

## **CITY OF STAR**

## LAND USE STAFF REPORT

**TO:** Mayor & Council

FROM: City of Star - Planning & Zoning Department Shar 1. Mach

**MEETING DATE:** February 18, 2023

FILE(S) #: FP-24-18, Final Plat, Rosti Farms Subdivision Phase 8

#### **REQUEST**

Applicant is seeking approval of a Final Plat for Rosti Farms Subdivision Phase 8, consisting of 36 residential lots and 5 common lots on 17.66 acres. The property is located at 1460 N. Pollard Lane in Star, Idaho. Ada County Parcel Number S0409120600.

#### **APPLCIANT/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 8

Acres - 17.66 acres

Residential Lots - 36 Common Lots - 5 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 September 2, 2022 Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on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. November 15, 2022 Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 6. (FP-21-17). Phase 6 included 58 residential lots and 4 common lots on 18.94 acres. March 7, 2023 Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 7. (FP-22-30). Phase 7 included 31 residential lots and 4 common lots on 12.49 acres.

#### **GENERAL DISCUSSION**

The Final Plat layout for Phase 8 generally complies with the approved Preliminary Plat. Including Phase 8, there will be a total of 383 lots platted, leaving 43 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
- <u>Interior Setbacks: 5 feet (for one and two-stories) Deviation from current standards</u>
- Local Street Side Setbacks: 20 feet
- Street Landscape Buffers:
  - Arterial Roadway: 35 feetState Highway 16: 50 feet
  - o 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 8 is 2.03 du/acre, with lots ranging in size from 7,800 square feet to 15,491 square feet with an average buildable lot of 9,859 square feet.

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

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

<u>Mailbox Clusters</u> – 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.

The Unified Development Code Section 8-4A-21: states that All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times. The administrator may issue a letter of violation to the HOA when any mailbox cluster or cover falls into disrepair. Maintenance shall be included in the CC&R's. A turnout shall be installed adjacent to the mailbox cluster to provide community access, if approved by the transportation authority and postmaster. The design shall be included as part of the preliminary plat submittal.



Section 8-3B-3 of the Unified Development Code sets forth additional residential district standards in the City of Star.

J. Additional residential standards applying to all new residential subdivisions:

#### 1. Residential Elevations:

- i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.
- ii. Single-Family Residential Building Front and Side Elevation Minimum Standards. These standards shall be reviewed for compliance with all submitted residential building permits under the Building Zoning Certificate process. Council may adopt these standards as part of a development agreement or preliminary plat approval. The following minimum standards shall be applied to all new residential structure elements in all zones:
  - Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. <u>A minimum of three (3) architectural</u> <u>elements shall be provided for all single-family residential</u> <u>structures.</u> These elements shall include, but are not limited to, shingled, horizontal or vertical siding, stone or brick highlights, garage door windows or hardware, colored window frames, or other architectural treatments deemed appropriate by the administrator.

Section 8-3B-3 designates EXTERIOR ARCHITECTURAL ELEMENTS:



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.

- 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
- 4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance.

  These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.
- 5. Additional landscaping buffers may also be required.
- 2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

#### a. <u>1 to 50 units = minimum of 5 architectural styles</u> and/or floorplans

- b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
- c. 101 and over units = minimum of 10 architectural styles and/or floorplans
- 3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

Irrigation and drainage ditches shall not be covered, tiled or re-routed as part of any new residential development unless specifically approved by Council and the applicable irrigation and/or drainage district. Perforated piping may be considered as an option if tiling is allowed.

**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.

<u>Sidewalks</u> – Sidewalks are proposed to be 5 foot wide and detached throughout the development.

<u>Landscaping</u> - 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 January 27, 2025.

DEQ February 5, 2025 ITD February 4, 2025

#### **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**

#### **Conditions Included in the Findings of Fact or Development Agreement.**

- 1. Commercial uses may include those listed in the attached Exhibit A.
- 2. Any future multi-family use will require Council approval of a conditional use permit.
- 3. Developer has set aside extra land to accommodate potential roadway right-of-way needs. If at any point prior to proceeding with the applicable phase, ITD confirms less right-of-way is needed for adjacent roadways (for example, because right-of-way and funding have not been secured for the proposed interchange or because the intersection design has changed), then Developer may proceed with an alternate layout to utilize the available land similar to the concept shown on the attached Exhibit B.
- 4. Developer has set aside 4.23 acres for neighborhood commercial and 12.73 acres for mixed use development in Phase 10. If market conditions or transportation access conditions do not support the larger mixed-use area, then Developer may request the City to approve an amended plat of the mixed-use area to provide additional residential lots.
- 5. Applicant shall retain trees along the northern boundary of the development when possible.
- Fencing in the back yards of the homes adjacent to the irrigation and drainage ditches shall be required to be open fencing, to comply with UDC standards for fencing.
- 7. Council has approved for the following as part of the preliminary plat:
  - a. Interior side yard setbacks are a minimum of 5 feet for all structures.

#### **Conditions Specific to Signature of Final Plat.**

- 1. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior** to signature of the final plat.
- 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 \$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 7 has 31 residential lots for a fee of \$73,911.96 (36 x \$2053.11).

#### **Additional Conditions of Approval.**

- 1. 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.
- 2. The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.

- 3. All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.
- 4. The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.
- 5. 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. Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.
- 6. All streets shall have a minimum street width of 36' and shall be constructed to HD#4/ACHD standards.
- 7. 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.
- 8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including 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. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
- 9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
- 10. 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.
- 11. 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)
- 12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.

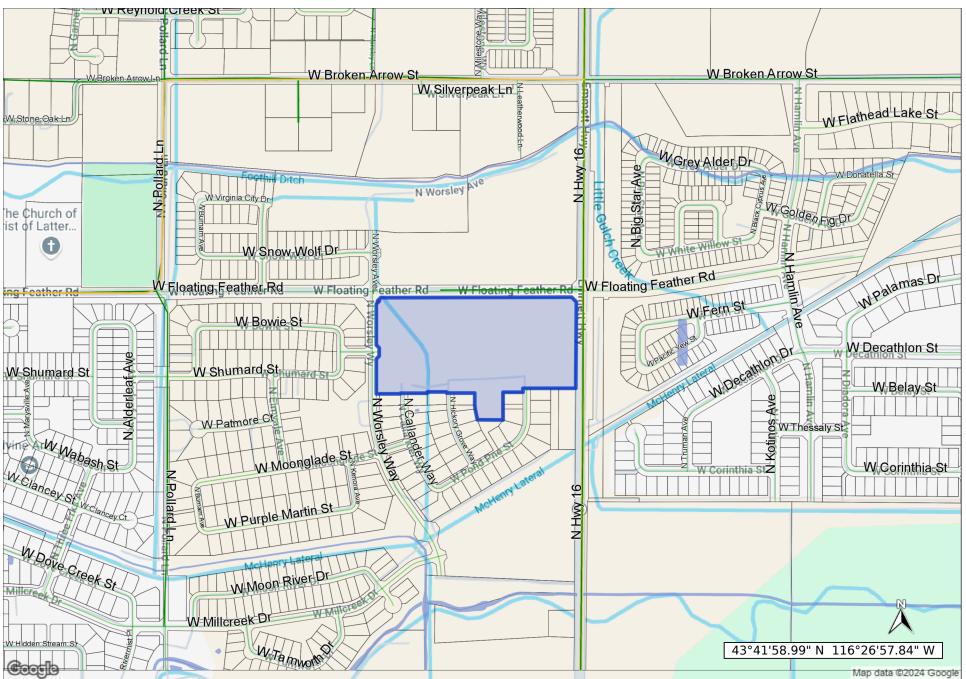
- 13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
- 14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
- 15. 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.)
- 16. 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.
- 17. 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.
- 18. A separate sign application is required for any subdivision sign.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. All common areas shall be maintained by the Homeowners Association.
- 23. 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.**
- 24. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
- 25. Any additional Condition of Approval as required by Staff and City Council.

		COUNCIL DECISION
The Star City Council on	. 2025.	_ File # FP-24-18 Rosti Farms Subdivision, Final Plat, Phase 8



# **Rosti Farms Subdivision No. 8**

Vicinity Map





#### PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

December 2, 2024

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

RE: Rosti Farms Subdivision No. 8 - Final Plat

Dear Planning Staff,

On behalf of Toll Southwest LLC, please accept for your review a Final Plat application for Rosti Farms Subdivision No. 8. 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.

