf Linden | B&B | 2" | 24 | 50'h x 30'w, Class II |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | FIELD2 | QTY | REMARKS |
| | CXK | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 2 gal | | 14 | 5'h x 3'w |
| | HSB | Helictotrichon sempervirens / Blue Oat Grass | 1 gal | | 30 | 3'h x 3'w |
| | JSB | Juniperus scopulorum 'Bailligh' TM / Sky High Rocky Mountain Juniper | 5 gal | | 10 | 12'h x 5'w |
| | PAH | Pennisetum alopecuroides 'Hamelin' / Hamelin Fountain Grass | 2 gal | | 46 | 30'h x 24'w |
| | POD | Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark | 5 gal | | 30 | 5'h x 5'w |
| | POS | Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark | 5 gal | | 4 | 6'h x 6'w |
| | PMM | Pinus mugo 'Mops' / Mops Mugo Pine | 5 gal | | 41 | 5'h x 5'w |
| | RAG | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal | | 32 | 18'h x 6'w |
| | SEF | Salvia nemorosa 'East Friesland' / East Friesland Perennial Sage | 1 gal | | 8 | 18'h x 24'w Drought Tolerant |
| | SNE | Sambucus nigra 'Eva' TM / Black Lace Elderberry | 5 gal | | 28 | 7'h x 7'w |

LANDSCAPE MATERIALS LEGEND:

| | | | |
|--|--------------------------------------|--|------------------------------|
| | SOD LAWN | | LANDSCAPE MULCH |
| | 6" VINYL FENCE WITH OPEN LATTICE TOP | | 6" SOLID VINYL PRIVACY FENCE |

STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #154
 Boise, ID 83702
 StackRockGroup.com

WILLET C HOWARD, PLA OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM WWW.STACKROCKGROUP.COM

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Seals PRELIMINARY

NOT FOR CONSTRUCTION

WILDRIE CREEK SUBDIVISION
 PHASE III
 STAR, ID

REVISIONS

| MRK | DATE | Description |
|-----|------|-------------|
| △ | ** | ** |

JOB NO: 21-2081
 DATE: 12.01.2021
 DRAWN BY: DW
 CHECKED BY: WH

DRAWING TITLE

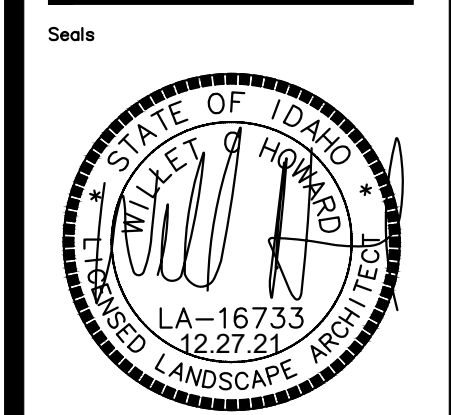
PHASE III
 LANDSCAPE
 PLAN - AREA 3

SHEET NUMBER
L143

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WILD RYE CREEK SUBDIVISION
 PHASE 4
 STAR, ID

REVISIONS

| MRK | DATE | Description |
|-----|------|-------------|
| △ | ** | ** |

JOB NO: 21-2081
 DATE: 12.27.2021
 DRAWN BY: DW
 CHECKED BY: WH

DRAWING TITLE
PHASE 4 LANDSCAPE OVERALL
 SHEET NUMBER
L160

LANDSCAPE NOTES:

- | | |
|---|--|
| <p>1. REGULATIONS & STANDARDS</p> <p>1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017; and City of Star, ID codes, standards and local regulations.</p> <p>2. EXISTING CONDITIONS</p> <p>2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.</p> <p>2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.</p> <p>2.3. See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.</p> <p>3. GRADING & SITE PREPARATION</p> <p>3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".</p> <p>3.2. 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Controller to have On/Off rain switch or rain shut off device that does not alter program.</p> <p>8.6. 2-wire system to be installed per manufacturers recommendations, follow all recommended grounding and wire splice recommendations.</p> <p>8.7. All remote control valves (including master control valve) to have flow control device.</p> <p>8.8. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.</p> <p>8.9. Use common trenching where possible.</p> <p>8.10. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.</p> <p>8.11. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.</p> <p>8.12. Connect mainline to point of connection in approximate location shown on plan.</p> <p>8.13. Contractor is responsible complying with all codes and paying all permits necessary.</p> <p>8.14. 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|---|--|

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER STAR, ID.

STREET BUFFER:

- 1 CLASS II TREE PER 35 LINEAL FEET.
- CURB CUTS INCLUDE 26' DRIVEWAYS AND STREET INTERSECTIONS.

| STREET NAME | LENGTH (LF) | TREES REQUIRED | TREES PROVIDED |
|----------------------------|------------------------|----------------|----------------|
| N CAN ADA RD | 366' (MINUS CURB CUTS) | 10 | 10 |
| N WILD THISTLE DR (N SIDE) | 877' (MINUS CURB CUTS) | 25 | 25 |
| N WILD THISTLE DR (S SIDE) | 776' (MINUS CURB CUTS) | 22 | 22 |
| N CHARBRAY AVE (W SIDE) | 151' (MINUS CURB CUTS) | 4 | 4 |
| N CHARBRAY AVE (E SIDE) | 202' (MINUS CURB CUTS) | 6 | 6 |
| N TWINFLOWER AVE (W SIDE) | 77' (MINUS CURB CUTS) | 2 | 2 |
| N TWINFLOWER AVE (E SIDE) | 89' (MINUS CURB CUTS) | 3 | 3 |
| W WAYFARING DR (N SIDE) | 765' (MINUS CURB CUTS) | 22 | 22 |
| W WAYFARING DR (S SIDE) | 730' (MINUS CURB CUTS) | 21 | 21 |
| N DESERT LILY AVE (W SIDE) | 241' (MINUS CURB CUTS) | 7 | 7 |
| N DESERT LILY AVE (E SIDE) | 230' (MINUS CURB CUTS) | 7 | 7 |

COMMON LOT LANDSCAPE REQUIREMENTS:

- (1) TREE PER 4,000 SQ.FT.

| COMMON LOT | AREA (SQ.FT.) | TREES REQUIRED | TREES PROVIDED |
|-----------------|---------------|----------------|----------------|
| BLOCK 1, LOT 16 | 10,230 | 3 | 3 |
| BLOCK 7, LOT 12 | 6,667 | 2 | 0** |
| BLOCK 7, LOT 23 | 4,490 | 1 | 1 |
| BLOCK 9, LOT 1 | 12,584 | 3 | 3 |
| BLOCK 9, LOT 5 | 9,856 | 2 | 0** |
| BLOCK 9, LOT 10 | 1,674 | 1 | 1 |
| BLOCK 9, LOT 15 | 1,867 | 1 | 1 |
| BLOCK 10, LOT 5 | 12,742 | 3 | 3 |
| BLOCK 10, LOT 9 | 4,896 | 1 | 0** |

REDUCED TREE COUNT DUE TO SEEPAGE BED LOCATION.

BIODIVERSITY REQUIREMENTS:

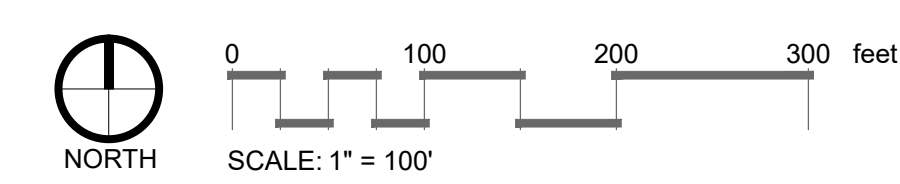
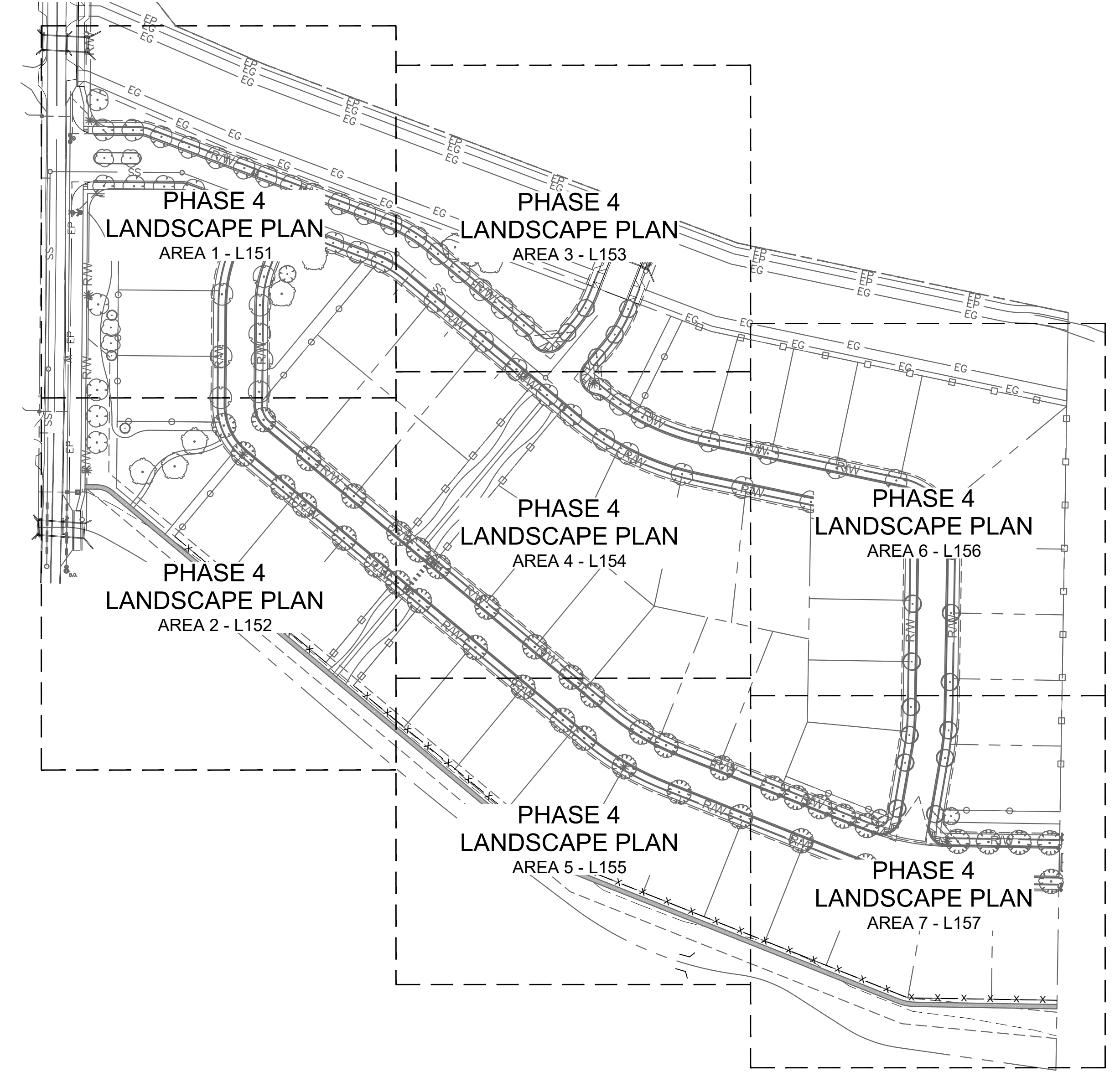
- MORE THAN 41 TREES ON SITE REQUIRES MINIMUM 5 DIFFERENT TREE SPECIES.

