



## CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

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

**MEETING DATE:** **November 15, 2022**

**FILE(S) #:** FP-22-17, Final Plat, Rosti Farms Subdivision Phase 6

### REQUEST

Applicant is seeking approval of a Final Plat for Rosti Farms Subdivision Phase 6, consisting of 58 residential lots and 4 common lots on 18.94 acres. This is a new Phase 6 review. The City previously transmitted a phase 6 for agency review on 9/21/21. That phase originally approved by Council on October 12, 2021, but has since been withdrawn by the applicant and replaced with this current phase. The subject property is generally located at the southwest corner of Highway 16 and W. Floating Feather Road in Star, Idaho. Ada County Parcel Number S0409120750.

#### **APPLICANT/REPRESENTATIVE:**

Kyle Prewett  
Toll Brothers  
3103 W. Sheryl Drive  
Meridian, Idaho 83642

#### **OWNER:**

Toll Southwest, LLC  
313 W. Sheryl Drive  
Meridian, Idaho 83642

### PROPERTY INFORMATION

Land Use Designation - Residential R-3-PUD-DA

#### **Phase 6**

Acres - 18.94 acres  
Residential Lots - 58  
Common Lots - 4  
Commercial Lots - 0

## HISTORY

- June 16, 2020 Council approved applications for Annexation and Zoning (AZ-20-03) and Preliminary Plat/PUD (PP-20-02) for Rosti Farms Subdivision. The preliminary plat was approved for 426 single family residential lots, 60 common lots and 7 commercial lots.
- November 17, 2020 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 1 & 2. (FP-20-17, FP-20-19). Phase 1 included 48 residential lots and 11 common lots on 20.76 acres. Phase 2 consisted of 36 residential lots and 5 common lots on 9.07 acres.
- April 6, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 3 & 4. (FP-21-04, FP-21-07). Phase 3 included 56 residential lots and 4 common lots on 21.43 acres. Phase 4 included 45 residential lots and 10 common lots on 15.29 acres.
- September 7, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 5. (FP-21-17). Phase 5 included 73 residential lots and 5 common lots on 28.86 acres.
- October 12, 2021 Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 6. (FP-21-22). Phase 6 included 31 residential lots and 4 common lots on 12.49 acres.
- September 2, 2022 Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on market conditions. A new Phase 6 will be submitted and transmitted for review and approval.

## GENERAL DISCUSSION

The Final Plat layout for Phase 6 generally complies with the approved Preliminary Plat. Including this Phase 6, there will be a total of 316 lots platted, leaving 110 residential lots for future phases of the development. The preliminary plat was approved with 426 residential lots.

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

Lot sizes as listed on the preliminary plat range in size from the smallest at 6,000 sq. feet with an average lot size of 8,832 sq. 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.

Common/open space for the development consists of 31.53 acres (18.26%) total open space within common lots. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes large open space areas and amenities including a community pool and pool house, multiple tot-lots, multiple plazas with picnic shelters with benches and pathways and natural areas throughout the development.

The current Zoning Ordinance requires one site amenity for each 20-acres of development area (total of 9 amenities is required). Proposed amenities within the development include the following:

1. Swimming Pool & Pool House
2. Tot Lot #1 (Children's Play Structure Amenity)
3. Tot Lot #2 (Children's Play Structure Amenity)
4. Picnic Area
5. Plaza #1 (Quality of Life Amenity)
6. Plaza #2 with Shelter (Quality of Life Amenity)
7. Pocket Park #1 (Quality of Life Amenity)
8. Pocket Park #2 (Quality of Life Amenity)
9. Pocket Park #3 (Quality of Life Amenity)
10. Pathways throughout ((Pedestrian or Bicycle Circulation Amenity)
11. Open Style Fencing Along Drains and Canals ((Quality of Life Amenity)

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.

The subdivision has been approved with the following dimensional standards:

**Proposed Setbacks:**

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet
- Rear Setbacks: 15 feet
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet
- Street Landscape Buffers:
  - Arterial Roadway: 35 feet
  - State Highway 16: 50 feet
  - Residential Collectors: 20 feet
- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 6 is 3.06 du/acre, with lots ranging in size from 7,708 square feet to 20,410 square feet.

**Common/Open Space and Amenities** - Completed in Phase 1:

- Tot Lot
- Benches
- Pathways
- Pool / Pool-house
- Picnic shelter

**Mailbox Clusters** – The Star Postmaster, Mel Norton has approved the mailbox clusters for this development to be placed in two locations. Location A is Lot 1, Block 7 on the west side of N. Rosti Farms Way, by the club house parking lot. Location B is Lot 8, Block 19, also on the west side of N. Rosti Farms Way.

Postmaster’s letter of approval was included in the application material.

**Streetlights** –A Streetlight design has been provided with the final plat application and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the location of streetlights in this phase.

**Street Names** – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

**Sidewalks** – Sidewalks are proposed to be 5 foot wide and detached throughout the development.

**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.**

**PUBLIC NOTIFICATIONS**

Notifications of this application were sent to agencies having jurisdiction on October 18, 2022.

October 21, 2022	Central District Health	Standard Response
November 7, 2022	ITD	Email Restating Original Conditions

**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.*

<b>CONDITIONS OF APPROVAL</b>
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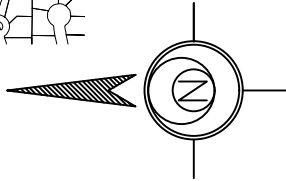
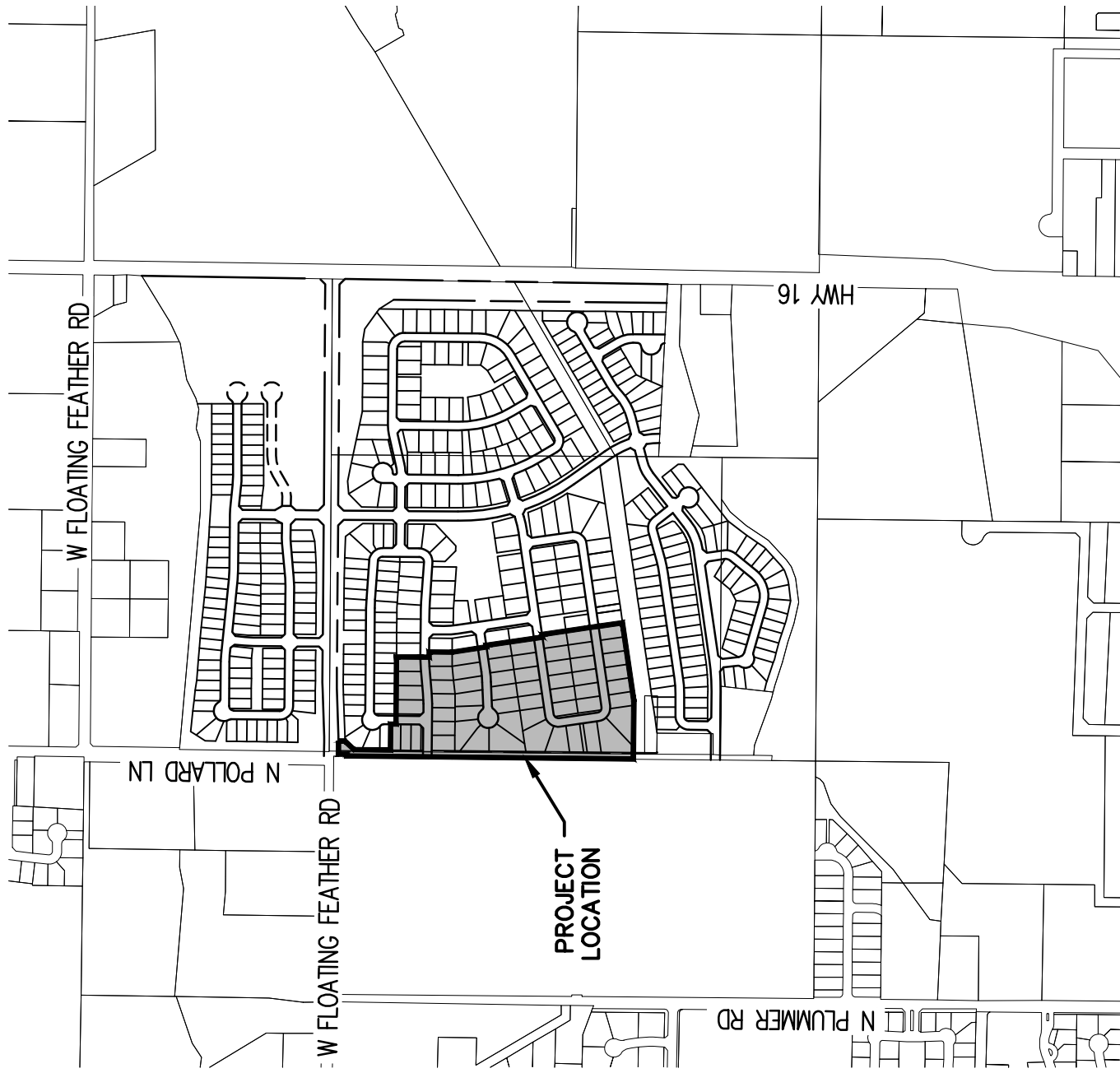
- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$2053.11 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$874,625. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 6 has 58 residential lots for a fee of \$119,080.40 (58 x \$2053.11).**
2. The approved Preliminary Plat for Rosti Farms Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. 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.
4. 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.

5. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
6. 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.
7. 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)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. 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.
10. 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.
11. 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.)
12. 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.
13. 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.
14. A separate sign application is required for any subdivision sign.
15. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
16. 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.
17. 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.
18. 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.
19. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
20. All common areas shall be maintained by the Homeowners Association.
21. 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.**
22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
23. **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.

24. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File # FP-22-17 Rosti Farms Subdivision, Final Plat, Phase 6  
FP-21-17 on \_\_\_\_\_, 2022.



**ESE CONSULTANTS**  
**ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL**

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

VICINITY MAP  
 ROSTI FARMS  
 SUBDIVISION NO. 6

REV:	DATE:	DESCRIPTION:	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:
			05/25/2022	NIS	JEB	ALH	4705	05-NORTH MP-RM(0)	1 of 1





## FINAL PLAT APPLICATION

\*\*\*All information must be filled out to be processed.

FILE NO.: _____ Date Application Received: _____ Fee Paid: _____ Processed by: City: _____
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### Applicant Information:

**PRIMARY CONTACT IS:** *Applicant* \_\_\_ *Owner* \_\_\_ *Representative*

Applicant Name: Toll Southwest LLC  
Applicant Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642  
Phone: 208.424.0020 Email: acapell@tollbrothers.com

Owner Name: Toll Southwest LLC  
Owner Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Representative (e.g., architect, engineer, developer):  
Contact: Kyle Prewett Firm Name: Toll Brothers  
Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642  
Phone: 208.576.3625 Email: kprewett@tollbrothers.com

### Property Information:

Subdivision Name: Rosti Farms Subdivision Phase: 6

Parcel Number(s): S0409120750

Approved Zoning: R3-PUD-DA Units per acre: 3.06

Total acreage of phase: 18.94 Total number of lots: 62

Residential: 58 Commercial: 0 Industrial: 0

Common lots: 4 Total acreage of common lots: 0.14 Percentage: 0.74%

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

Special Flood Hazard Area: total acreage N/A number of homes 0

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>57</u>	<u>58</u>
Number of Common Lots:	<u>5</u>	<u>4</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>7</u>	<u>7</u>

Amenities: Walking Path Walking Path

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

Subdivision Name: N/A Phase: \_\_\_\_\_

Special Flood Hazard Area: total acreage \_\_\_\_\_ number of homes \_\_\_\_\_

- 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 (√)
✓	Completed and signed copy of Final Plat Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	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"> <li>• Gross density of the phase of the Final Plat submitted</li> <li>• Lot range and average lot size of phase</li> <li>• Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>• List any specific approved building setbacks previously approved by Council.</li> </ul>	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
✓	Electronic copy of the Final landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight <b>design</b> and <b>location</b> 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	
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	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>	
✓	<p><b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b></p> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• 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.</li> </ul>	
	**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.*

*Kyle Prewett*

Applicant/Representative Signature

6/14/22

Date

# Toll Brothers®

## LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

May 31, 2022

City of Star  
Planning & Zoning  
P.O. Box 130  
Star, Idaho 83669

**RE: Rosti Farms Subdivision No. 6**

Dear Planning Staff,

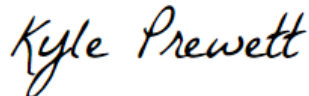
Attached for your review is the Final Plat application for Rosti Farms Subdivision No. 6. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat of Rosti Farms Subdivision.

Phase 6 of Rosti Farms Subdivision will include 58 single-family residential and 4 common lots on 18.94 acres. Gross density for this phase is 3.06 units per acre. Lot sizes range from 7,708 s.f – 23,335 s.f with an average lot size of 11,080 s.f.

Approved open space, consisting of 0.14 acres or 0.74% of total acreage in Phase 6, will include green space and a walking path. The main amenities for the community, including a pool, pool-house, playground area, and gazebo, are located in Phase 1.

Construction of Phase 6 will be in compliance with the approved Preliminary Plat. Thank you for your time and consideration of this Final Plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or my email at [kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com).