Rosti Farms No. 2 is located at 0 W Rosti Farms St., Star, Idaho 83669, in a portion of the W ½ of the NW ¼ of Section 9, Township 4 North, Range 1 West, Boise Meridian, City of Star, County of Ada, State of Idaho, parcel number S0409120600.

Phase 8 of Rosti Farms Subdivision will include 36 single-family residential lots and 5 common lots on 17.66 acres. The gross density of the phase is 2.03 dwelling units per acre. Lot sizes range from 7,800 SF to 15,491 SF with an average lot size of 9,859 SF.

Open space consists of 3.04 acres (40.6%) of the Phase and will include green space and walking paths. The main amenity for the community, including a pool, pool house, playground area, and gazebo, is located in Phase 1.

The approved setback and dimensional standards per Rosti Farms Subdivision Development Agreement, are as follows:

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from Back of Sidewalk or Property Line): 20 Feet
- Rear Setbacks: 15 Feet
- Interior Setbacks: 5 Feet (For One and Two-Stories)
- Local Street Side Setbacks: 20 Feet
- Street Landscape Buffers:
  - o Arterial Roadway: 35 Feet
  - o State Highway 16: 50 Feet
  - o Residential Collectors: 20 Feet
- Maximum Building Height: 35 Feet
- Minimum Lot Size: 5,823 SF
- Average Lot Size: 8,790 SF

Construction of Phase 8 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 <a href="mailto:kprewett@tollbrothers.com">kprewett@tollbrothers.com</a>.



PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Respectfully Submitted,

Kyle Prewett

Kyle Prewett

Land Entitlement Manager, Idaho

**Toll Brothers** 





# **FINAL PLAT APPLICATION**

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

FUENO FD 04.47	
FILE NO.: <u>FP-24-17</u>	_
Date Application Received: 12-03-2024	Fee Paid: <u>\$2710.00</u>
Processed by: City: BN	

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: mtaylor1@tollbrothers.co	<u>m</u>
Owner Name: Toll Southwest LLC	
Owner Address: Email:	· 
Representative (e.g., architect, engineer, developer):  Contact: Kyle Prewett Firm Name:  Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID	Toll Brothers
Phone: 208.576.3625 Email: kprewett@tollbrothers.c	com
Property Information:	
Subdivision Name: Rosti Farms Subdivision	Phase: <u>8</u>
Parcel Number(s): <u>S0409120600</u>	
Approved Zoning: R3-PUD-DA Units per	r acre:
Total acreage of phase: <u>17.66</u> Total nur	mber of lots: 41
Residential: <u>36</u> Commercial: <u>0</u>	Industrial:0
Common lots:5 Total acreage of common lots: _	7.40 Percentage: 41.9
Percent of common space to be used for drainage: $\underline{6.44}$	Acres:0.48
Special Flood Hazard Area: total acreage N/A	number of homes $\underline{0}$
Changes from approved preliminary plat pertaining to this	phase:
Preliminary Plat	Final Plat
Number of Residential Lots:35	36
Number of Common Lots:7	5
Number of Commercial Lots:0	0
Roads:5	5

Amenities	s:Wa	lking Path	Walking Path	
Flood Zo	one Data: (This Inf	o Must Be Filled Out (	Completely Prior to Acceptance):	
1004 20	no Bata. (Tino iiii	o made Bo i mad out		
Subdivi	sion Name:	N/A	Phase:	
Special	Flood Hazard Area	a: total acreage	number of homes	
v tl	which the property o	or properties are located where two or more floo	ocumenting the current flood zone in d. The boundary line must be drawn od zones intersect over the property of	
F F	FIRM effective date Flood Zone(s): Zone	(s): mm/dd/year e X, Zone A, Zone AE, .	Zone AH, etc.:	<del></del>
		bject to change by FEM er 10 of the Star City Co	IA and all land within a floodplain is ode.	
	ion Requirements			
	(Applications are requ	red to contain <u>one</u> copy of t	he following unless otherwise noted.)	
Applicant (√)		Descrip	tion	Staff (√)
<b>V</b>	Completed and signe	ed copy of Final Plat Applica	tion	BN
<b>~</b>	electronically with crewill apply to all electr	edit card. Please call City for onic payments.	es may be paid in person with check or relectronic payment. Additional service fee	BN
<b>~</b>	with the approved Princlude the following:  • Gross densit	eliminary Plat and Condition y of the phase of the Final F	of compliance (or substantial compliance) as of Approval. The letter of intent shall	BN
	<ul><li>Description of percentage of List any specific</li></ul>	of overall open space, numb cific approved building setba	ng provided in the submitted phase including er and type of approved amenities cks previously approved by Council.	
<b>/</b>	seal and closure she	et)	ty (word.doc and pdf version with engineer's	DN
		rrent recorded warranty dee		BN
<b>✓</b>	statement (affidavit o		er of the property, an <b>original</b> notarized ner stating the applicant and/or ation.	BN
<b>V</b>	Electronic copy of su	bdivision name approval fro	m Ada County Surveyor's office.	BN
<b>✓</b>	County Street Namin	g	val or proof of submittal request from Ada	BN
<b></b>		cinity map showing the locat		BN
<del></del>		per copy of the Final Plat & per copy of the Final Plat	Electronic Copy"	BN BN
	One (1) II A II pa	por copy or the Final Fiat		ווט

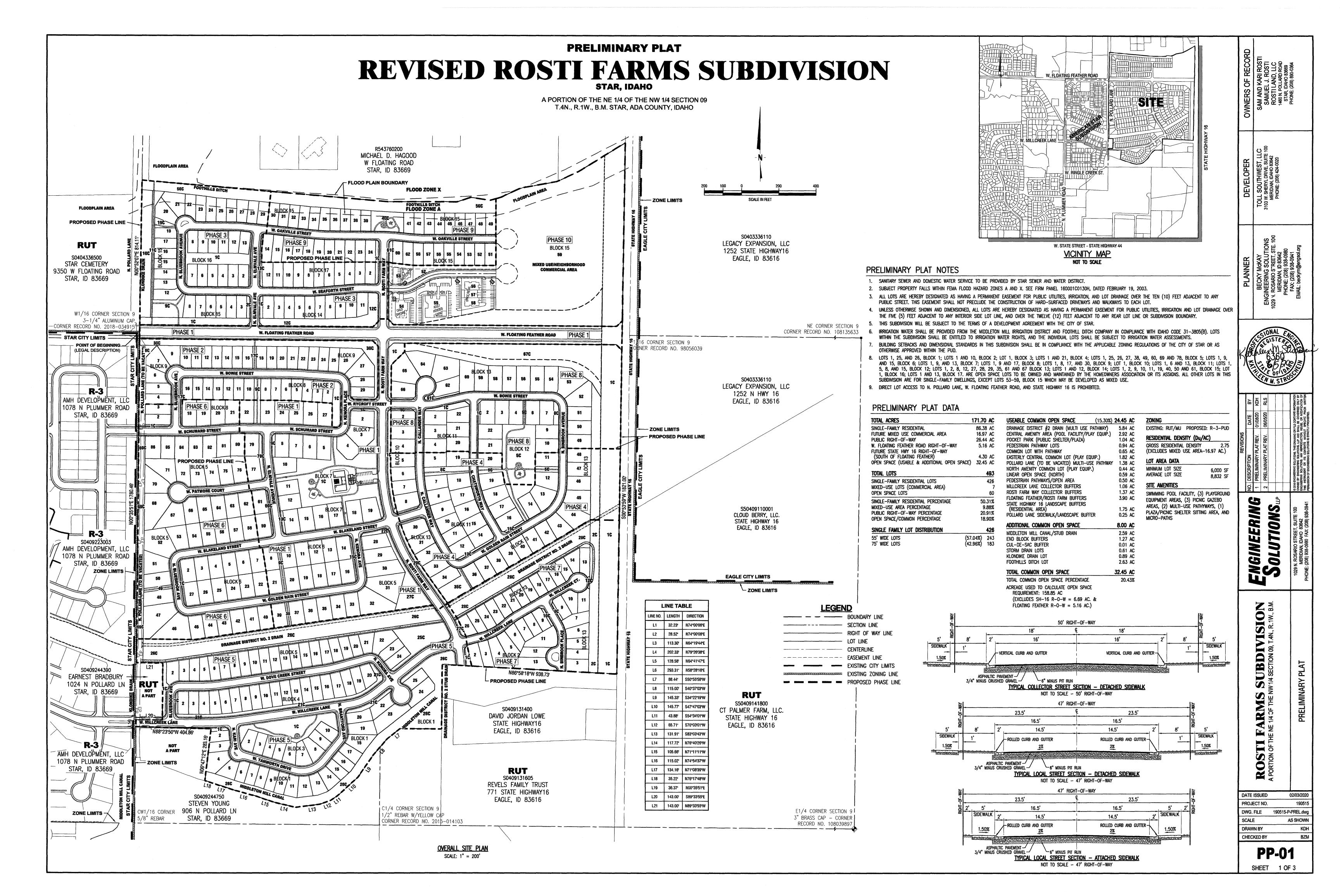
Electronic copy of the Final landscape plan\*\*