| TOTAL TREES ON SITE | NUMBER OF SPECIES REQUIRED | NUMBER OF SPECIES PROVIDED |
|---------------------|----------------------------|----------------------------|
| 139 | 5 | 9 |

MINIMUM PLANT SIZES:

| PLANT TYPE | MINIMUM SIZE |
|-------------------|-----------------|
| EVERGREEN TREES: | 6'-0" HT. MIN. |
| ORNAMENTAL TREES: | 2" CALIPER MIN. |
| SHADE TREES: | 2" CALIPER MIN. |
| WOODY SHRUBS: | 2 GAL. MIN. |

LANDSCAPE PLAN - OVERALL:

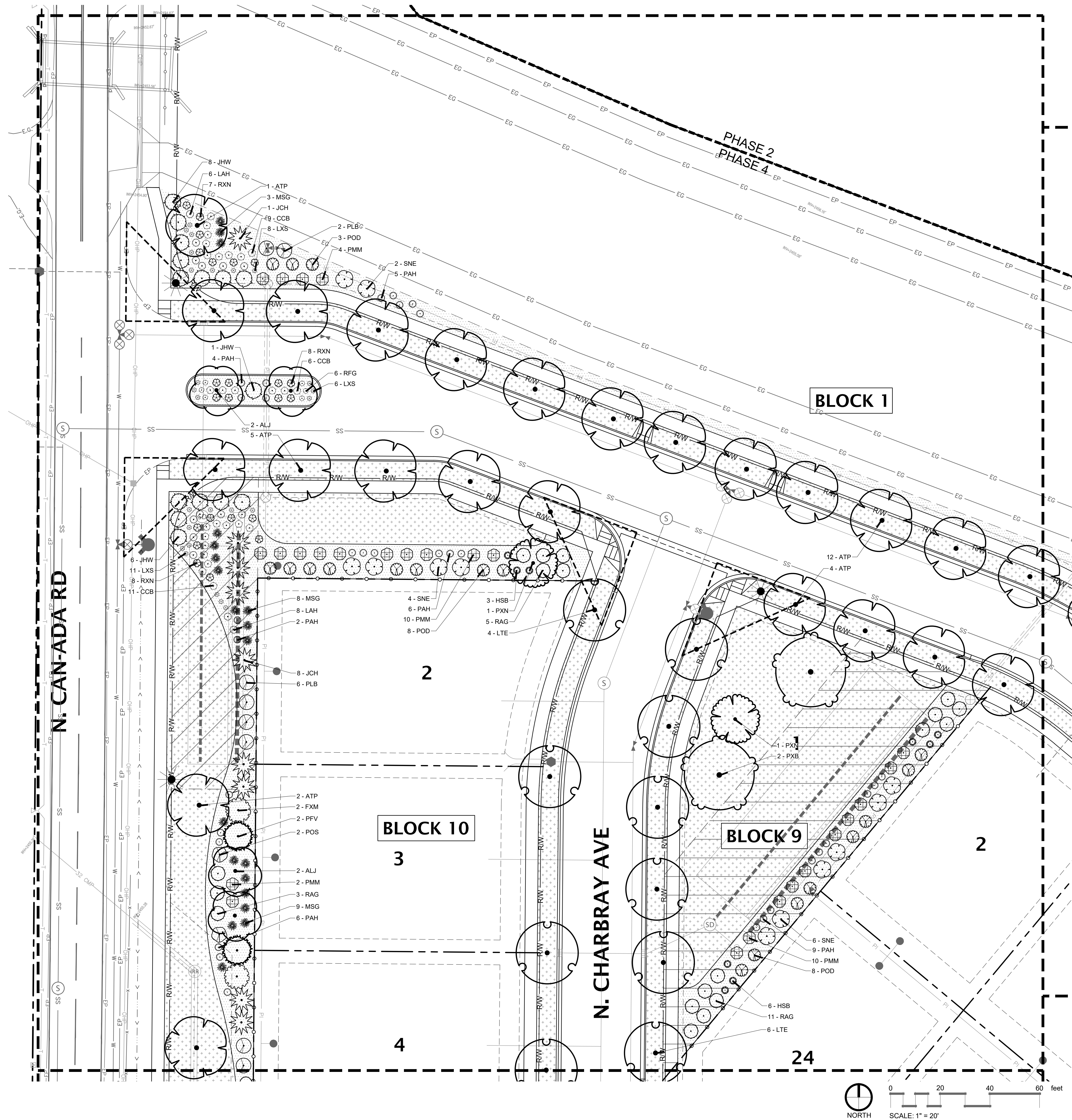
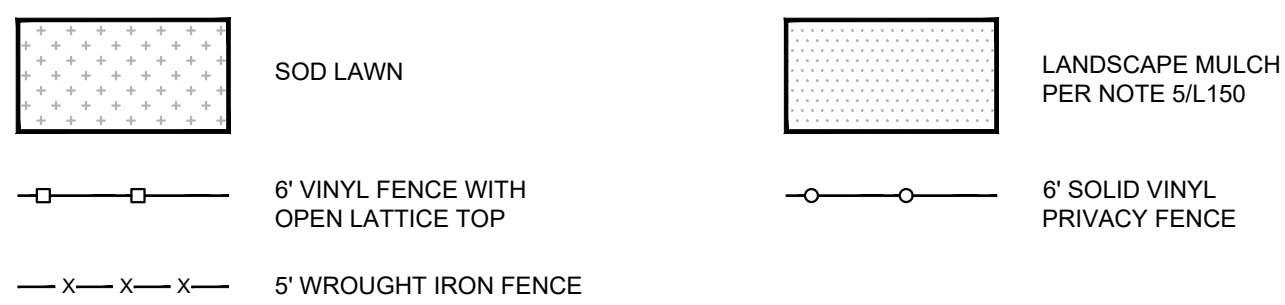


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STACK ROCK GROUP - CONSTRUCTION DOCUMENT SET

| PLANT SCHEDULE | | | | | | | |
|----------------|------|--|-------|--------|---------|-----|-------------------------------|
| TREES | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY | REMARKS |
| | ATP | Acer truncatum x platanoides 'Warrenred' TM / Pacific Sunset Maple | B&B | 2" | | 52 | 30'h x 25'w, Class II |
| | ALJ | Amelanchier laevis 'JFS-Arb' TM / Spring Flurry Allegheny Serviceberry | B&B | 2" | | 4 | 28'h x 20'w, Class I |
| | CCJ | Carpinus caroliniana 'JFS-KW6' TM / Native Flame American Hornbeam | B&B | 2" | | 14 | 30'h x 20'w |
| | GTK | Gleditsia triacanthos inermis 'Draves' TM / Street Keeper Honey Locust | B&B | 2" | | 5 | 45'h x 20'w, Class II |
| | LTE | Liriodendron tulipifera 'Emerald City' TM / Emerald City Tulip Tree | B&B | 2" | | 10 | 50'h x 25'w, Class II |
| | PFV | Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine | B&B | | 6'-8' H | 3 | 22'h x 12'w |
| | PXB | Platanus x acerifolia 'Bloodgood' / London Plane Tree | B&B | 2" | | 7 | 50'h x 40'w, Class III |
| | PXN | Prunus x 'Newport' / Newport Flowering Plum | B&B | 2" | | 6 | 20'h x 20'w, Class I |
| | TCP | Tilia cordata 'PNI 6025' TM / Greenspire Littleleaf Linden | B&B | 2" | | 43 | 50'h x 30'w, Class II |
| SHRUBS | CODE | BOTANICAL / COMMON NAME | CONT | FIELD2 | SIZE | QTY | REMARKS |
| | CKX | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 2 gal | | | 59 | 5'h x 3'w |
| | CCB | Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub | 2 gal | | | 26 | 3'h x 3'w, Drought Tolerant |
| | FXM | Forsythia x 'Meadowlark' / Meadowlark Forsythia | 5 gal | | | 3 | 8'h x 10'w |
| | HSB | Helictotrichon sempervirens / Blue Oat Grass | 1 gal | | | 63 | 3'h x 3'w |
| | JCH | Juniperus chinensis 'Hetzi Glauca' / Hetzi Blue Juniper | 5 gal | | | 10 | 8'h x 10'w |
| | JHW | Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper | 5 gal | | | 15 | 6'h x 7'w |
| | JSB | Juniperus scopulorum 'Bailligh' TM / Sky High Rocky Mountain Juniper | 5 gal | | | 37 | 12'h x 5'w |
| | LAH | Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender | 1 gal | | | 14 | 3'h x 3'w |
| | LXS | Leucanthemum x superbum / Shasta Daisy | 1 gal | | | 25 | 30'h x 24'w |
| | MSG | Miscanthus sinensis 'Gracillimus' / Maiden Grass | 2 gal | | | 25 | 6'h x 4'w |
| | PAH | Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass | 2 gal | | | 74 | 30'h x 24'w |
| | PLB | Philadelphus lewisii 'Blizzard' / Blizzard Mockorange | 3 gal | | | 8 | 6'h x 7'w, Drought Tolerant |
| | POD | Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark | 5 gal | | | 38 | 5'h x 5'w |
| | POS | Physocarpus opulifolius 'Seward' TM / Summer Wine Ninebark | 5 gal | | | 41 | 6'h x 6'w |
| | PMM | Pinus mugo 'Mops' / Mops Mugo Pine | 5 gal | | | 65 | 5'h x 5'w |
| | RAG | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal | | | 41 | 18'h x 6'w |
| | RXN | Rosa x 'Noare' TM / Flower Carpet Red Groundcover Rose | 5 gal | | | 23 | 2'h x 3'w |
| | RFG | Rudbeckia fulgida sullivantii 'Goldsturm' / Goldsturm Coneflower | 1 gal | | | 6 | 2'h x 2'w |
| | SEF | Salvia nemorosa 'East Friesland' / East Friesland Perennial Sage | 1 gal | | | 21 | 18'h x 24'w, Drought Tolerant |
| | SNE | Sambucus nigra 'Eva' TM / Black Lace Elderberry | 5 gal | | | 30 | 7'h x 7'w |

LANDSCAPE MATERIALS LEGEND:



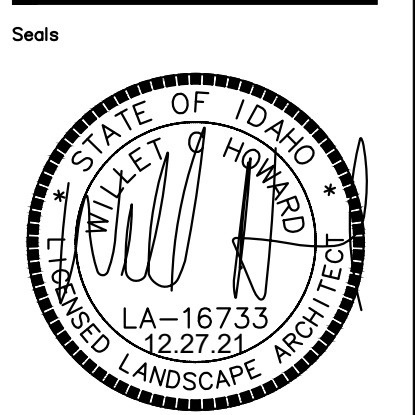
STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
 (208) 345-0500
 404 S 8th St. #154
 Boise, ID 83702
 StackRockGroup.com