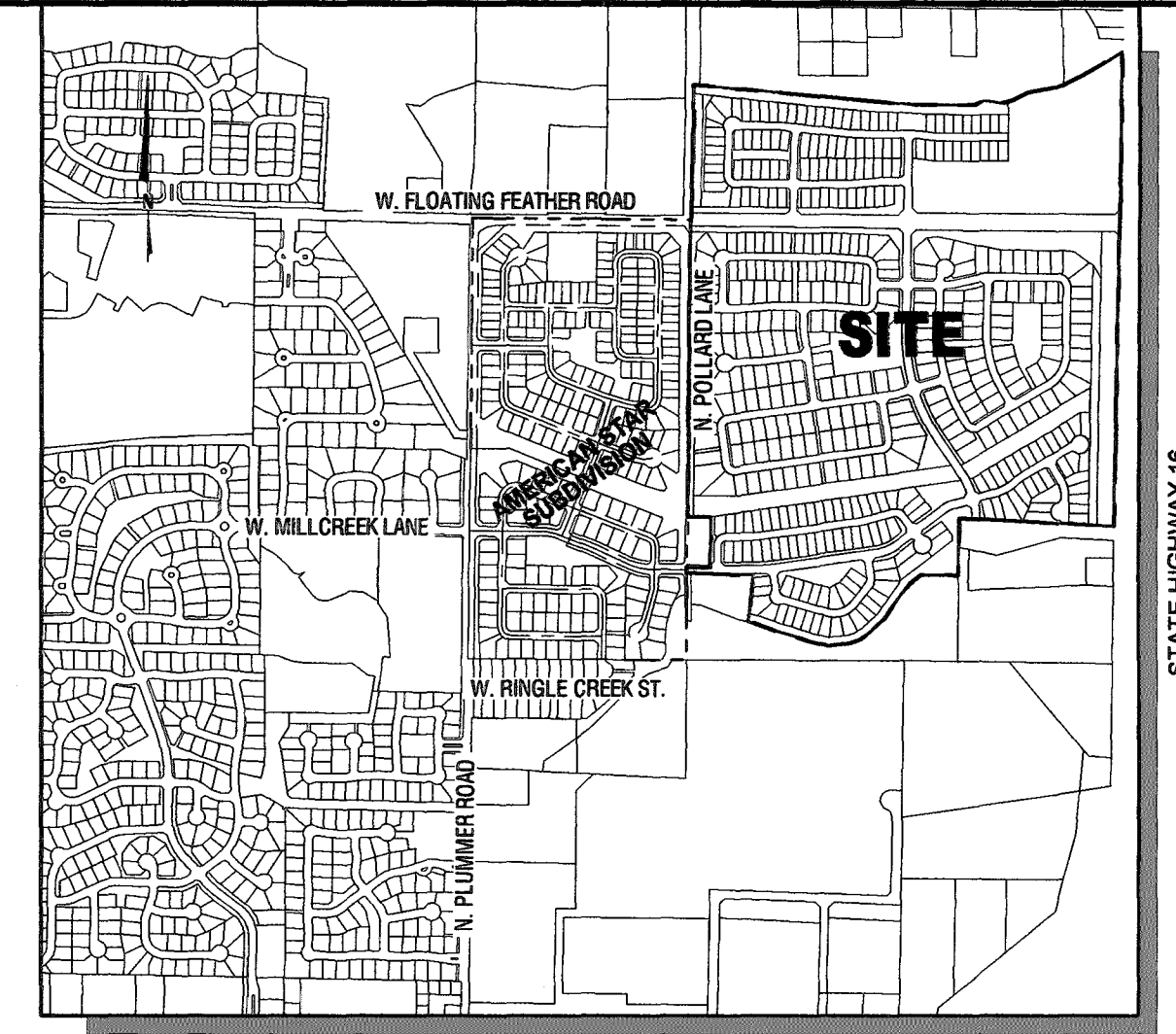
Sincerely,



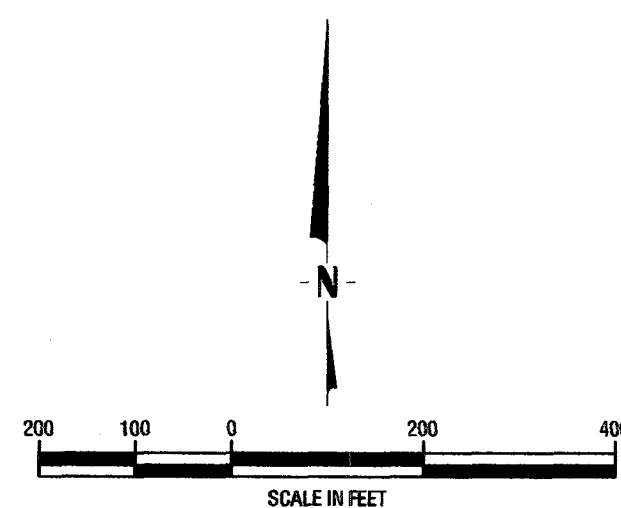
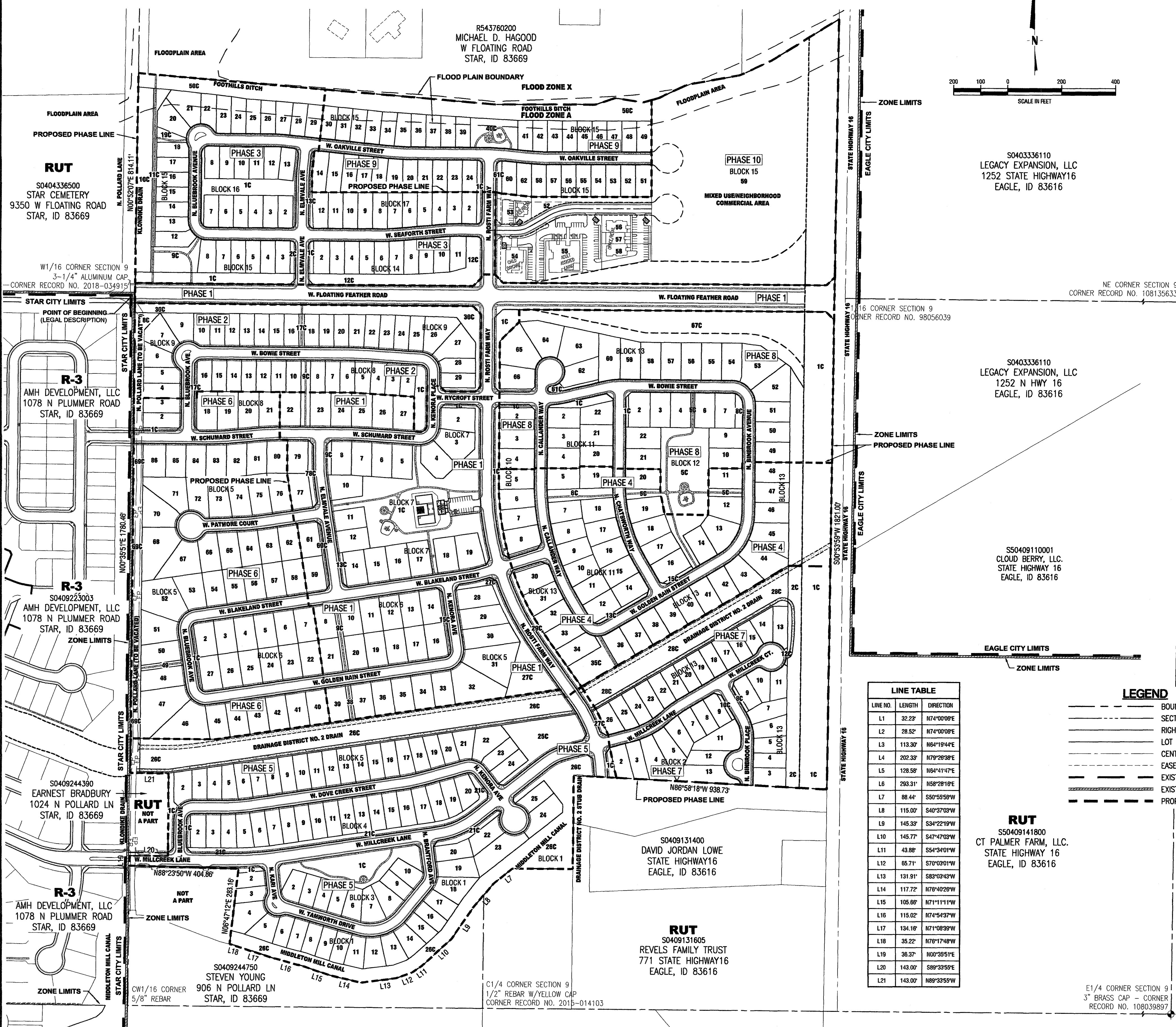
Kyle Prewett  
Assistant Land Entitlement Manager  
Toll Brothers

# PRELIMINARY PLAT REVISED ROSTI FARMS SUBDIVISION

A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09  
T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO



VICINITY MAP  
NOT TO SCALE



S0403336110  
LEGACY EXPANSION, LLC  
1252 STATE HIGHWAY 16  
EAGLE, ID 83616

S0403336110  
LEGACY EXPANSION, LLC  
1252 N HWY 16  
EAGLE, ID 83616

S50409110001  
CLOUD BERRY, LLC  
STATE HIGHWAY 16  
EAGLE, ID 83616

**RUT**  
S50409141800  
CT PALMER FARM, LLC  
STATE HIGHWAY 16  
EAGLE, ID 83616

S0409131400  
DAVID JORDAN LOWE  
STATE HIGHWAY 16  
EAGLE, ID 83616

**RUT**  
S0409131605  
REVELS FAMILY TRUST  
771 STATE HIGHWAY 16  
EAGLE, ID 83616

S0409244750  
STEVEN YOUNG  
906 N POLLARD LN  
STAR, ID 83669

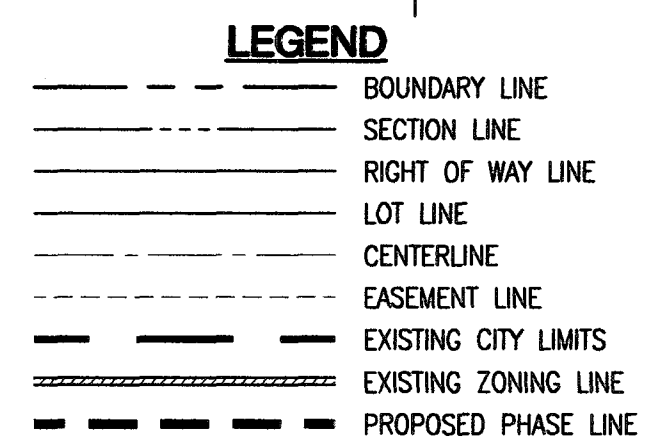
S0409244390  
EARNEST BRADBURY  
1024 N POLLARD LN  
STAR, ID 83669