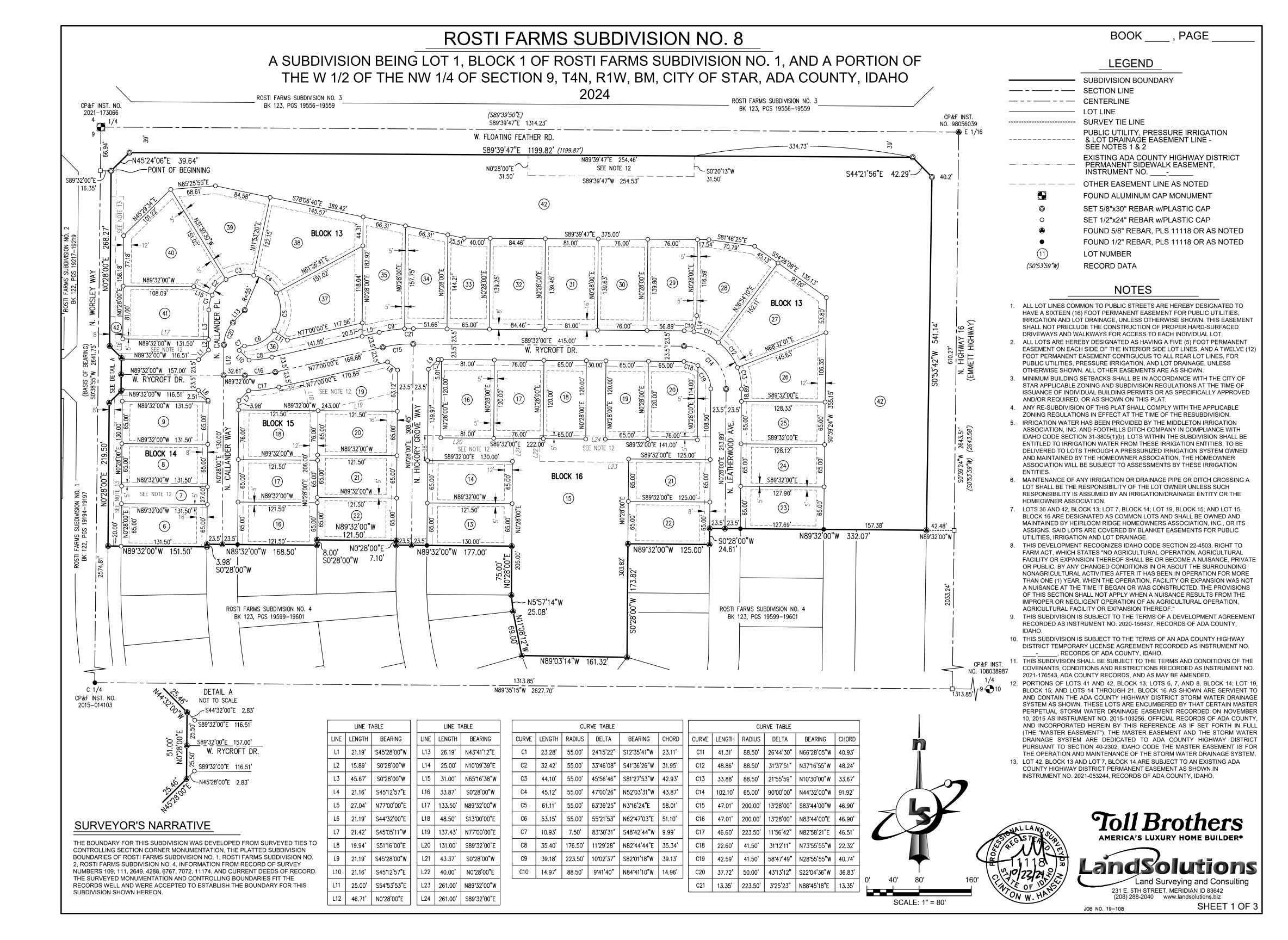
<b>✓</b>	One (1) 11" X 17" copy of the Final landscape plan	BN
<b>V</b>	Electronic copy of site grading & drainage plans**	BN
<b>&gt;</b>	Electronic copy of originally approved Preliminary Plat**	BN
<b>V</b>	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
<b>✓</b>	Electronic 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 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	
<b>V</b>	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
<b>~</b>	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 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.	BN
<b>✓</b>	<ul> <li>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</li> <li>One (1) 11" X 17" and (1) 18" X 24" recorded 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		
$\mathscr{G}$	12/2/24	
Applicant/Representative Signature	Date	





#### 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. 8;

A SUBDIVISION BEING LOT 1, BLOCK 1 OF ROSTI FARMS SUBDIVISION NO. 1 AS SHOWN IN BOOK 122 OF PLATS ON PAGES 19194 THROUGH 19197, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE W ½ OF THE NE 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 THE NE 1/4 OF SAID SECTION 9, FROM WHICH A 1/2 INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID NE 1/4 BEARS S 0°38'55" W A DISTANCE OF 2641.75 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID NE 1/4 S 0°38'55" W A DISTANCE OF 66.94 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY BOUNDARY S 89°32'00" E A DISTANCE OF 16.35 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1 OF ROSTI FARMS SUBDIVISION NO. 1 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 1 AND THE SOUTHERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 3 AS SHOWN IN BOOK 123 OF PLATS ON PAGES 19556 THROUGH 19559, RECORDS OF ADA COUNTY, IDAHO, N 45°24'06" E A DISTANCE OF 39.64 FEET TO A POINT:

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 3, BEING THE SOUTHERLY RIGHT-OF-WAY OF W. FLOATING FEATHER ROAD, S 89°39'47" E A DISTANCE OF 1199.82 FEET (FORMERLY 1199.87 FEET) TO A POINT;

THENCE CONTINUING ALONG SAID BOUNDARY AND RIGHT-OF-WAY S 44°21'56" E A DISTANCE OF 42.29 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF N. HIGHWAY 16 (EMMETT HIGHWAY);

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND ALONG SAID WESTERLY RIGHT-OF-WAY S 0°53'42" W A DISTANCE OF 541.14 FEET TO A POINT MARKING THE NORTHEAST CORNER OF ROSTI FARMS SUBDIVISION NO. 4 AS SHOWN IN BOOK 123 OF PLATS ON PAGES 19599 THROUGH 19601. RECORDS OF ADA COUNTY. IDAHO:

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 4 THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE N 89°32'00" W A DISTANCE OF 332.07 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 24.61 FEET TO A POINT;

THENCE N 89°32'00" W A DISTANCE OF 125.00 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 173.82 FEET TO A POINT;

THENCE N 89°03'14" W A DISTANCE OF 161.32 FEET TO A POINT;

THENCE N 11°08'12" W A DISTANCE OF 69.00 FEET TO A POINT;

THENCE N 5°57'14" W A DISTANCE OF 25.08 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 75.00 FEET TO A POINT; THENCE N 89°32'00" W A DISTANCE OF 177.00 FEET TO A POINT:

THENCE N 0°28'00" E A DISTANCE OF 7.10 FEET TO A POINT;

THENCE N 89°32'00" W A DISTANCE OF 121.50 FEET TO A POINT;

THENCE S 0°28'00" W A DISTANCE OF 8.00 FEET TO A POINT:

THENCE N 89°32'00" W A DISTANCE OF 168.50 FEET TO A POINT:

THENCE S 0°28'00" W A DISTANCE OF 3.98 FEET TO A POINT;

THENCE N 89°32'00" W A DISTANCE OF 151.50 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID ROSTI FARMS

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE N 0°28'00" E A DISTANCE OF 219.50 FEET TO A POINT;

THENCE N 45°28'00" E A DISTANCE OF 25.46 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 51.00 FEET TO A POINT;

THENCE N 44°32'00" W A DISTANCE OF 25.46 FEET TO A POINT;

THENCE N 0°28'00" E A DISTANCE OF 268.27 FEET THE POINT OF BEGINNING

THIS PARCEL CONTAINS 17.66 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.