WILLET C HOWARD, PLA OFFICE: (208) 345.0500 EMAIL: WILLET@STACKROCKGROUP.COM WWW.STACKROCKGROUP.COM

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WILDREY CREEK SUBDIVISION
 PHASE 4
 STAR, ID

| REVISIONS | | |
|-----------|------|-------------|
| MRK | DATE | Description |
| △ | ** | ** |

JOB NO: 21-2081
 DATE: 12.27.2021
 DRAWN BY: DW
 CHECKED BY: WH

DRAWING TITLE
PHASE 4 LANDSCAPE PLAN - AREA 1

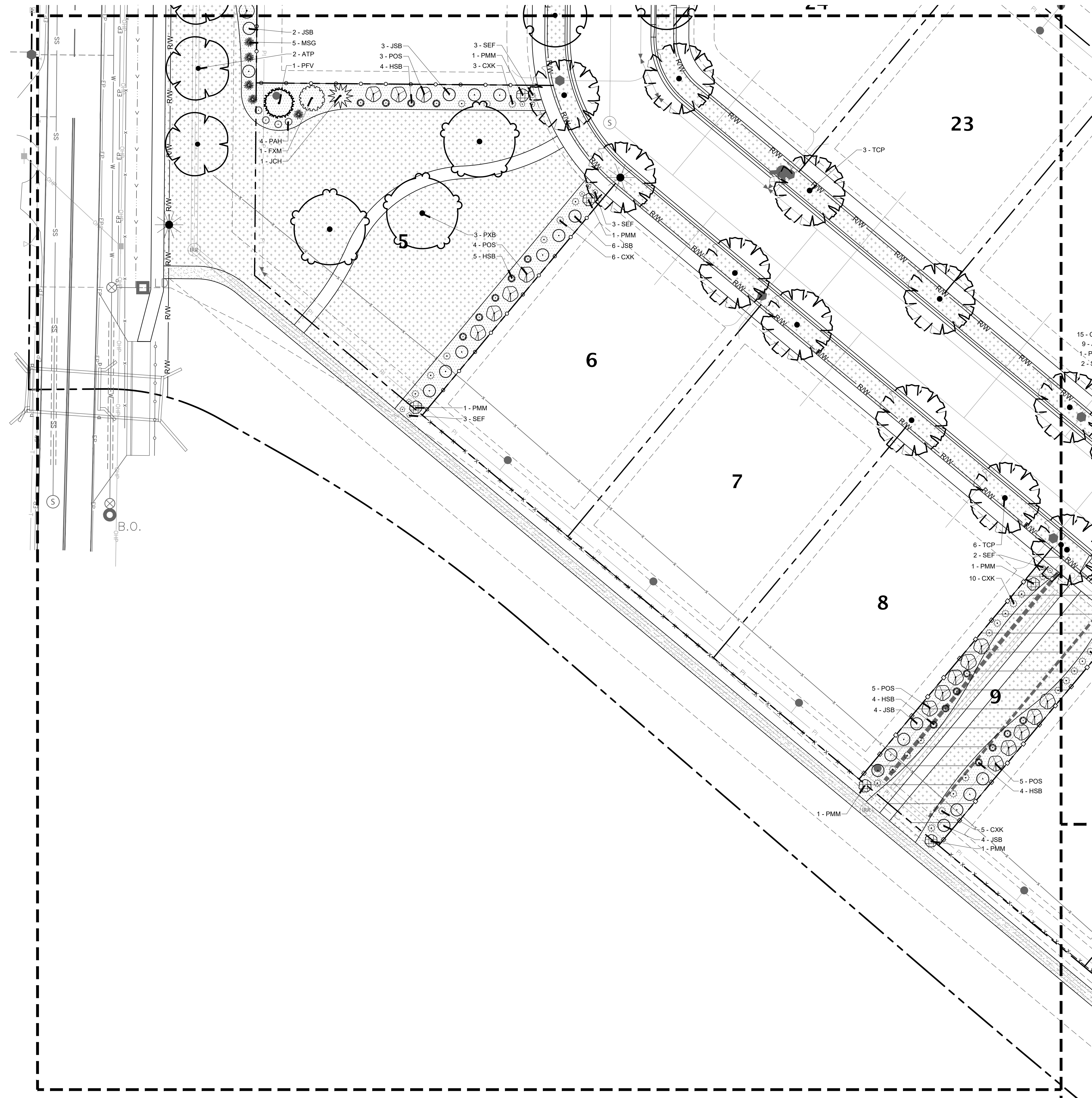
SHEET NUMBER
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| PLANT SCHEDULE | | | | | | | |
|----------------|------|--|-------|--------|---------|-----|-------------------------------|
| TREES | CODE | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY | REMARKS |
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| | CCJ | Carpinus caroliniana 'JFS-KW6' TM / Native Flame American Hornbeam | B&B | 2" | | 14 | 30'h x 20'w |
| | GTK | Gleditsia triacanthos inermis 'Draves' TM / Street Keeper Honey Locust | B&B | 2" | | 5 | 45'h x 20'w, Class II |
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| | PXN | Prunus x 'Newport' / Newport Flowering Plum | B&B | 2" | | 6 | 20'h x 20'w, Class I |
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| | CCB | Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub | 2 gal | | | 26 | 3'h x 3'w, Drought Tolerant |
| | FXM | Forsythia x 'Meadowlark' / Meadowlark Forsythia | 5 gal | | | 3 | 8'h x 10'w |
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| | POD | Physocarpus opulifolius 'Dart's Gold' / Dart's Gold Ninebark | 5 gal | | | 38 | 5'h x 5'w |
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| | SNE | Sambucus nigra 'Eva' TM / Black Lace Elderberry | 5 gal | | | 30 | 7'h x 7'w |

LANDSCAPE MATERIALS LEGEND:

| | | | |
|--|--------------------------------------|--|---------------------------------|
| | SOD LAWN | | LANDSCAPE MULCH PER NOTE S/L150 |
| | 6' VINYL FENCE WITH OPEN LATTICE TOP | | 6' SOLID VINYL PRIVACY FENCE |
| | 5' WROUGHT IRON FENCE | | |



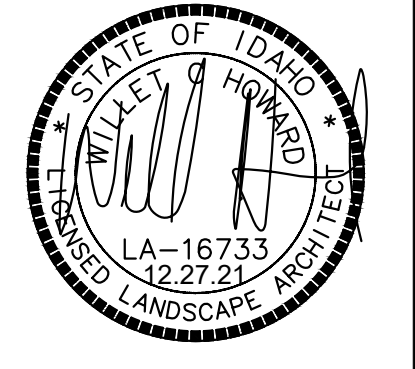
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WILDRIE CREEK SUBDIVISION
PHASE 4
 STAR, ID

REVISIONS

| MRK | DATE | Description |
|-----|------|-------------|
| △ | ** | ** |

JOB NO: 21-2081
 DATE: 12.27.2021
 DRAWN BY: DW
 CHECKED BY: WH

DRAWING TITLE

PHASE 4 LANDSCAPE PLAN - AREA 2

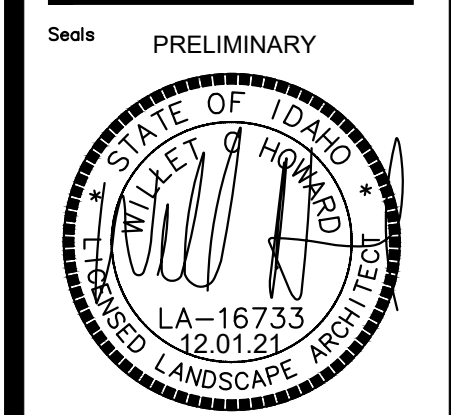
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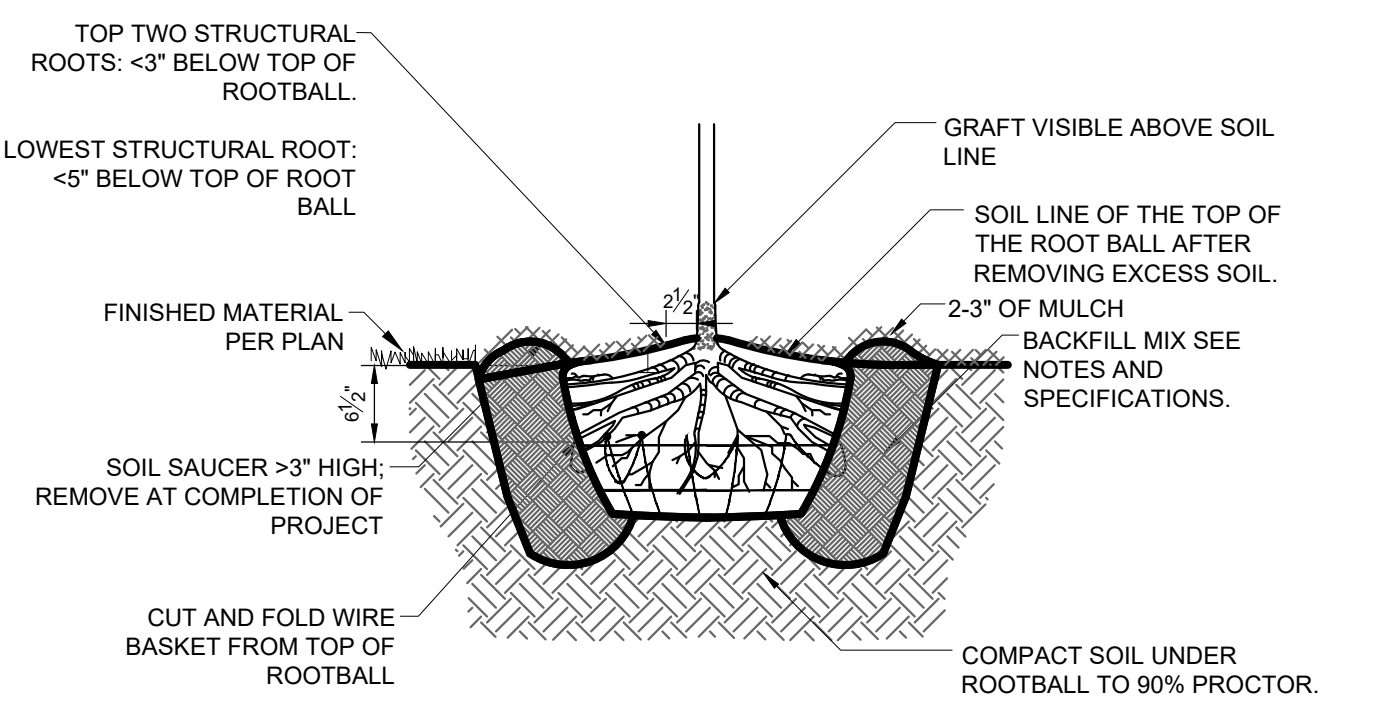
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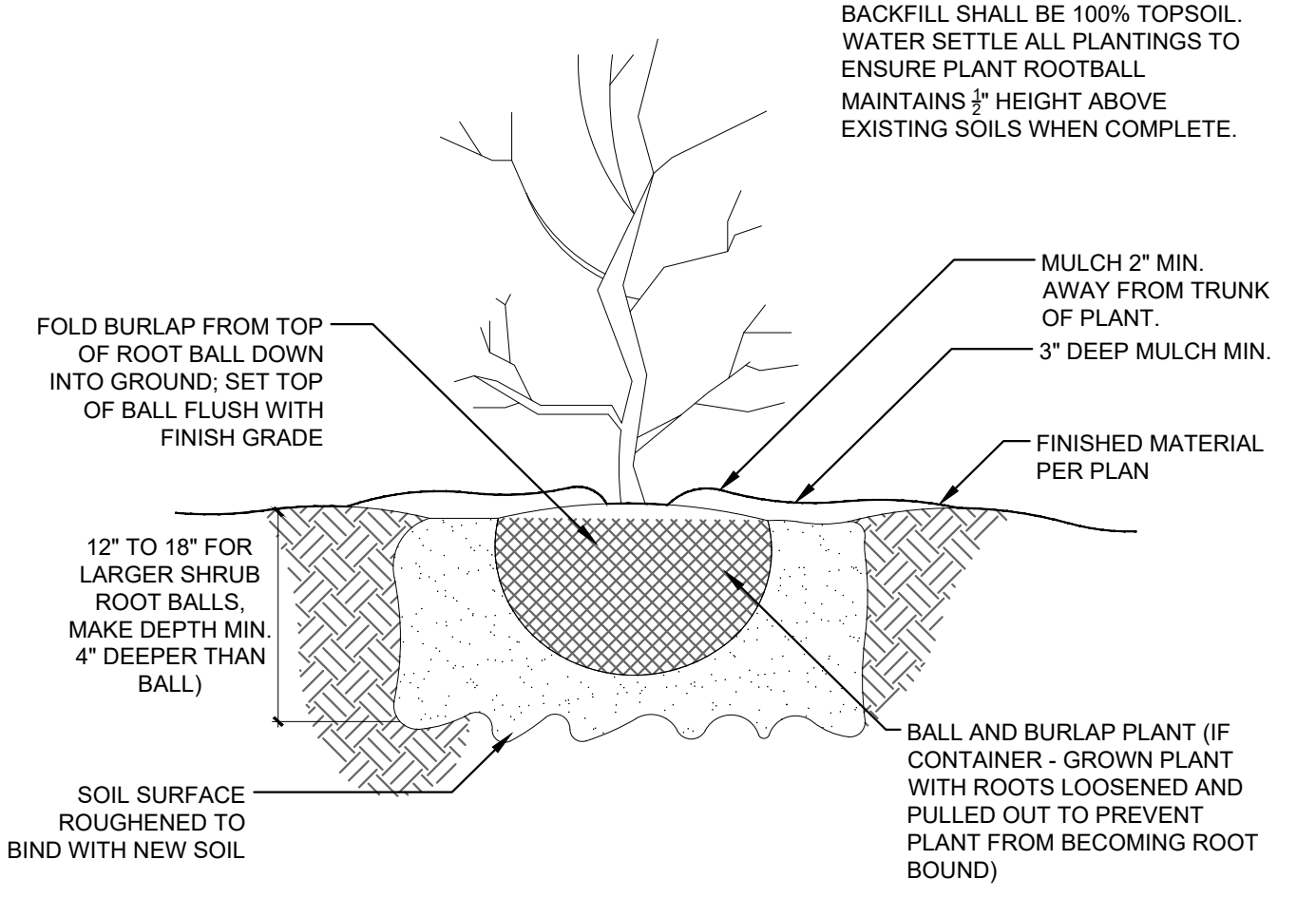
WILDRIE CREEK SUBDIVISION
PHASE III
STAR, ID