S0409223003  
AMH DEVELOPMENT, LLC  
1078 N PLUMMER ROAD  
STAR, ID 83669

S0404336500  
STAR CEMETERY  
9350 W FLOATING ROAD  
STAR, ID 83669

**RUT**  
S0404336500  
STAR CEMETERY  
9350 W FLOATING ROAD  
STAR, ID 83669

LINE NO.	LENGTH	DIRECTION
L1	32.23	N74°00'00"E
L2	28.52	N74°00'00"E
L3	113.30	N64°19'44"E
L4	202.39	N78°28'38"E
L5	128.58	N64°41'47"E
L6	283.31	N58°28'19"E
L7	88.44	S50°55'59"W
L8	115.00	S40°37'03"W
L9	145.83	S34°22'19"W
L10	145.77	S47°47'02"W
L11	43.88	S54°34'01"W
L12	65.71	S70°03'01"W
L13	131.91	S83°03'43"W
L14	117.72	N78°40'28"W
L15	105.68	N71°11'11"W
L16	115.02	N74°54'37"W
L17	134.10	N71°08'39"W
L18	35.22	N78°17'48"W
L19	38.37	N00°35'51"E
L20	143.00	S89°33'59"E
L21	143.00	N89°33'59"W

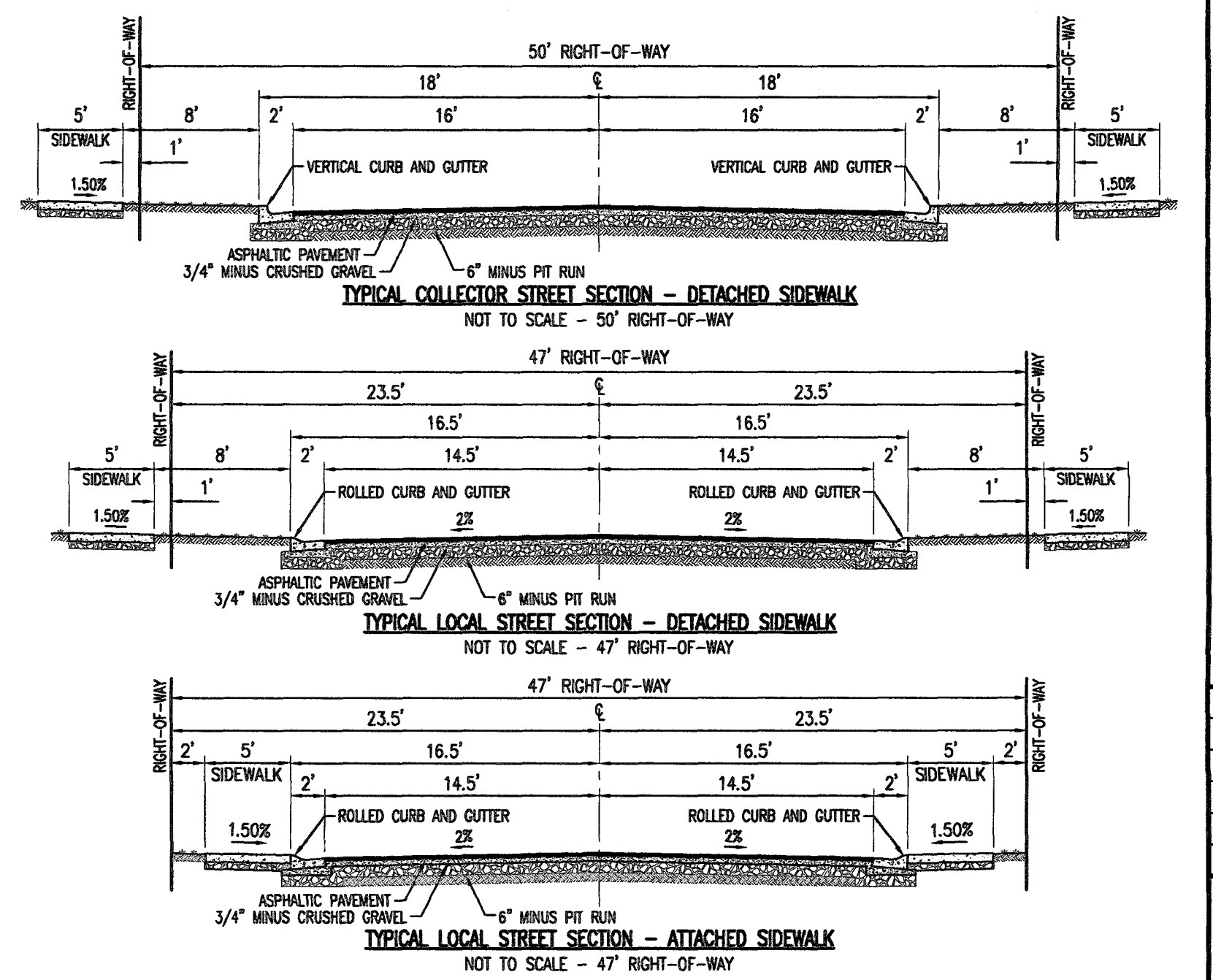


**PRELIMINARY PLAT NOTES**

- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130H, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR LOT LINE, AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
- THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
- IRRIGATION WATER SHALL BE PROVIDED FROM THE MIDDLETON MILL IRRIGATION DISTRICT AND FOOHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND THE INDIVIDUAL LOTS SHALL BE SUBJECT TO IRRIGATION WATER ASSESSMENTS.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED WITHIN THE PUD.
- LOTS 1, 25, AND 26, BLOCK 1; LOTS 1 AND 10, BLOCK 2; LOT 1, BLOCK 3; LOTS 1 AND 21, BLOCK 4; LOTS 1, 25, 26, 27, 38, 49, 60, 69 AND 78, BLOCK 5; LOTS 1, 9, AND 15, BLOCK 6; LOTS 1, 9, AND 13, BLOCK 7; LOTS 1, 8, 17, AND 30, BLOCK 8; LOTS 1, BLOCK 10; LOTS 1, 6 AND 13, BLOCK 11; LOTS 1, 5, 8, AND 15, BLOCK 12; LOTS 1, 2, 8, 12, 27, 28, 29, 35, 61 AND 67, BLOCK 13; LOTS 1 AND 12, BLOCK 14; LOTS 1, 2, 9, 10, 11, 19, 40, 50 AND 61, BLOCK 15; LOT 1, BLOCK 16; LOTS 1 AND 13, BLOCK 17. ARE OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE-FAMILY DWELLINGS, EXCEPT LOTS 53-59, BLOCK 15 WHICH MAY BE DEVELOPED AS MIXED USE.
- DIRECT LOT ACCESS TO N. POLLARD LANE, W. FLOATING FEATHER ROAD, AND STATE HIGHWAY 16 IS PROHIBITED.