## **CERTIFICATE OF OWNERS - CONTINUED**

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.

N WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS $\_$	DAY OF	, 20
OLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY		
V RYAN HAMMONS DIVISION PRESIDENT		

### ACKNOWLEDGMENT

STATE OF IDAHO S.S.

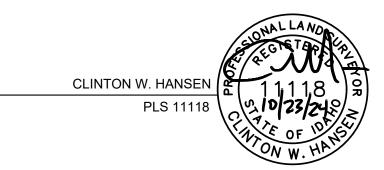
ON THIS , 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL SOUTHWEST LLC. A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED 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 PLATAS 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.







BOOK	, PAGE	

ACCORDING TO THE LETTER TO BE READ ON CONDITIONS OF APPROVAL. SANITARY RES	IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED  N FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE TRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH JANCE OF A CERTIFICATE OF DISAPPROVAL.
	CENTRAL DISTRICT HEALTH, EHS DATE
	CENTRAL DISTRICT HEALTH, EHS DATE
APPROVAL OF CITY COUNCIL	 DR THE CITY OF STAR, ADA COUNTY, IDAHO, DO HEREBY
	THE CITY COUNCIL HELD ON THE DAY OF,
	CITY CLERK
APPROVAL OF THE CITY ENG	INEER  D FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,
	Y APPROVE THIS PLAT.
	CITY ENGINEER ~ STAR, IDAHO
APPROVAL OF ADA COUNTY H	IIGHWAY DISTRICT

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

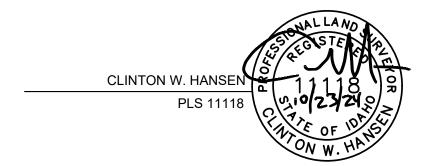
# CERTIFICATE OF THE COUNTY TREASURER

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

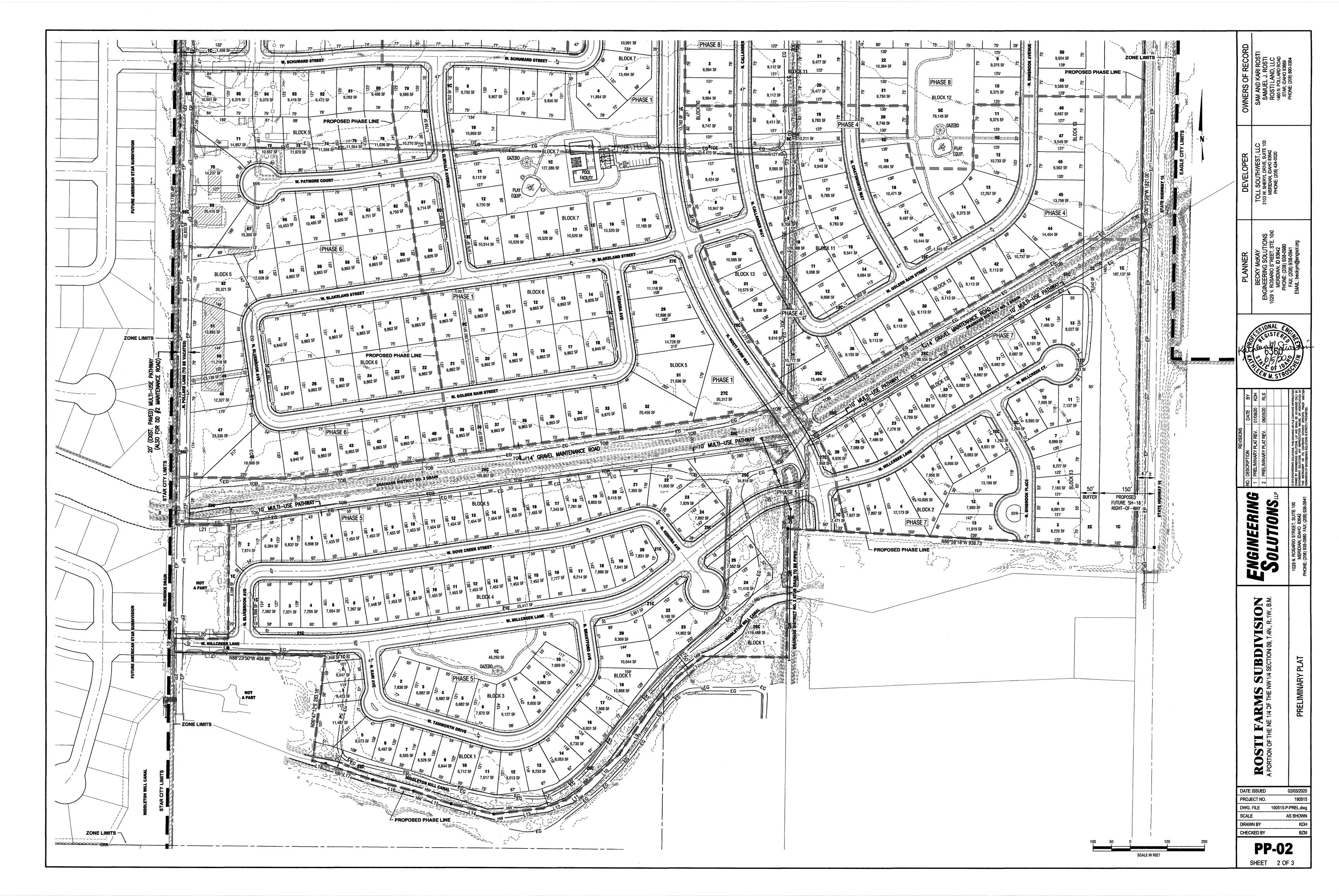
STATE OF IDAHO S.S.	INSTRUMENT NO			
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF				
LAND SOLUTIONS, P.C., AT MINUTES PAST O'CLOCKM. ON				
THIS DAY OF, 20, IN BOOK OF PLATS AT PAGES				
DEPUTY	EX-OFFICIO RECORDER			