- NOTES:**
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/3 OF THE ROOTBALL.
 - 4" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

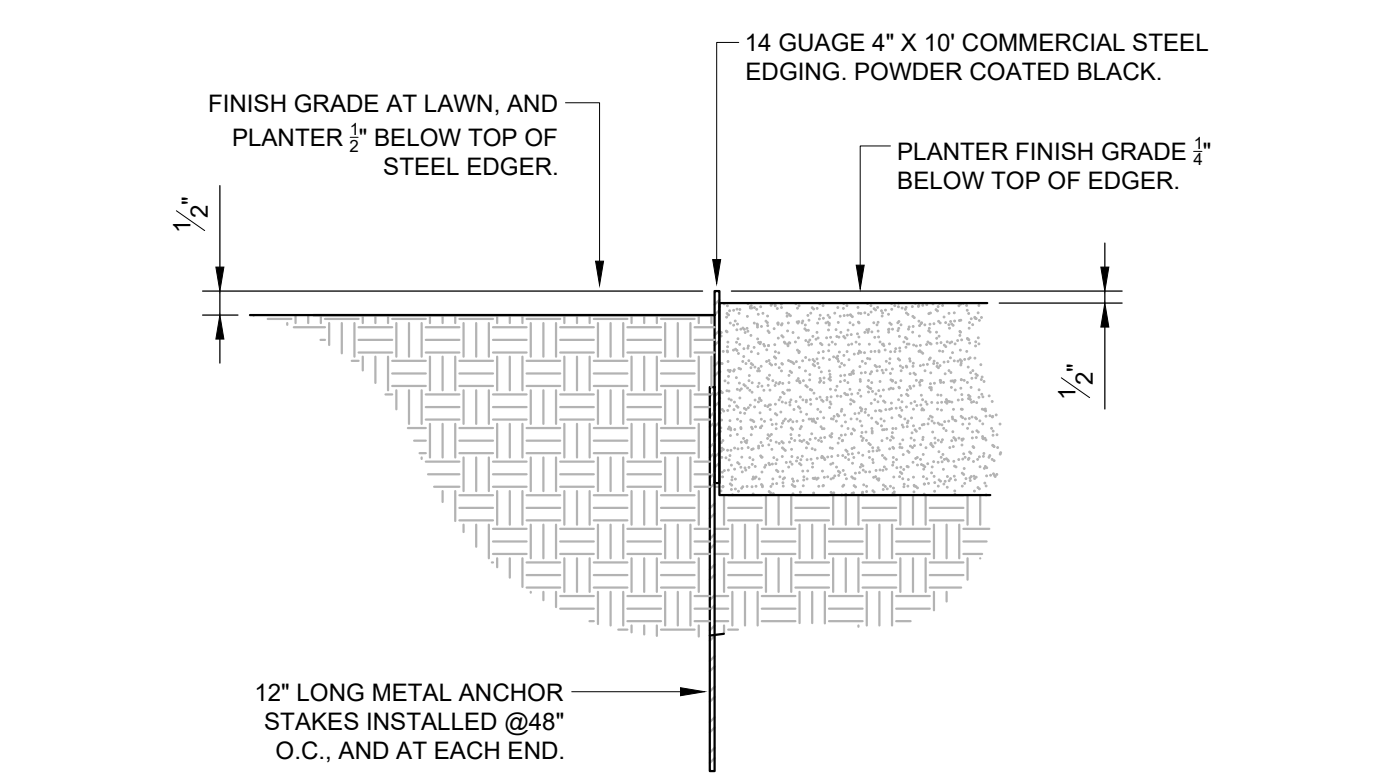


1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0"

- NOTES:**
- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.



2 SHRUB PLANTING
1" = 1'-0"



3 STEEL LANDSCAPE EDGING
3" = 1'-0"

REVISIONS

| MRK | DATE | Description |
|-----|------|-------------|
| △ | ** | ** |

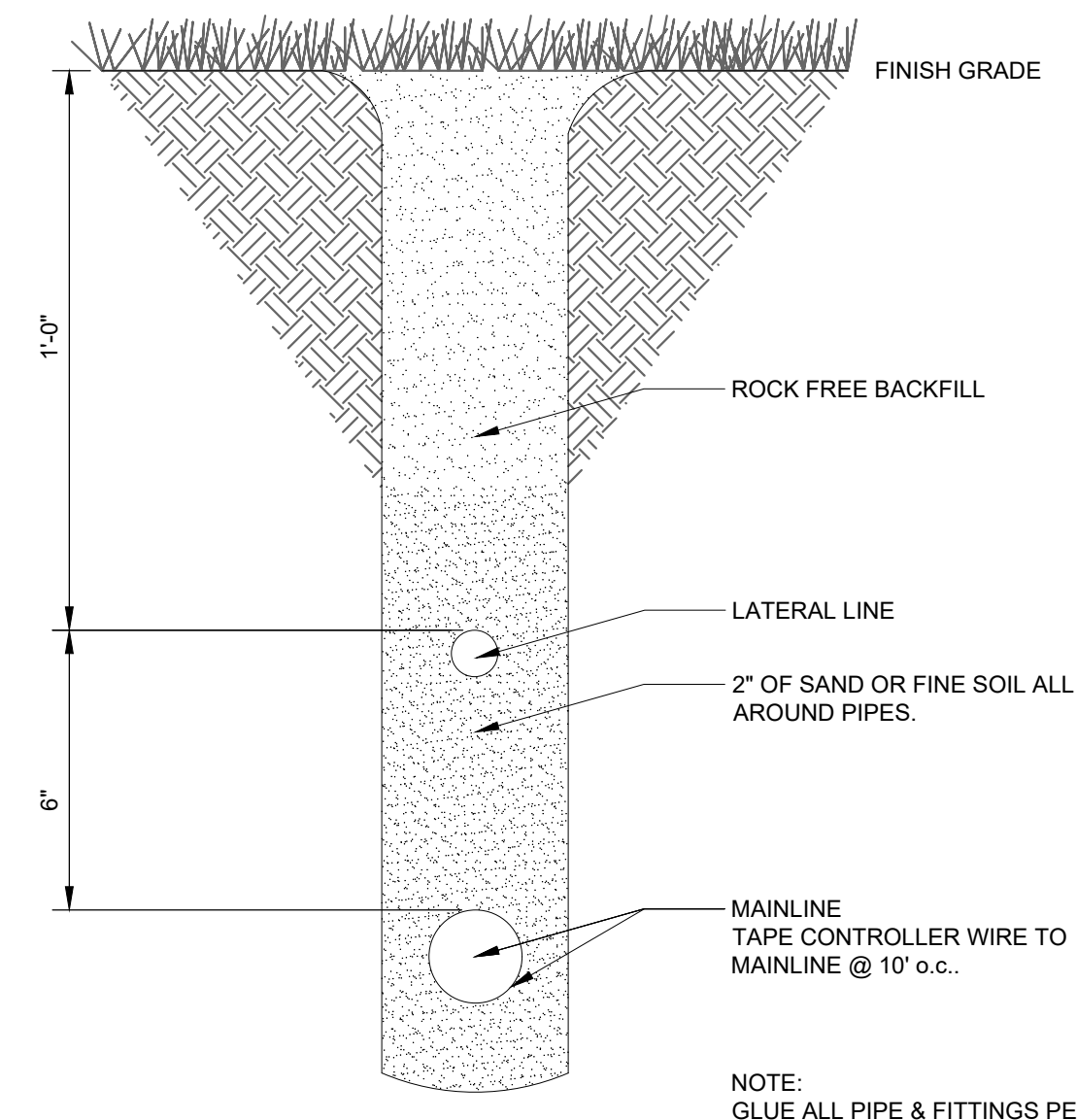
JOB NO: 21-2081
DATE: 12.01.2021
DRAWN BY: DW
CHECKED BY: WH