**PRELIMINARY PLAT DATA**

<b>TOTAL ACRES</b>	171.70 AC	<b>USEABLE COMMON OPEN SPACE (15.30%)</b>	24.45 AC	<b>ZONING</b>	EXISTING: RUT/MU PROPOSED: R-3-PUD
SINGLE-FAMILY RESIDENTIAL	86.38 AC	DRAINAGE DISTRICT #2 DRAIN (MULTI-USE PATHWAY)	5.84 AC	<b>RESIDENTIAL DENSITY (DU/AC)</b>	2.75 (EXCLUDES MIXED USE AREA-16.97 AC.)
FUTURE MIXED USE COMMERCIAL AREA	16.97 AC	CENTRAL ANCHURY AREA (POOL FACILITY/PLAY EQUIP.)	2.92 AC	<b>LOT AREA DATA</b>	MINIMUM LOT SIZE 6,000 SF
PUBLIC RIGHT-OF-WAY	26.44 AC	POCKET PARK (PUBLIC SHELTER/PLAZA)	1.04 AC	<b>AVERAGE LOT SIZE</b>	8,832 SF
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC	PEDESTRIAN PATHWAY LOTS	0.94 AC	<b>SITE AMENITIES</b>	SWIMMING POOL FACILITY, (3) PLAYGROUND EQUIPMENT AREAS, (3) PICNIC GAZEBO AREAS, (2) MULTI-USE PATHWAYS, (1) PLAZA/PICNIC SHELTER SITTING AREA, AND MICRO-PATHS
FUTURE STATE HWY 16 RIGHT-OF-WAY (SOUTH OF FLOATING FEATHER)	4.30 AC	COMMON LOT WITH PATHWAY	0.65 AC	<b>ADDITIONAL COMMON OPEN SPACE</b>	8.00 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC	EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)	1.82 AC	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC
<b>TOTAL LOTS</b>	493	POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY	1.38 AC	END BLOCK BUFFERS	1.27 AC
SINGLE-FAMILY RESIDENTIAL LOTS	426	NORTH ANCHURY COMMON LOT (PLAY EQUIP.)	0.44 AC	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC
MIXED-USE LOTS (COMMERCIAL AREA)	7	LINEAR OPEN SPACE (NORTH)	0.59 AC	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	0.25 AC
OPEN SPACE LOTS	60	PEDESTRIAN PATHWAYS/OPEN AREA	0.50 AC	<b>TOTAL COMMON OPEN SPACE</b>	32.45 AC
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%	MILLCREEK LANE COLLECTOR BUFFERS	1.06 AC	<b>TOTAL COMMON OPEN SPACE PERCENTAGE</b>	20.43%
MIXED-USE AREA PERCENTAGE	9.88%	ROSTI FARM WAY COLLECTOR BUFFERS	3.90 AC	<b>ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT:</b>	158.85 AC
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%	FLOATING FEATHER/ROSTI FARM BUFFERS	1.37 AC	(EXCLUDES SH-16 R-O-W = 6.69 AC. & FLOATING FEATHER R-O-W = 5.16 AC.)	
OPEN SPACE/COMMON PERCENTAGE	18.90%	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC		
<b>SINGLE FAMILY LOT DISTRIBUTION</b>	426	<b>ADDITIONAL COMMON OPEN SPACE</b>	8.00 AC		
55' WIDE LOTS	(57.04%) 243	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC		
75' WIDE LOTS	(42.96%) 183	END BLOCK BUFFERS	1.27 AC		
		CLU-DE-SAC BUFFER	0.01 AC		
		STORM DRAIN LOTS	0.61 AC		
		KLONDIKE DRAIN LOT	0.89 AC		
		FOOTHILLS DITCH LOT	2.63 AC		



**OWNERS OF RECORD**  
SAM AND KARI ROSTI  
SAMUEL J. ROSTI  
ROSTI LAND, LLC  
1466 N. POLLARD ROAD  
STAR, IDAHO 83669  
PHONE: (208) 980-0384

**DEVELOPER**  
TOLL SOUTHWEST, LLC  
3103 W. SHERMAN DRIVE, SUITE 100  
MERIDIAN, IDAHO 83842  
PHONE: (208) 454-0020

**PLANNER**  
BECKY MCKAY  
ENGINEERING SOLUTIONS  
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**REGISTERED ENGINEER**  
KYLEEN M. STRASSER  
STATE OF IDAHO  
No. 1029 N. ROSARIO STREET, SUITE 100  
MERIDIAN, IDAHO 83842  
PHONE: (208) 938-0880 FAX: (208) 938-0841

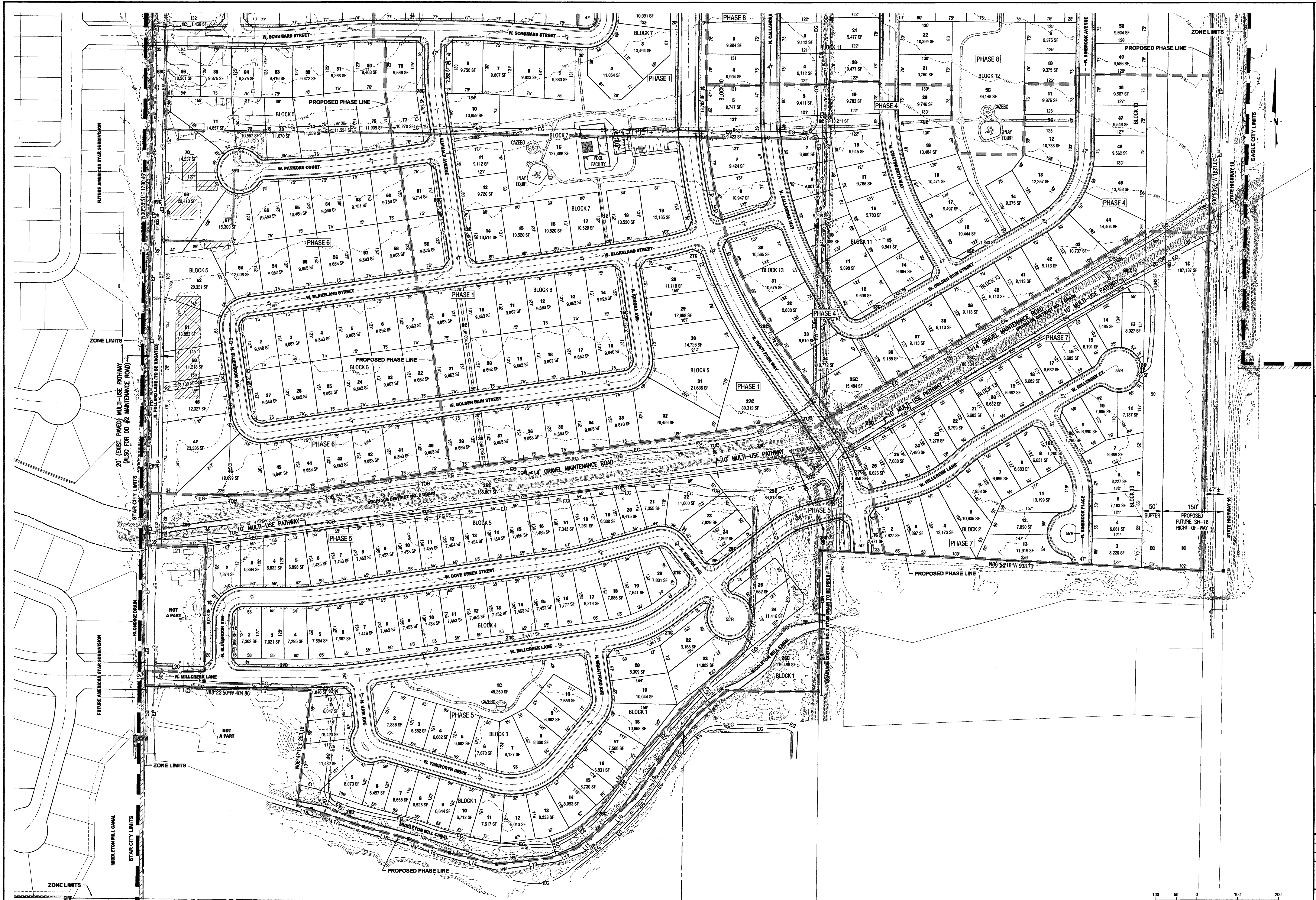
**ENGINEERING SOLUTIONS**

**ROSTI FARMS SUBDIVISION**  
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09, T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO

**PRELIMINARY PLAT**

DATE ISSUED: 02/09/2020  
PROJECT NO.: 190515  
DWG. FILE: 190515-P-PREL.dwg  
SCALE: AS SHOWN  
DRAWN BY: KDM  
CHECKED BY: BZM

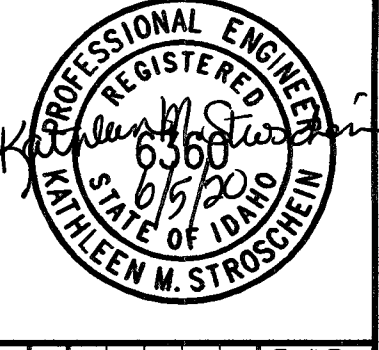
**PP-01**  
SHEET 1 OF 3



**OWNERS OF RECORD**  
 SAM AND KARI ROSTI  
 SAMUEL J. ROSTI  
 ROSTI LAND, LLC  
 1460 N. POLAR ROAD  
 STAR, IDAHO 83689  
 PHONE (208) 890-0884