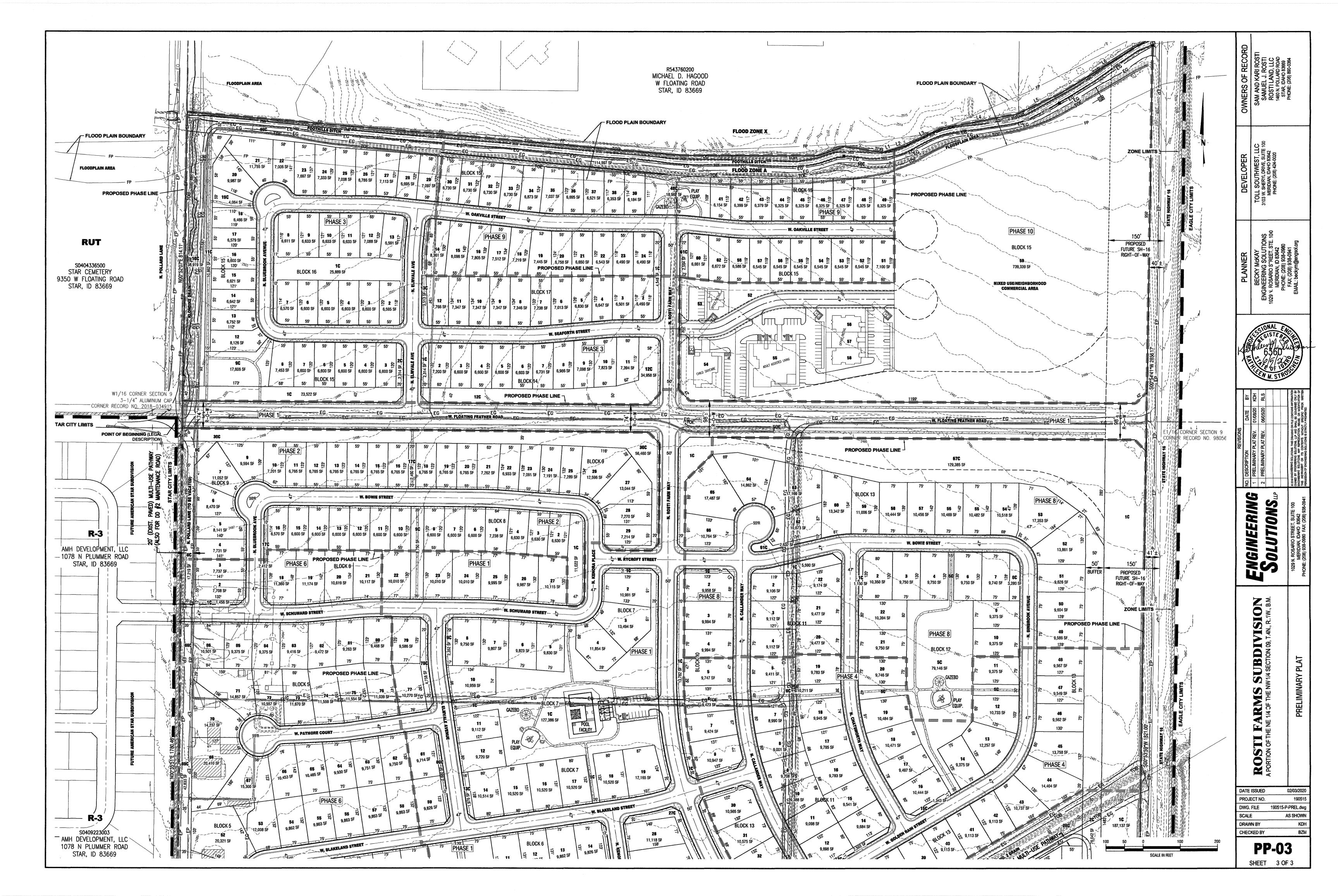


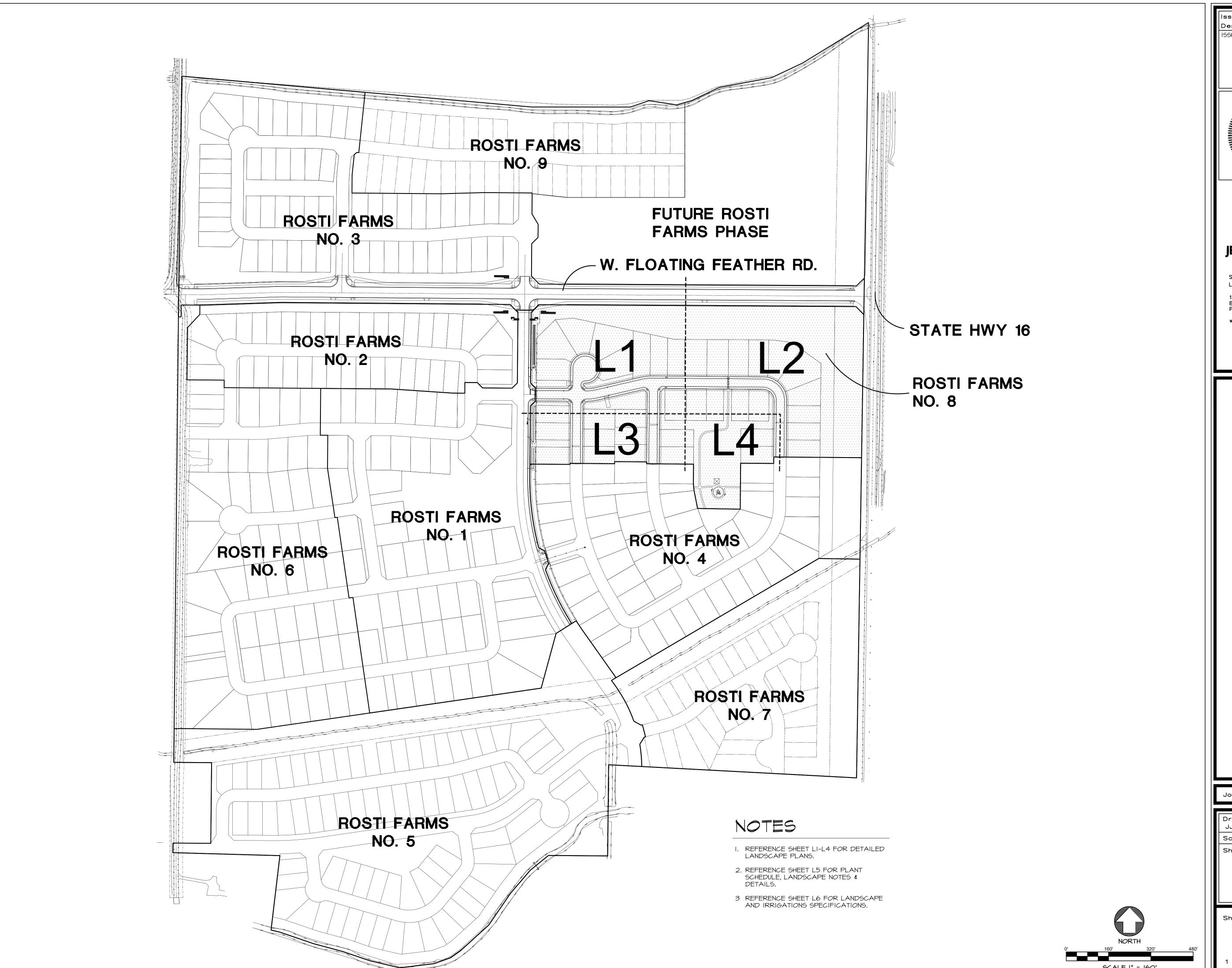




SHEET 3 OF 3







Issue
Description
Date
ISSUE
6-21-24





Site Planning
Landscape Architecture

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Boise, Idaho 83706
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FARMS SUBDIVISION NC STAR, IDAHO IAL PLAT LANDSCAPE PLAN

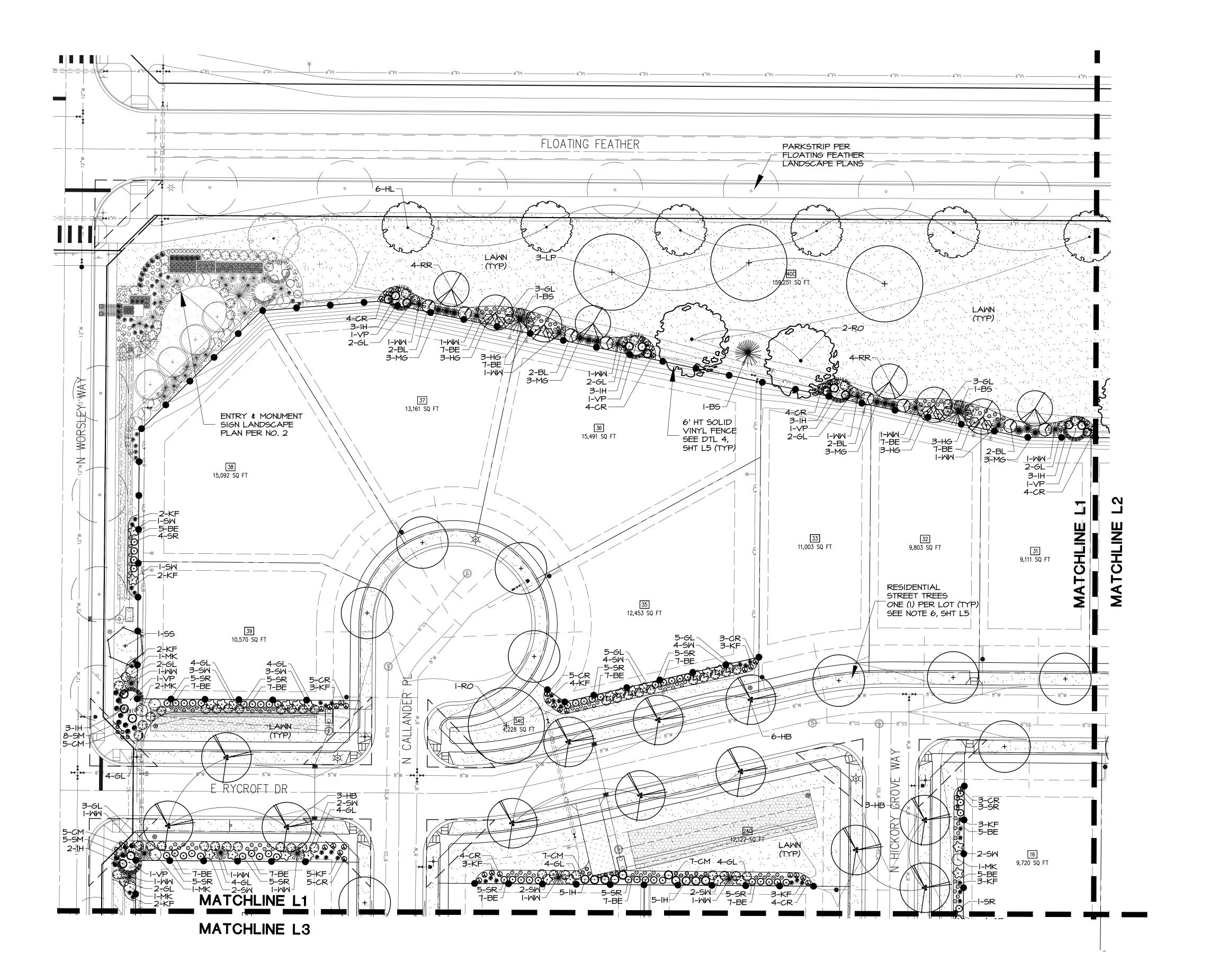
Job Number 2013

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Sheet Title

OVERALL PLAN

Sheet Number

LO
of 7 Sheets



(REFERENCE SHT L5)