DRAWING TITLE
PHASE III LANDSCAPE DETAILS

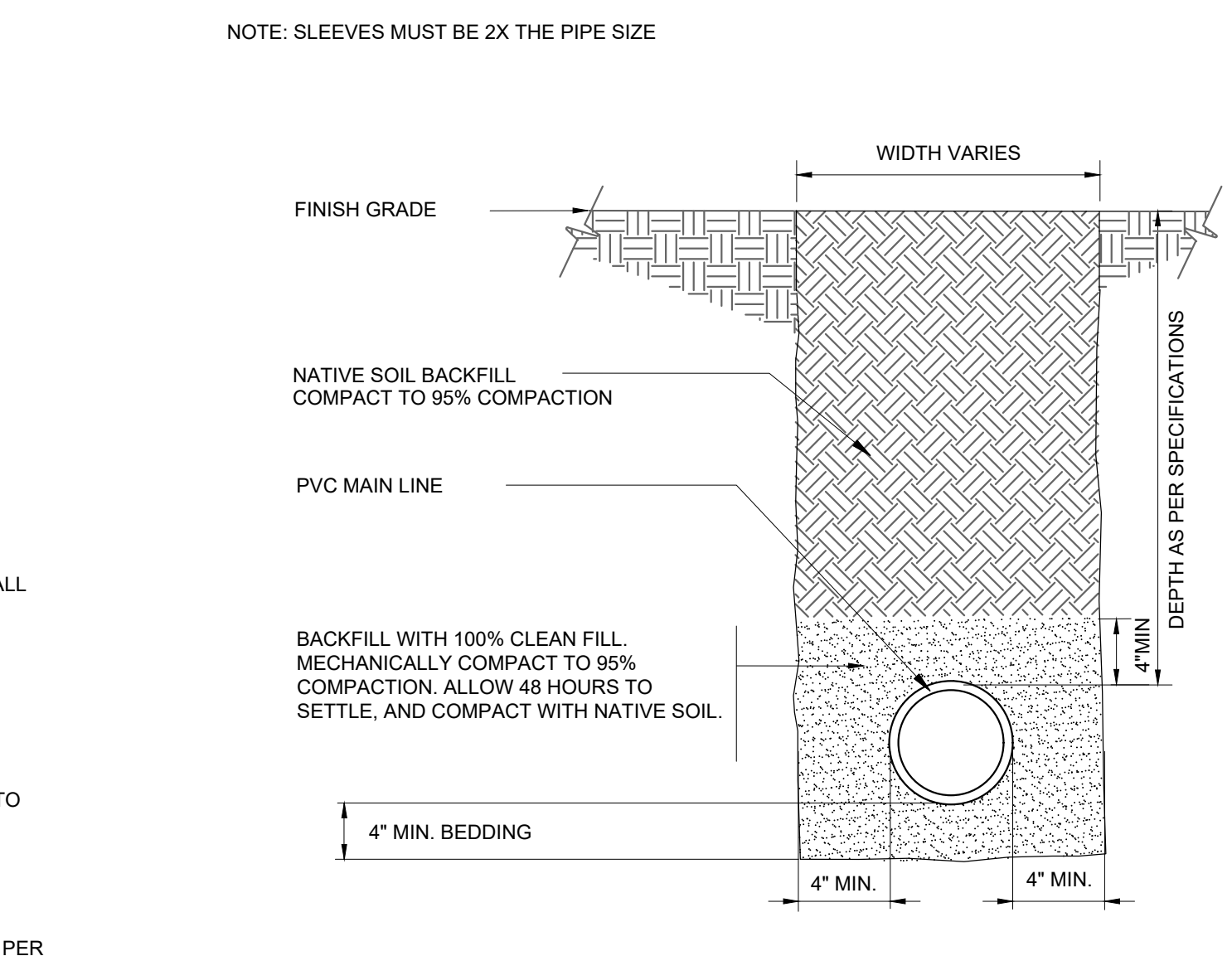
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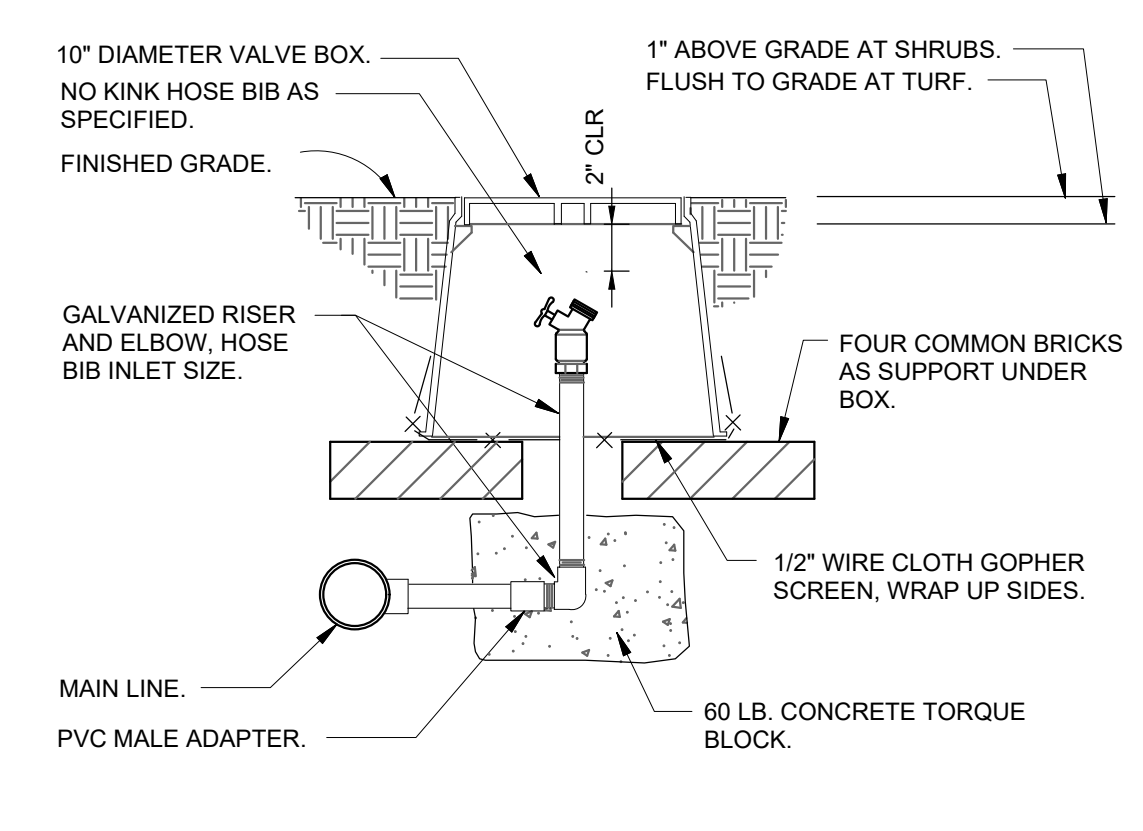
STACK ROCK GROUP - CONSTRUCTION DOCUMENT SET



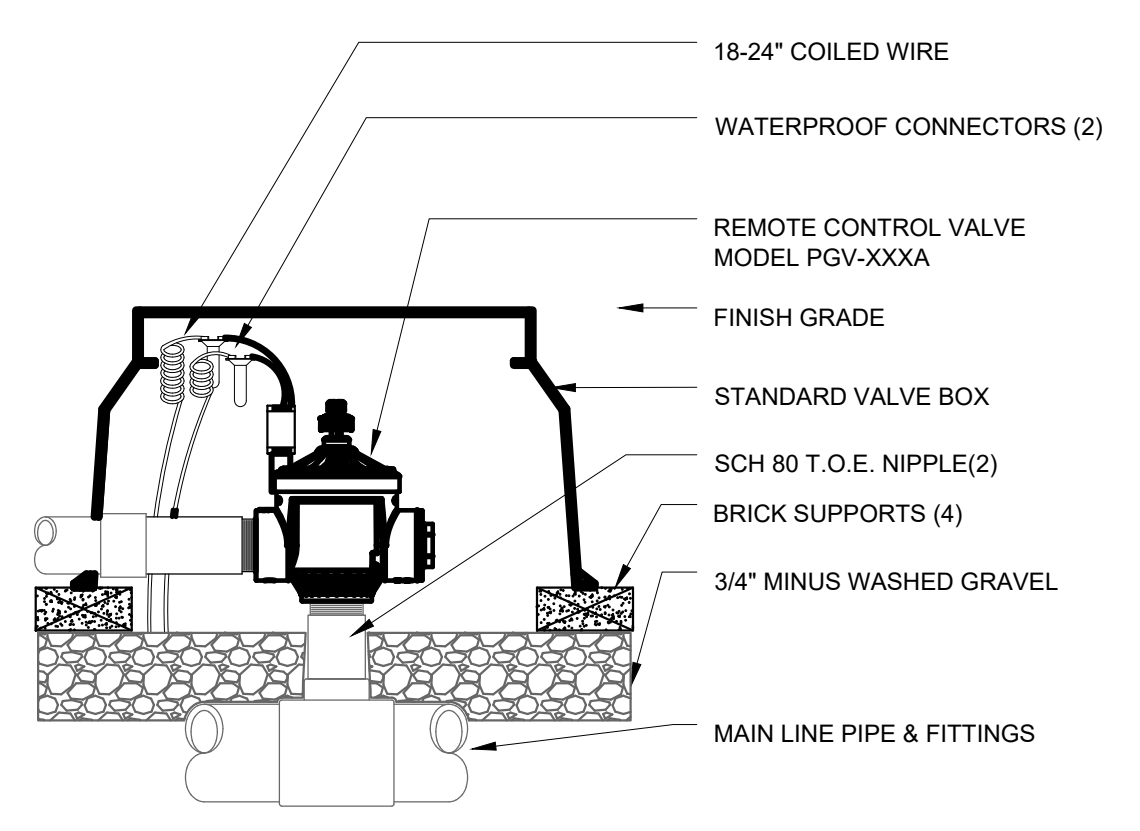
1 TRENCH SECTION DETAIL
3" = 1'-0"