**DEVELOPER**  
 TOLL SOUTHWEST, LLC  
 3103 W. SHERRY DRIVE, SUITE 100  
 MERIDIAN, IDAHO 83642  
 PHONE (208) 464-6220

**PLANNER**  
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 FAX (208) 938-0841  
 EMAIL: beckym@engsol.org



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REV.	01/08/20	KDH
2	PRELIMINARY PLAN REV.	06/02/20	RLS

**ENGINEERING SOLUTIONS, LP**  
 1029 N. ROSARIO STREET, SUITE 100  
 MERIDIAN, IDAHO 83642  
 PHONE (208) 938-8980 FAX (208) 938-0841

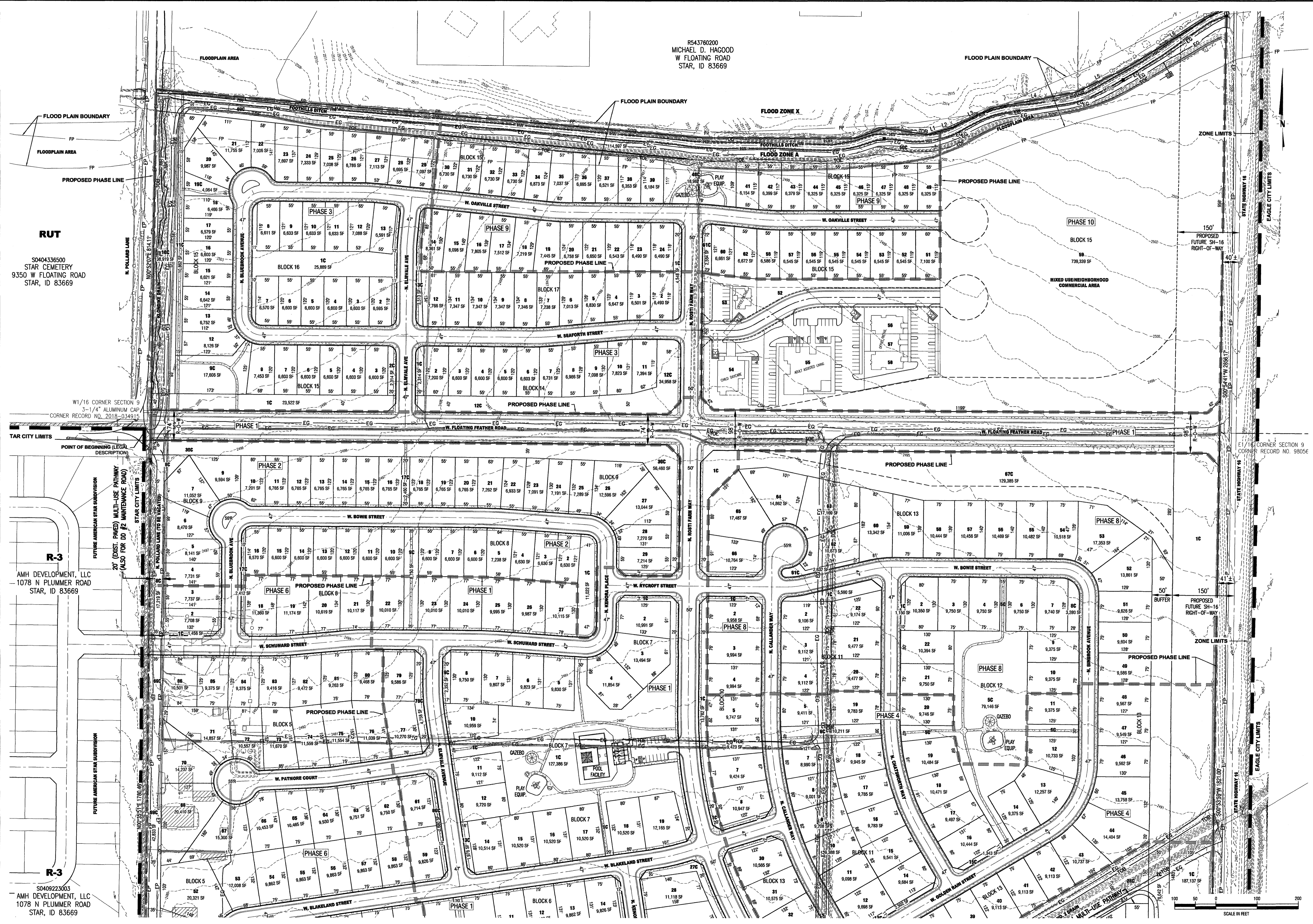
**ROSTI FARMS SUBDIVISION**  
 A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 08, T.4N., R.1W., B.M.  
 PRELIMINARY PLAN

DATE ISSUED: 02/03/2020  
 PROJECT NO.: 190515  
 DWG. FILE: 190515-P-PREL.dwg  
 SCALE: AS SHOWN  
 DRAWN BY: KDH  
 CHECKED BY: BZM

**PP-02**  
 SHEET 2 OF 3



R543760200  
MICHAEL D. HAGOOD  
W FLOATING ROAD  
STAR, ID 83669



**RUT**  
S0404336500  
STAR CEMETERY  
9350 W FLOATING ROAD  
STAR, ID 83669

**R-3**  
AMH DEVELOPMENT, LLC  
1078 N PLUMMER ROAD  
STAR, ID 83669

**R-3**  
S0409223003  
AMH DEVELOPMENT, LLC  
1078 N PLUMMER ROAD  
STAR, ID 83669

**OWNERS OF RECORD**  
SAM AND KARI ROSTI  
SAMUEL J. ROSTI  
ROSTI LAND, LLC  
1460 N. POLLARD ROAD  
STAR, ID 83669  
PHONE: (208) 860-0884

**DEVELOPER**  
TOLL SOUTHWEST, LLC  
3103 W. SHERIDAN DRIVE, SUITE 100  
MERIDIAN, IDAHO 83842  
PHONE: (208) 467-0020

**PLANNER**  
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PHONE: (208) 939-0980  
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NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REV.	01/08/2021	KOH
2	PRELIMINARY PLAN REV.	08/05/2020	RLS

**ENGINEERING SOLUTIONS, LP**  
1029 N. ROSARIO STREET, SUITE 100  
MERIDIAN, IDAHO 83842  
PHONE: (208) 939-0980 FAX: (208) 938-0941