SYM COMMON NAME

# EVERGREEN TREES

COLORADO BLUE SPRUCE

SKYROCKET JUNIPER VANDERWOLFS PINE WEEPING WHITE SPRUCE

# SHADE TREES (CLASS III)

LONDON PLANETREE RO RED OAK

#### APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L5):

# STREET TREES (CLASS II)

GREENSPIRE LINDEN PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST PACIFIC SUNSET MAPLE REDSPIRE PEAR

MORAINE SWEETGUM TULIP TREE

## ORNAMENTAL TREES (CLASS I)

CHANTICLEER PEAR ROYAL RAINDROPS CRABAPPLE

SPRINGSNOW CRABAPPLE

### SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN BLACK LACE ELDERBERRY

WALKER'S LOW CATMINT

RED FLOWER CARPET ROSE GRO-LOW SUMAC

HENRY GARNET SWEETSPIRE

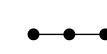
IVORY HALO DOGWOOD KARL FOERSTER REED GRASS

MAIDEN GRASS

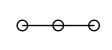
MISS KIM LILAC

SLOWMOUND MUGO PINE SUMMERWINE NINEBARK

LAMN



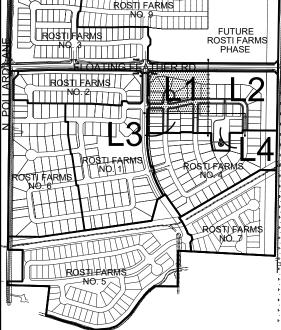
6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.



6' VINYL LATTICE TOP G O O FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L5.

# NOTES

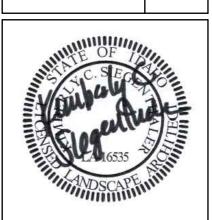
- I. REFER TO SHT L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- 2. REFER TO SHT L6 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



**KEY MAP** 

SCALE I" = 30'

Description Date 6-21-24





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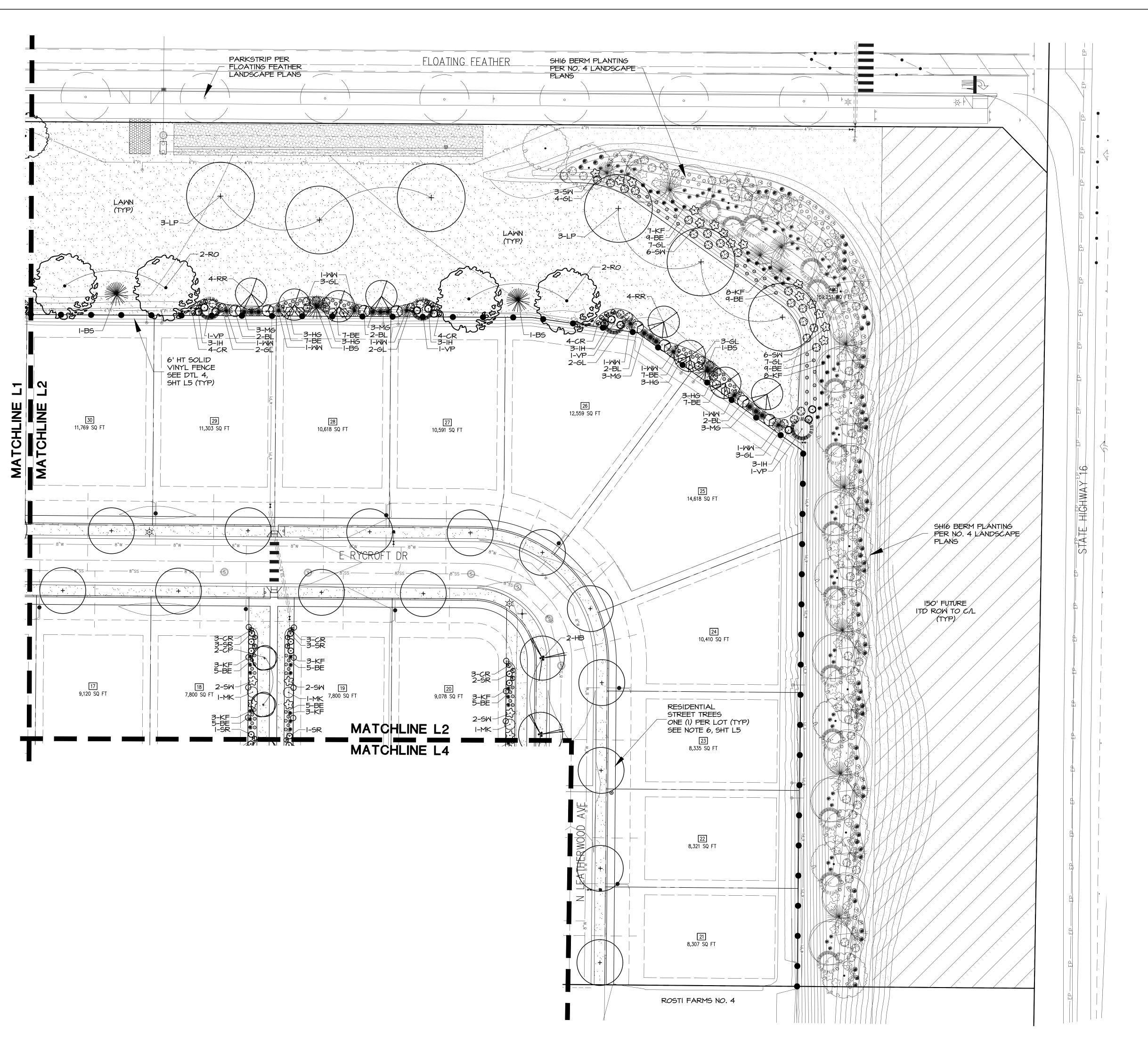
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**UBDIV** 

Job Number 2013

Checked Drawn KCS Scale AS SHOWN Sheet Title

LANDSCAPE **PLAN** 



(REFERENCE SHT L5)

SYM COMMON NAME

# EVERGREEN TREES

COLORADO BLUE SPRUCE

SKYROCKET JUNIPER VANDERWOLFS PINE WEEPING WHITE SPRUCE

# SHADE TREES (CLASS III)

LONDON PLANETREE RO RED OAK

### APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L5):

# STREET TREES (CLASS II)

GREENSPIRE LINDEN PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST PACIFIC SUNSET MAPLE

REDSPIRE PEAR MORAINE SWEETGUM TULIP TREE

# ORNAMENTAL TREES (CLASS I)

CHANTICLEER PEAR ROYAL RAINDROPS CRABAPPLE

SPRINGSNOW CRABAPPLE

## SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN BLACK LACE ELDERBERRY WALKER'S LOW CATMINT

RED FLOWER CARPET ROSE GRO-LOW SUMAC

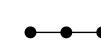
HENRY GARNET SWEETSPIRE IVORY HALO DOGWOOD KARL FOERSTER REED GRASS

MAIDEN GRASS MISS KIM LILAC

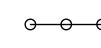
SLOWMOUND MUGO PINE

SUMMERWINE NINEBARK





6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

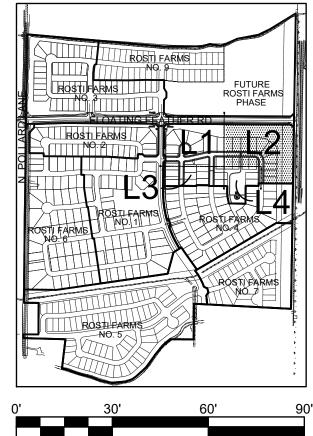


6' VINYL LATTICE TOP O O FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L5.