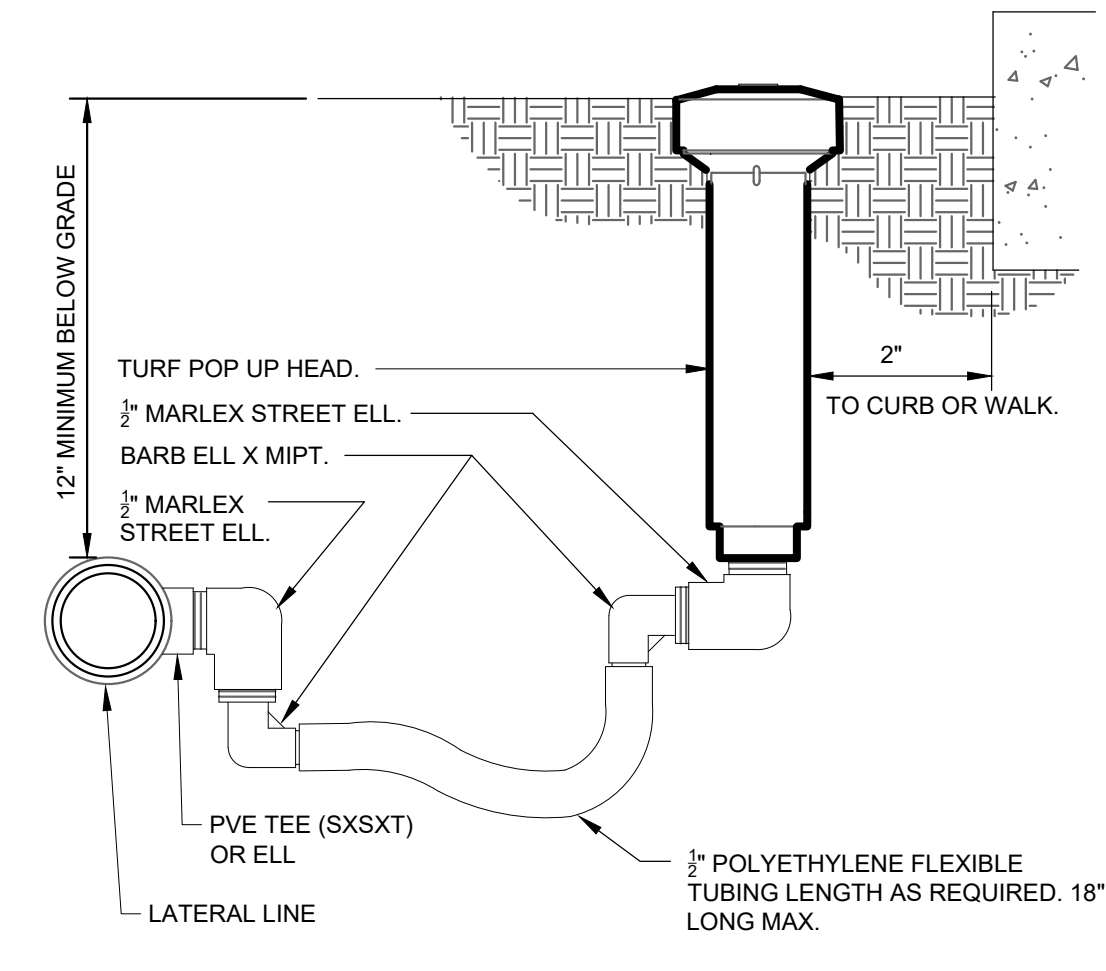
2 SLEEVE AT ROAD
1 1/2" = 1'-0"



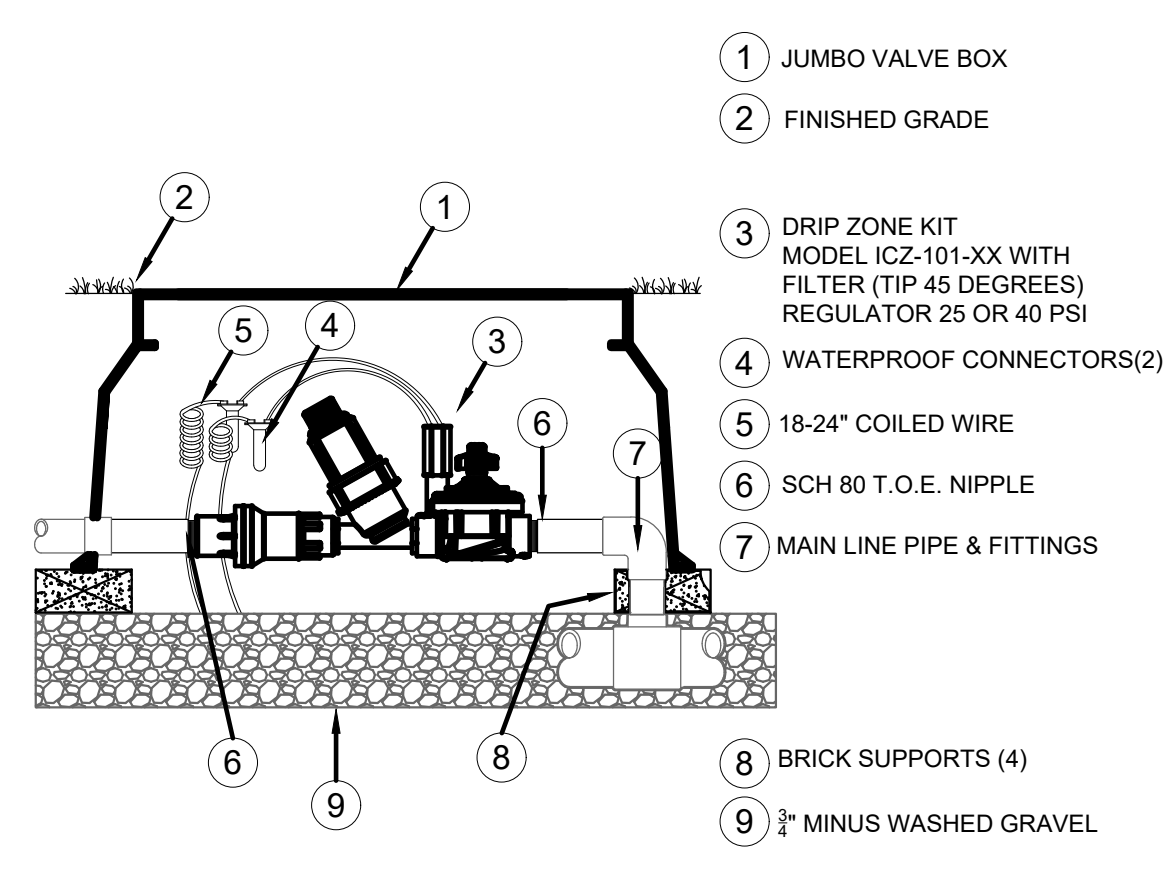
3 NO KINK HOSE BIB VALVE IN BOX
1 1/2" = 1'-0"



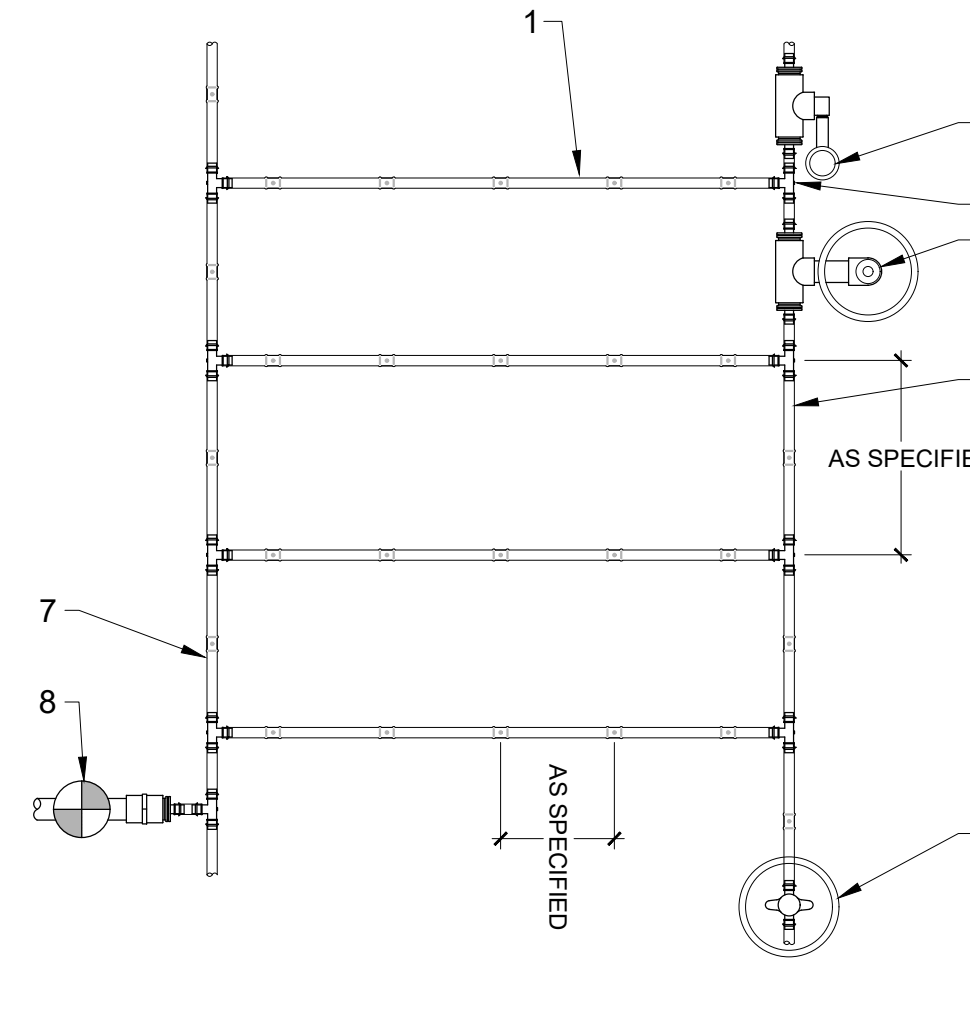
4 PGV ANGLE VALVE
1" = 1'-0"



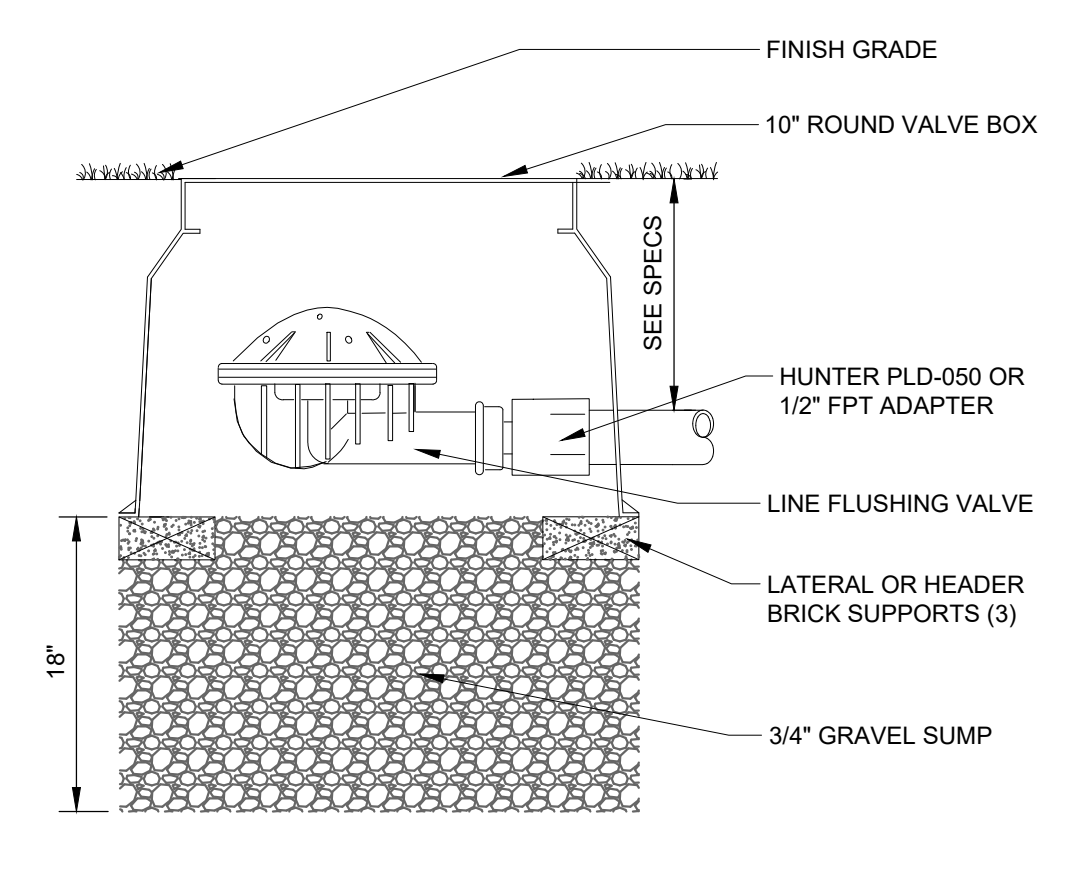
5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"