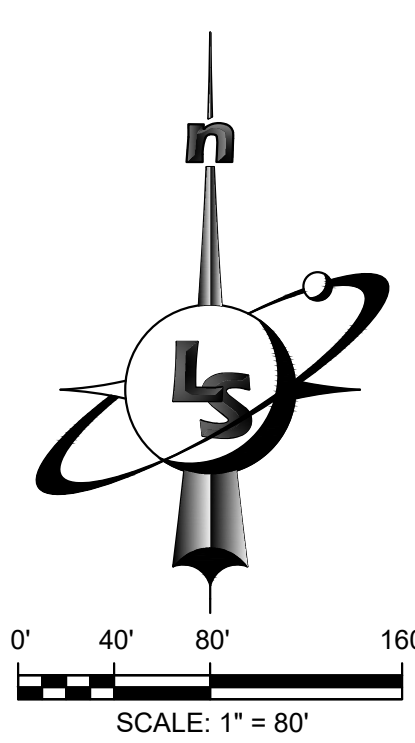
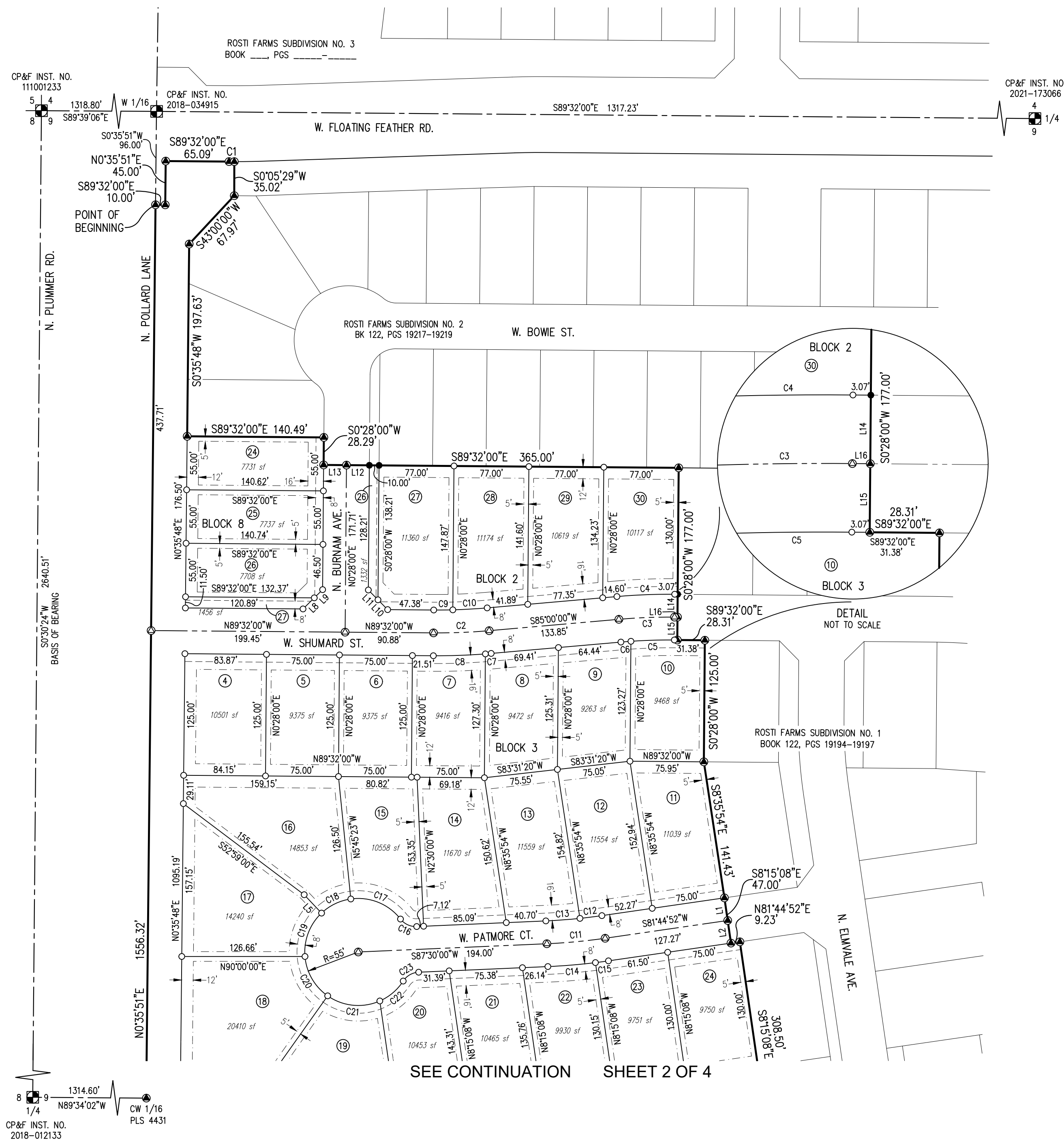
**ROSTI FARMS SUBDIVISION**  
A PORTION OF THE NE 1/4 OF SECTION 09, T.4N., R.1W., B.M.  
**PRELIMINARY PLAT**

DATE ISSUED: 02/03/2020  
PROJECT NO.: 190515  
DWG. FILE: 190515-P-PREL.dwg  
SCALE: AS SHOWN  
DRAWN BY: KOH  
CHECKED BY: BZM

**PP-03**  
SHEET 3 OF 3

# ROSTI FARMS SUBDIVISION NO. 6

LOCATED IN THE E 1/2 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.  
CITY OF STAR, ADA COUNTY, IDAHO  
2022



LEGEND	
	SUBDIVISION BOUNDARY
	SECTION LINE
	CENTERLINE
	LOT LINE
	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
	EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. _____
	OTHER EASEMENT LINE AS NOTED
	FOUND ALUMINUM CAP MONUMENT
	SET 5/8"x30" REBAR w/PLASTIC CAP
	SET 1/2"x24" REBAR w/PLASTIC CAP
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	LOT NUMBER

### NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOT 26, BLOCK 2; LOT 34, BLOCK 3; LOT 20, BLOCK 6 AND LOT 27, BLOCK 8 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY HEIRLOOM RIDGE HOMEOWNERS ASSOCIATION, INC., OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- 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 WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2020-156437, RECORDS OF ADA COUNTY, IDAHO.
- PORTIONS OF LOT \_\_\_\_\_ AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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.
- 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.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2021-176543, ADA COUNTY RECORDS, AND AS MAY BE AMENDED.

SEE SHEET 2 OF 4 FOR CURVE AND LINE DATA

### SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF ROSTI FARMS SUBDIVISION NO. 1, ROSTI FARMS SUBDIVISION NO. 2, ROSTI FARMS SUBDIVISION NO. 3, ROSTI FARMS SUBDIVISION NO. 5, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, 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.



SEE CONTINUATION SHEET 2 OF 4

**Toll Brothers** AMERICA'S LUXURY HOME BUILDER® **LandSolutions** Land Surveying and Consulting  
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# ROSTI FARMS SUBDIVISION NO. 6

LOCATED IN THE E 1/2 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.  
CITY OF STAR, ADA COUNTY, IDAHO  
2022



### LEGEND

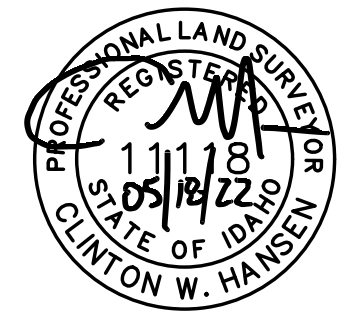
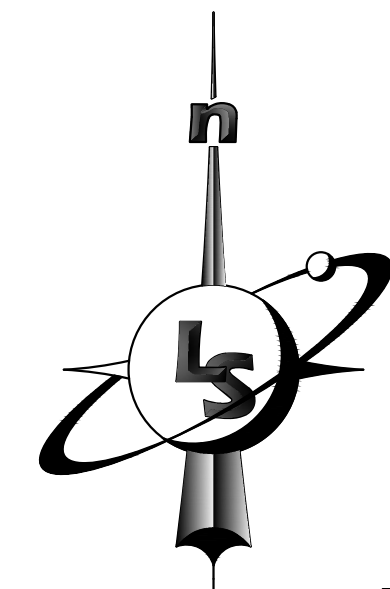
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. \_\_\_\_\_
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- LOT NUMBER

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.50'	N81°5'08"W
L2	23.50'	N81°5'08"W
L3	23.50'	N81°5'08"W
L4	23.50'	N81°5'08"W
L5	26.00'	S43°23'11"E
L6	23.50'	N81°5'08"W
L7	23.50'	N81°5'08"W
L8	16.26'	N45°28'00"E
L9	12.02'	N45°28'00"E
L10	14.14'	S44°32'00"E
L11	14.14'	S44°32'00"E
L12	23.50'	N89°32'00"W
L13	23.50'	N89°32'00"W
L14	23.50'	N0°28'00"E
L15	23.50'	N0°28'00"E
L16	3.07'	N89°32'00"W
L17	253.70'	N81°5'08"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	5.44'	837.00'	0°22'20"	S89°43'10"E	5.44'
C2	57.25'	600.00'	5°28'00"	N87°44'00"E	57.22'
C3	57.25'	600.00'	5°28'00"	S87°44'00"W	57.22'
C4	59.49'	623.50'	5°28'00"	S87°44'00"W	59.47'
C5	44.61'	576.50'	4°26'02"	S88°14'59"W	44.60'
C6	10.39'	576.50'	1°01'58"	S85°30'59"W	10.39'
C7	5.93'	623.50'	0°32'42"	N85°16'21"E	5.93'
C8	53.56'	623.50'	4°55'18"	N88°00'21"E	53.54'
C9	19.63'	576.50'	1°57'03"	N89°29'28"E	19.63'
C10	35.38'	576.50'	3°30'57"	N86°45'28"E	35.37'
C11	60.24'	600.00'	5°45'08"	N84°37'26"E	60.21'
C12	22.74'	576.50'	2°15'35"	N82°52'39"E	22.74'
C13	35.14'	576.50'	3°29'34"	N85°14'38"E	35.14'
C14	49.10'	623.50'	4°30'43"	N85°14'38"E	49.09'
C15	13.50'	623.50'	1°14'27"	N82°22'03"E	13.50'
C16	19.04'	20.00'	54°32'58"	S65°13'31"E	18.33'
C17	57.68'	55.00'	60°05'28"	N67°59'46"W	55.08'
C18	33.93'	55.00'	35°20'41"	S64°17'10"W	33.39'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	49.39'	55.00'	51°27'08"	S20°53'15"W	47.75'
C20	48.24'	55.00'	50°14'57"	S29°57'47"E	46.70'
C21	56.28'	55.00'	58°37'39"	S84°24'06"E	53.86'
C22	32.00'	55.00'	33°20'03"	N49°37'03"E	31.55'
C23	19.04'	20.00'	54°32'58"	S60°13'31"W	18.33'
C24	78.54'	50.00'	90°00'00"	S36°44'52"W	70.71'
C25	15.94'	26.50'	34°28'28"	S64°30'38"W	15.71'
C26	25.68'	26.50'	55°31'32"	S19°30'38"W	24.69'
C27	23.49'	73.50'	18°18'37"	S72°35'33"W	23.39'
C28	56.34'	73.50'	43°55'12"	S41°28'38"W	54.97'
C29	35.62'	73.50'	27°46'11"	S5°37'57"W	35.28'
C30	78.54'	50.00'	90°00'00"	S53°15'08"E	70.71'
C31	25.68'	26.50'	55°31'32"	S36°00'55"E	24.69'
C32	15.94'	26.50'	34°28'28"	S81°00'55"E	15.71'
C33	45.15'	73.50'	35°11'55"	S25°51'06"E	44.45'
C34	55.19'	73.50'	43°01'32"	S64°57'50"E	53.91'
C35	15.11'	73.50'	11°46'33"	N87°38'08"E	15.08'