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**KEY MAP** 



SCALE I" = 30'

Description Date 6-21-24





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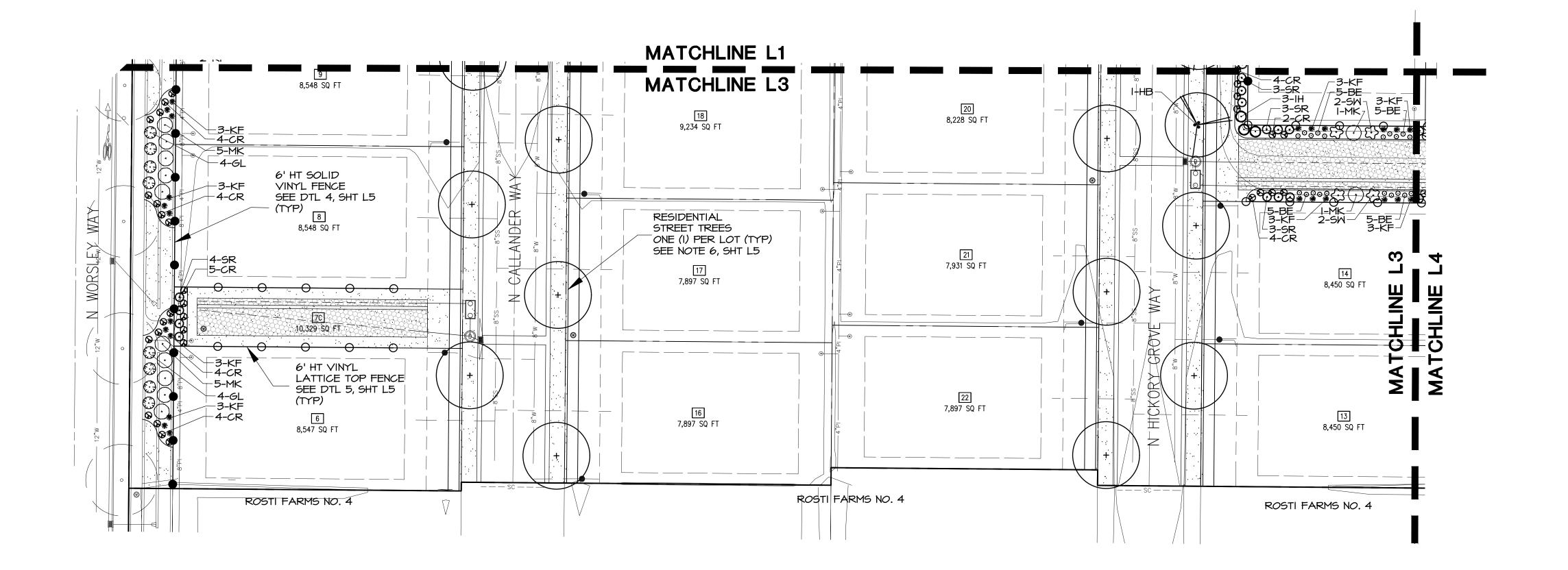
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**UBDIV** 

Job Number 2013 Checked Drawn KCS

> Sheet Title LANDSCAPE **PLAN**

Scale AS SHOWN



(REFERENCE SHT L5)

SYM COMMON NAME

# EVERGREEN TREES

COLORADO BLUE SPRUCE SKYROCKET JUNIPER VANDERWOLFS PINE

WEEPING WHITE SPRUCE

# SHADE TREES (CLASS III)

LONDON PLANETREE RO RED OAK

#### APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L5):

# STREET TREES (CLASS II)

GREENSPIRE LINDEN PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST PACIFIC SUNSET MAPLE REDSPIRE PEAR MORAINE SWEETGUM TULIP TREE

# ORNAMENTAL TREES (CLASS I)

CHANTICLEER PEAR ROYAL RAINDROPS CRABAPPLE

SPRINGSNOW CRABAPPLE

## SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN BLACK LACE ELDERBERRY WALKER'S LOW CATMINT

RED FLOWER CARPET ROSE GRO-LOW SUMAC HENRY GARNET SWEETSPIRE

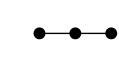
IVORY HALO DOGWOOD KARL FOERSTER REED GRASS

MAIDEN GRASS MKMISS KIM LILAC

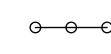
SLOWMOUND MUGO PINE SUMMERWINE NINEBARK



LAMN



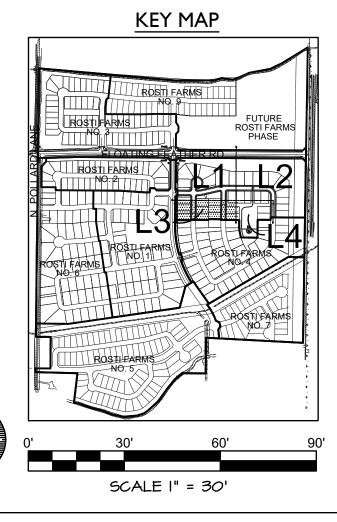
6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.



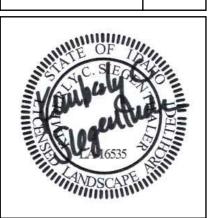
6' VINYL LATTICE TOP O O FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L5.

# NOTES

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Description Date 6-21-24





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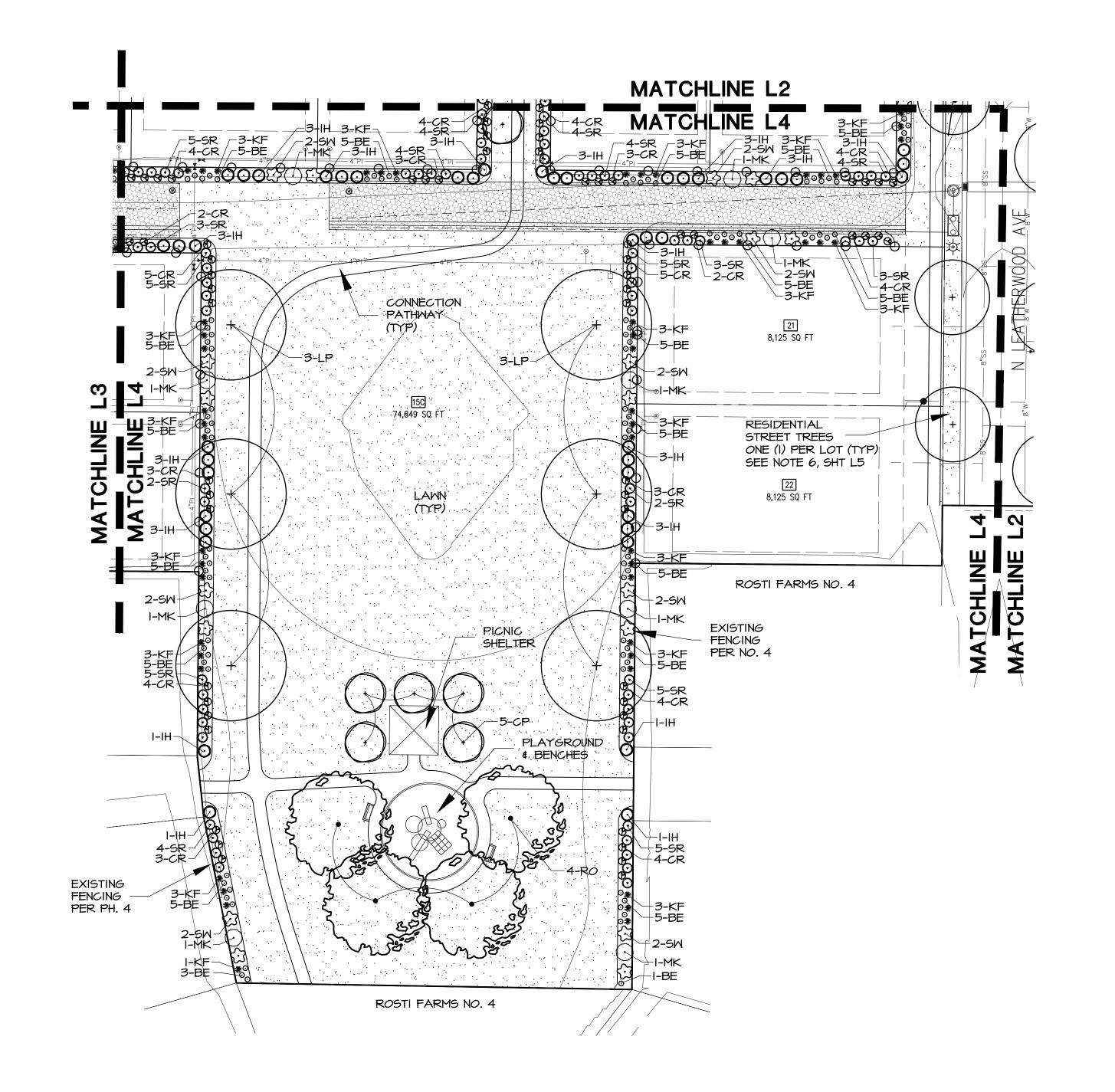
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Job Number 2013