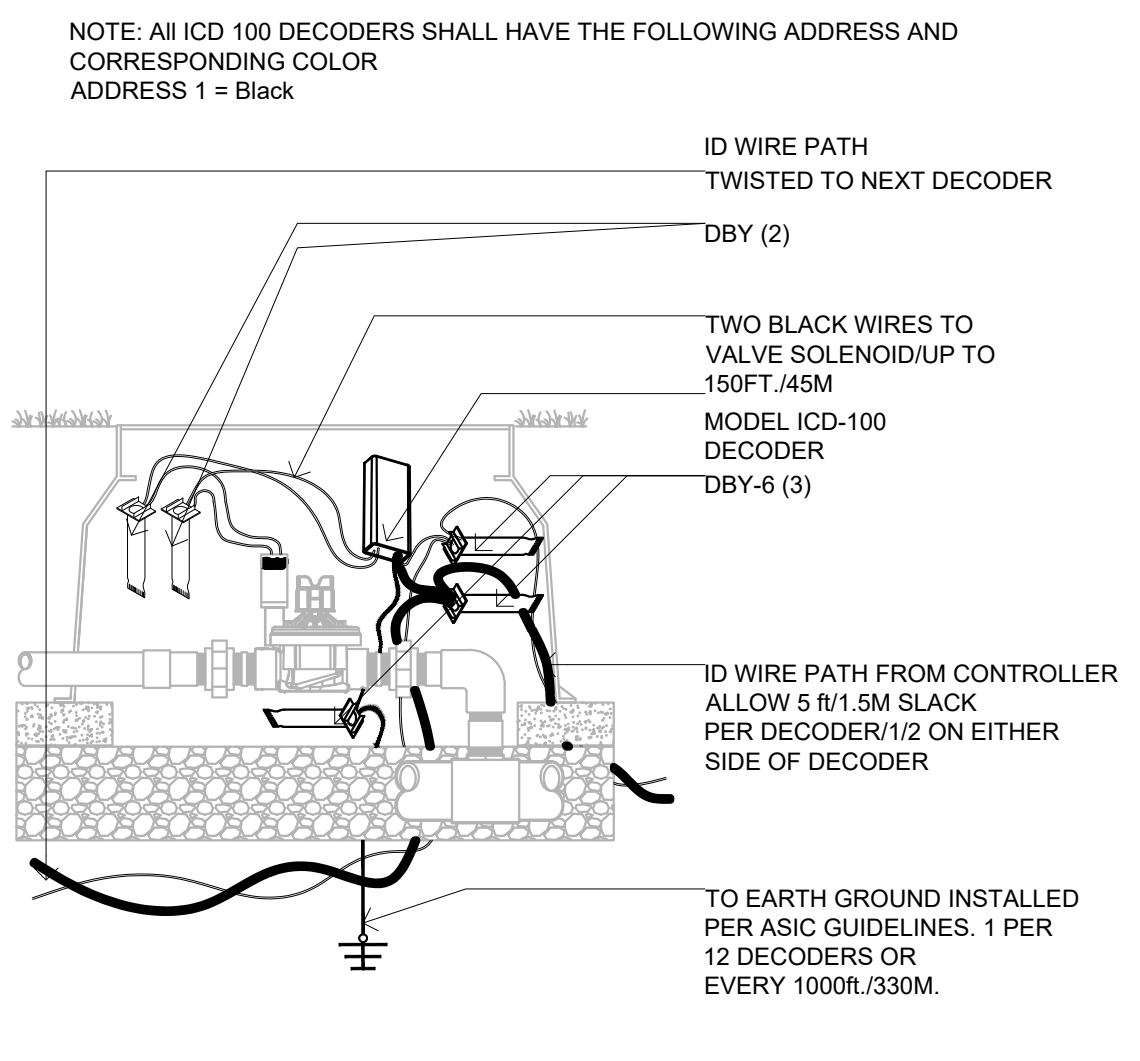
6 HUNTER ICZ DRIP CONTROL ZONE
1 1/2" = 1'-0"



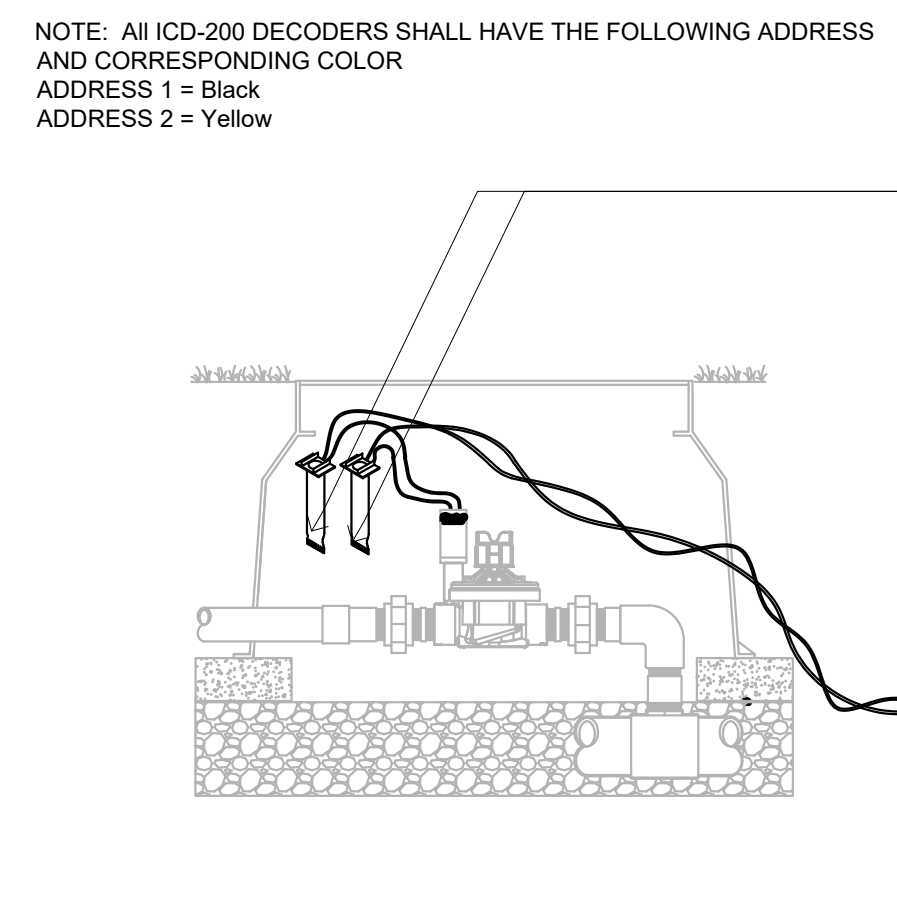
7 HUNTER DRIPLINE - PLANTING BED
N.T.S.



8 HUNTER - AUTO FLUSH VALVE
1 1/2" = 1'-0"



9 HUNTER ICD 100 DECODER
1 1/2" = 1'-0"



10 HUNTER ICD 200 DECODER
1 1/2" = 1'-0"

LEGEND:
 1.) HUNTER DRIPLINE (HDL) PER PLAN
 2.) ECO-INDICATOR ON SWING ARM
 3.) PDL OR PDL-LOC FITTINGS TYP.
 4.) AIR RELIEF VALVE IN VALVE BOX
 5.) HDL TUBING EXHAUST HEADER
 6.) FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
 7.) HDL TUBING SUPPLY HEADER
 8.) DRIP CONTROL ZONE KIT PER PLAN
 NOTES: AIR RELIEF VALVE (PLD-AVR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
 ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
 FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

STACK ROCK GROUP
 LANDSCAPE ARCHITECTURE & MASTER PLANNING
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 STATE OF IDAHO
 WILLET C HOWARD
 LICENSED LANDSCAPE ARCHITECT
 LA-16733
 2.01.21

NOT FOR CONSTRUCTION

WILDREY CREEK SUBDIVISION
 PHASE III
 STAR, ID

REVISIONS

| MRK | DATE | Description |
|-----|------|-------------|
| △ | ** | ** |

JOB NO: 21-2081
 DATE: 12.01.2021
 DRAWN BY: DW
 CHECKED BY: WH

DRAWING TITLE
PHASE III IRRIGATION DETAILS

SHEET NUMBER
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STACK ROCK GROUP - CONSTRUCTION DOCUMENT SET



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Wildrye Phase: 3 Date: 2/2/2022
 Developable Lots: 45 Review No: _____
 Developer: Toll Brothers
 Tel: 208.424.0020 Fax: _____ Email: _____
 Engineer: Corinne Graham, P.E.
 Tel: 208.946.3874 Fax: _____ Email: cgraham@csengineering.com
 Property Address: Can Ada Rd/Somerset Ln
 Reviewed By: Mike Hickman, Keller Associates
 Review Check By: Ryan Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

| ITEM | OK | NEED | N/A | FINAL PLAT APPLICATION REQUIREMENTS |
|------|----|------|-----|---|
| 1 | X | | | Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements. |
| 2 | | | X | Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required. |
| 3 | X | | | Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law". |
| 4 | X | | | Landscape plan provided. Confirm consistent with approved preliminary plat. |
| 5 | | | | Verified written legal description. |
| 6 | | X | | Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar. |
| ITEM | OK | NEED | N/A | FINAL PLAT REVIEW |
| 7 | X | | | Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. Please update instrument numbers before final signatures are obtained. |