SEE SHEET 1 OF 4 FOR PLAT NOTES



**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 ROSTI FARMS SUBDIVISION NO. 6;

A PARCEL BEING A PORTION OF THE E ½ OF THE NW ¼ OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 9, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW ¼ OF SAID SECTION 9 (W ¼ CORNER) BEARS S 0°30'24" W A DISTANCE OF 2640.51 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 9 S 89°39'06" E A DISTANCE OF 1318.80 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE E ½ OF THE NW ¼ OF SAID SECTION 9;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID E ½ OF THE NW ¼ S 0°35'51" W A DISTANCE OF 96.00 FEET TO A 5/8 INCH DIAMETER IRON PIN MONUMENT MARKING THE SOUTHWESTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 3, AS SHOWN IN BOOK \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO, THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 89°32'00" E A DISTANCE OF 10.00 FEET TO A POINT;
- THENCE N 0°35'51" E A DISTANCE OF 45.00 FEET TO A POINT;
- THENCE S 89°32'00" E A DISTANCE OF 65.09 FEET TO A POINT OF CURVATURE;

THENCE A DISTANCE OF 5.44 FEET ALONG THE ARC OF AN 837.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 0°22'20" AND A LONG CHORD BEARING S 89°43'10" E A DISTANCE OF 5.44 FEET TO THE NORTHWESTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 2, AS SHOWN IN BOOK 122 OF PLATS ON PAGES 19217 THROUGH 19219, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3, AND ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 2 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 0°05'29" W A DISTANCE OF 35.02 FEET TO A POINT;
- THENCE S 43°00'00" W A DISTANCE OF 67.97 FEET TO A POINT;
- THENCE S 0°35'48" W A DISTANCE OF 197.63 FEET TO A POINT;
- THENCE S 89°32'00" E A DISTANCE OF 140.49 FEET TO A POINT;
- THENCE S 0°28'00" W A DISTANCE OF 28.29 FEET TO A POINT;

THENCE S 89°32'00" E A DISTANCE OF 365.00 FEET TO THE NORTHWESTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 1, AS SHOWN IN BOOK 122 OF PLATS ON PAGES 19194 THROUGH 19197, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 2, AND ALONG THE WESTERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 0°28'00" W A DISTANCE OF 177.00 FEET TO A POINT;
- THENCE S 89°32'00" E A DISTANCE OF 28.31 FEET TO A POINT;
- THENCE S 0°28'00" W A DISTANCE OF 125.00 FEET TO A POINT;
- THENCE S 8°35'54" E A DISTANCE OF 141.43 FEET TO A POINT;
- THENCE S 8°15'08" E A DISTANCE OF 47.00 FEET TO A POINT;
- THENCE N 81°44'52" E A DISTANCE OF 9.23 FEET TO A POINT;
- THENCE S 8°15'08" E A DISTANCE OF 308.50 FEET TO A POINT;
- THENCE N 81°44'52" E A DISTANCE OF 15.00 FEET TO A POINT;

THENCE S 8°15'08" E A DISTANCE OF 441.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 5, AS SHOWN IN BOOK \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 1, AND ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 5 THE FOLLOWING COURSES AND DISTANCES:

- THENCE S 81°44'52" W A DISTANCE OF 430.46 FEET TO A POINT;
- THENCE N 89°24'12" W A DISTANCE OF 313.39 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID E ½ OF THE NW ¼;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 5, AND ALONG SAID WESTERLY BOUNDARY N 0°35'51" E A DISTANCE OF 1556.32 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 18.94 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT 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 \_\_\_\_\_

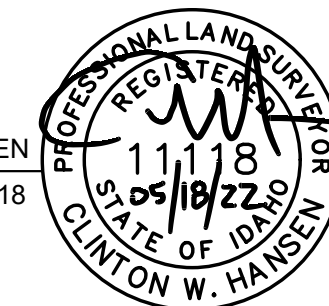
RESIDING AT \_\_\_\_\_

\_\_\_\_\_  
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

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

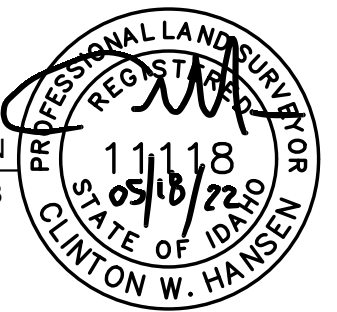
STATE OF IDAHO }  
COUNTY OF ADA } S.S.      INSTRUMENT NO. \_\_\_\_\_

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





Ada County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # \_\_\_\_\_

Conditional/Accessory Use # \_\_\_\_\_

Preliminary / Final / Short Plat FP-22-17

Development Name/Section Rosti Farms 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. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - community sewage system
  - interim sewage
  - central water
  - individual sewage
  - individual water
  - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - sewage dry lines
  - central water
  - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - swimming pools or spas
  - beverage establishment
  - grocery store
  - child care center
- 14. \_\_\_\_\_

Reviewed By: Rowena Date: 10/21/22

## Shawn Nickel

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**From:** Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Sent:** Wednesday, November 2, 2022 4:16 PM  
**To:** Barbara Norgrove; Shawn Nickel  
**Subject:** RE: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 6  
**Attachments:** 12-4-2019 Rosti Farm Subdivision ITD TIS Acceptance Letter.pdf

Good afternoon,

Rosti Farms Subdivision's developer shall adhere to all previously approved permits and/or conditions. Attached is a copy of the development memo conditions for your reference.

ITD has no further comments at this time.

Thank you,

Wendy

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**From:** Barbara Norgrove <bnorgrove@staridaho.org>  
**Sent:** Tuesday, October 18, 2022 11:59 AM  
**To:** jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; chopper@canyonhd4.org; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@starfirerescue.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@starfirerescue.org; Horner Marci <Horner.Marci@westada.org>; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; Julissa Wolf <jwolf@baileyengineers.com>; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; gmprdjulie@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; Richard Girard <rgirard@staridaho.org>; Kerry.schmidt@intgas.com; Chris Todd <ctodd@staridaho.org>; John Tensen <jtensen@staridaho.org>; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Wendy Howell <Wendy.Howell@itd.idaho.gov>  
**Cc:** Shawn Nickel <snickel@staridaho.org>  
**Subject:** FW: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 6

**CAUTION:** This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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**Subject:** Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 6

Please see attached Agency Transmittal for Rosti Farms Subdivision Final Plat Phase 6, located in Star, Ada County.

Thanks.