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat FP-21-33

Wildtype 3

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: Row Bach
 Date: 2/4/22

| | | | | |
|----|---|--|---|---|
| 8 | X | | | Right to Farm Act Note on face of plat. |
| 9 | | | X | Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit." |
| 10 | X | | | 10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required. |
| 11 | X | | | Note is shown on the final plat: " Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat. " |
| 12 | X | | | Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat. |
| 13 | | | X | Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water. Update note in owner certification to reference receiving water and sewer from SSWD and not the City of Star. |
| 14 | X | | | On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT." underneath the <u>APPROVAL OF CITY ENGINEER</u> line, and before the signature line. |
| 15 | X | | | "Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights. |

CONSTRUCTION DRAWING REVIEW

| ITEM | OK | NEED | N/A | GENERAL |
|------|----|------|-----|---|
| 16 | X | | | Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho. |
| 17 | X | | | Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code. |
| 18 | X | | | Each sheet has north arrow, graphic scale, date, title block and sheet number. |
| 19 | X | | | All profiles are drawn to the same horizontal scale as |

| | | | | |
|-------------|-----------|-------------|------------|---|
| | | | | plan views. |
| 20 | X | | | Street lighting plans are provided showing pole locations and luminary types. At every corner and end of cul-de-sac. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications. |
| ITEM | OK | NEED | N/A | FLOODPLAIN DEVELOPMENT |
| 21 | | | X | Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat. |
| 22 | | | X | Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat. |
| 23 | | | X | Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing. |
| 24 | | | X | Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space). |
| 25 | | | X | Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation. |
| 26 | | | X | All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line. |
| 27 | | | X | Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment. |
| 28 | | | X | Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment. |
| ITEM | OK | NEED | N/A | GRADING PLAN |
| 29 | X | | | Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho. |
| 30 | X | | | Grading plans show finished, existing, and base flood 1-foot contour elevations. |
| 31 | X | | | Drainage facilities and easements are shown. |
| 32 | X | | | Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations. |
| 33 | X | | | Existing irrigation ditches, canals, and easements are shown. |
| 34 | X | | | Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer) |
| 35 | X | | | Tops and toes of all cut and fill slopes are set back from |

| | | | | |
|-------------|-----------|-------------|------------|---|
| | | | | property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) |
| 36 | X | | | Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) |
| 37 | X | | | Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches. |
| 38 | | | X | The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain. |
| 39 | X | | | Existing and proposed elevations match at property boundaries. |
| ITEM | OK | NEED | N/A | DRAINAGE PLAN |
| 40 | X | | | Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho. |
| 41 | X | | | Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho. |
| 42 | X | | | Narrative is provided that describes the proposed method of stormwater retention. |
| 43 | X | | | Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer) |
| 44 | X | | | The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm) |
| 45 | X | | | Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec. |
| 46 | X | | | Section view of drainage facility provided. |
| 47 | X | | | Able to determine drainage directions from information given. |
| 48 | X | | | Drainage facilities do not conflict with other utilities. (Spot check by City Engineer) |
| 49 | | | X | Provision for conveyance or disposal of roof drainage provided for commercial developments. |
| 50 | X | | | Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”. |
| 51 | X | | | 5-foot setback from property line maintained for drainage facilities. |

| | | | | |
|-------------|-----------|-------------|------------|---|
| 52 | X | | | Drainage basin / pond dimensions listed or noted. |
| 53 | X | | | Drainage facilities drawn to scale on grading and drainage plan. |
| 54 | X | | | Drain rock, ASTM C33 sand, or pond liner specified. |
| 55 | X | | | 3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. |
| 56 | | | X | Vegetative cover shown over biofiltration facilities. |
| 57 | | | X | Appropriate license agreements have been executed and are provided for offsite discharge of storm water. |
| ITEM | OK | NEED | N/A | GRAVITY IRRIGATION |
| 58 | X | | | Plan approval letter is provided from the appropriate irrigation district. |
| ITEM | OK | NEED | N/A | PRESSURE IRRIGATION |
| 59 | X | | | Plans for a pressure irrigation system are provided (Required only if development contains more than four lots). |
| 60 | X | | | The pressure irrigation system is <i>not</i> connected to the potable water system. |
| 61 | X | | | Design provides a minimum of 15 gpm @ 45 PSI to each destination point. |
| 62 | X | | | Easements are provided for all pressure irrigation piping. (Note on face of plat). |
| 63 | X | | | Main line distribution piping is 3-inches in diameter or greater. |
| 64 | | | X | Provisions are made for diversion and flow measurement from a gravity irrigation source ditch. |
| 65 | X | | | Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system. |
| 66 | | | X | Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source. |
| 67 | X | | | Provided verification that water rights will be transferred to the association managing entity. |
| 68 | X | | | If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot. |
| ITEM | OK | NEED | N/A | RE-SUBMITTAL REQUIREMENTS* |
| 69 | | X | | Return (1) one revised plan set in pdf format with the redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted. |

| | | | | |
|----|--|---|--|--|
| 70 | | X | | Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items. |
|----|--|---|--|--|

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

February 11, 2022

By e-mail: snickel@staridaho.org

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

Subject: Wildrye Subdivision Final Plat Phase 3, FP-21-33

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

February 11, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK11



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

February 11, 2022

By e-mail: snickel@staridaho.org

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

Subject: Wildrye Subdivision Final Plat Phase 4, FP-21-34

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
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- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

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Response to Request for Comment

February 11, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK12



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Wildrye Phase: 4 Date: 2/9/2022

Developable Lots: 47 Review No: 1

Developer: Toll Southwest, LLC.

Tel: 208.424.0020 Fax: _____ Email: _____

Engineer: Corinne Graham, P.E.

Tel: 208.946.3874 Fax: _____ Email: cgraham@cswengineering.com

Property Address: Can Ada Rd/Somerset Ln

Reviewed By: Mike Hickman, Keller Associates

Review Check By: Ryan Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

| ITEM | OK | NEED | N/A | FINAL PLAT APPLICATION REQUIREMENTS |
|------|----|------|-----|---|
| 1 | X | | | Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements. |
| 2 | | | X | Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required. |
| 3 | X | | | Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law". |
| 4 | X | | | Landscape plan provided. Confirm consistent with approved preliminary plat. |
| 5 | X | | | Verified written legal description. |
| 6 | | X | | Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar. |
| ITEM | OK | NEED | N/A | FINAL PLAT REVIEW |
| 7 | X | | | Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. Please update instrument numbers before final signatures are obtained. |

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|----|---|--|---|---|
| 8 | X | | | Right to Farm Act Note on face of plat. |
| 9 | | | X | Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit." |
| 10 | X | | | 10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required. |
| 11 | X | | | Note is shown on the final plat: " Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat. " |
| 12 | X | | | Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat. |
| 13 | | | X | Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water. Update note in owner certification to reference receiving water and sewer from SSWD and not the City of Star. Please update phase 1 & 2 accordingly as well. |
| 14 | X | | | On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____, HEREBY APPROVE THIS PLAT." underneath the <u>APPROVAL OF CITY ENGINEER</u> line, and before the signature line. |
| 15 | X | | | "Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights. |

CONSTRUCTION DRAWING REVIEW

| ITEM | OK | NEED | N/A | GENERAL |
|------|----|------|-----|---|
| 16 | X | | | Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho. |
| 17 | X | | | Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code. |
| 18 | X | | | Each sheet has north arrow, graphic scale, date, title block and sheet number. |

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|-------------|-----------|-------------|------------|---|
| 19 | X | | | All profiles are drawn to the same horizontal scale as plan views. |
| 20 | X | | | Street lighting plans are provided showing pole locations and luminary types. At every corner and end of cul-de-sac. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications. |
| ITEM | OK | NEED | N/A | FLOODPLAIN DEVELOPMENT |
| 21 | | | X | Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat. |
| 22 | | | X | Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat. |
| 23 | | | X | Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing. |
| 24 | | | X | Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space). |
| 25 | | | X | Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation. |
| 26 | | | X | All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line. |
| 27 | | | X | Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment. |
| 28 | | | X | Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment. |
| ITEM | OK | NEED | N/A | GRADING PLAN |
| 29 | X | | | Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho. |
| 30 | X | | | Grading plans show finished, existing, and base flood 1-foot contour elevations. |
| 31 | X | | | Drainage facilities and easements are shown. |
| 32 | X | | | Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations. |
| 33 | X | | | Existing irrigation ditches, canals, and easements are shown. |
| 34 | X | | | Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer) |

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|-------------|-----------|-------------|------------|---|
| 35 | X | | | Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) |
| 36 | X | | | Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer) |
| 37 | X | | | Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches. |
| 38 | | | X | The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain. |
| 39 | X | | | Existing and proposed elevations match at property boundaries. |
| ITEM | OK | NEED | N/A | DRAINAGE PLAN |
| 40 | X | | | Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho. |
| 41 | X | | | Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho. |
| 42 | X | | | Narrative is provided that describes the proposed method of stormwater retention. |
| 43 | X | | | Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer) |
| 44 | X | | | The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm) |
| 45 | X | | | Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec. |
| 46 | X | | | Section view of drainage facility provided. |
| 47 | X | | | Able to determine drainage directions from information given. |
| 48 | X | | | Drainage facilities do not conflict with other utilities. (Spot check by City Engineer) |
| 49 | X | | | Provision for conveyance or disposal of roof drainage provided for commercial developments. |
| 50 | X | | | Storm water pretreatment provided. BMP facilities are designed in conformance with the “State of Idaho Catalog of Stormwater Best Management Practices”. |
| 51 | X | | | 5-foot setback from property line maintained for drainage |

| | | | | |
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| | | | | facilities. |
| 52 | X | | | Drainage basin / pond dimensions listed or noted. |
| 53 | X | | | Drainage facilities drawn to scale on grading and drainage plan. |
| 54 | X | | | Drain rock, ASTM C33 sand, or pond liner specified. |
| 55 | X | | | 3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. |
| 56 | X | | | Vegetative cover shown over biofiltration facilities. |
| 57 | | | X | Appropriate license agreements have been executed and are provided for offsite discharge of storm water. |
| ITEM | OK | NEED | N/A | GRAVITY IRRIGATION |
| 58 | X | | | Plan approval letter is provided from the appropriate irrigation district. |
| ITEM | OK | NEED | N/A | PRESSURE IRRIGATION |
| 59 | X | | | Plans for a pressure irrigation system are provided (Required only if development contains more than four lots). |
| 60 | X | | | The pressure irrigation system is <i>not</i> connected to the potable water system. |
| 61 | X | | | Design provides a minimum of 15 gpm @ 45 PSI to each destination point. |
| 62 | X | | | Easements are provided for all pressure irrigation piping. (Note on face of plat). |
| 63 | X | | | Main line distribution piping is 3-inches in diameter or greater. |
| 64 | X | | | Provisions are made for diversion and flow measurement from a gravity irrigation source ditch. |
| 65 | X | | | Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system. |
| 66 | X | | | Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source. |
| 67 | X | | | Provided verification that water rights will be transferred to the association managing entity. |
| 68 | X | | | If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot. |
| ITEM | OK | NEED | N/A | RE-SUBMITTAL REQUIREMENTS* |
| 69 | | X | | Return (1) one revised plan set in pdf format with the redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be |

| | | | | |
|----|--|---|--|--|
| | | | | accepted. |
| 70 | | X | | Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items. |

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat FD-21-34

Wildrye 4

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: *[Signature]*
 Date: 2/4/22