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Sheet Title LANDSCAPE **PLAN** 



(REFERENCE SHT L5)

SYM COMMON NAME

## EVERGREEN TREES

SCOLORADO BLUE SPRUCE
SKYROCKET JUNIPER
VANDERWOLFS PINE

WEEPING WHITE SPRUCE

## SHADE TREES (CLASS III)

LP LONDON PLANETREE
RO RED OAK

#### APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L5):

# STREET TREES (CLASS II)

GREENSPIRE LINDEN

B PYRAMIDAL EUROPEAN HORNBEAM

L SKYLINE HONEYLOCUST

PACIFIC SUNSET MAPLE

REDSPIRE PEAR

MORAINE SWEETGUM

TULIP TREE

## ORNAMENTAL TREES (CLASS I)

CP CHANTICLEER PEAR
RR ROYAL RAINDROPS CRABAPPLE
SS SPRINGSNOW CRABAPPLE

# SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BE BLACK EYED SUSAN
BL BLACK LACE ELDERBERRY
CM WALKER'S LOW CATMINT
CR RED FLOWER CARPET ROSE
GL GRO-LOW SUMAC
HG HENRY GARNET SWEETSPIRE
IH IVORY HALO DOGWOOD
KF KARL FOERSTER REED GRASS
MG MAIDEN GRASS
MK MISS KIM LILAC
SM SLOWMOUND MUGO PINE

SM SUMMERWINE NINEBARK

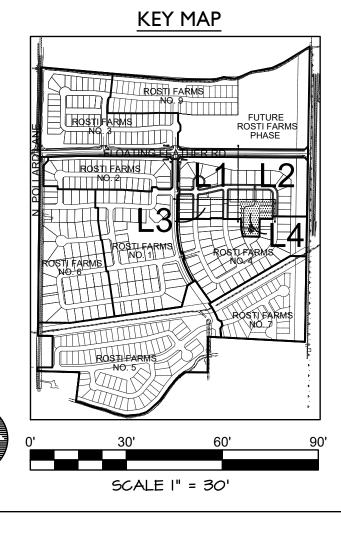




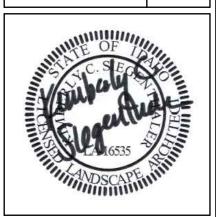


# NOTES

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- 2. REFER TO SHT L6 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.



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Date
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STAR, IDAHO AT LANDSCAPE PLAN

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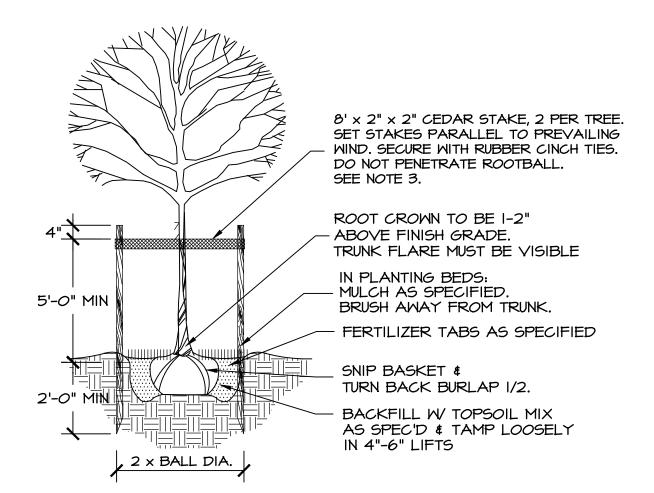
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Sheet Title

LANDSCAPE PLAN

Sheet Number

L4



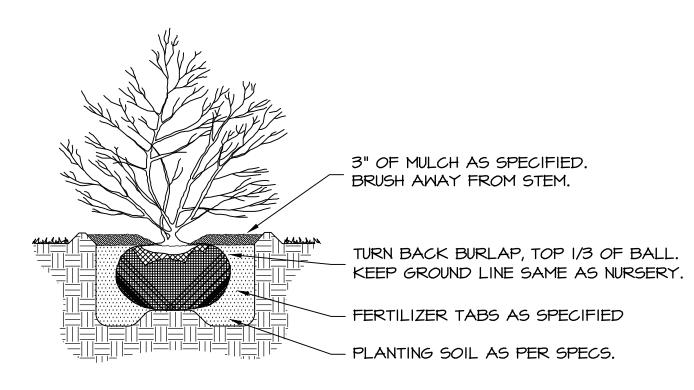
I. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.

2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP I/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED. 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN

STRAIGHT FOR A MIN OF I YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF

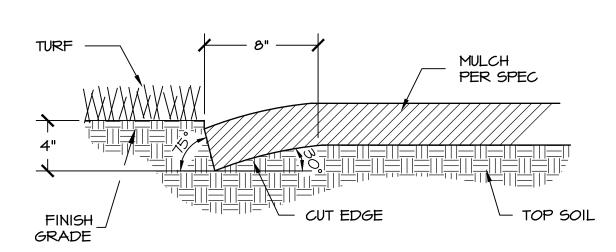
THE I YEAR WARRANTY PERIOD. 4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

TREE PLANTING/STAKING NOT TO SCALE

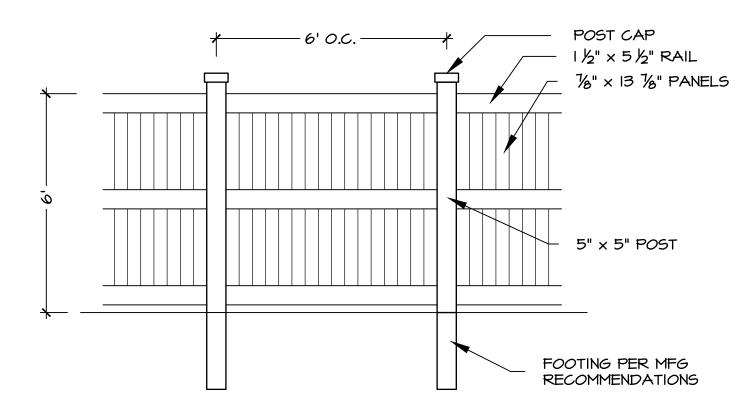


NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

SHRUB PLANTING NOT TO SCALE



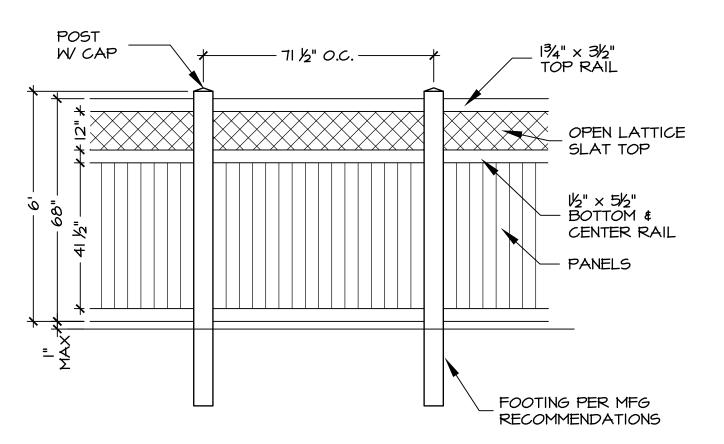
PLANTER CUT BED EDGE NOT TO SCALE



I. VINYL FENCE STYLE MAY VERY SLIGHTLY. 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW. 3. 6" WIDE MOW STRIP TO BE INSTALL AT BASE OF FENCE

ON COMMON LOT/LANDSCAPE BUFFER SIDE.

VINYL FENCE NOT TO SCALE



I. VINYL FENCE STYLE MAY VERY SLIGHTLY. 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW. 3. 6" WIDE MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

VINYL LATTICE TOP FENCE NOT TO SCALE

# PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
EVERGR	ZEEN TREES			
BS SR VP	COLORADO BLUE SPRUCE SKYROCKET JUNIPER VANDERWOLFS PINE	PICEA PUNGENS 'GLAUCA' JUNIPERUS SCOPULORUM 'SKYROCKET' PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B 6-8' HT B&B 6-8' HT B&B 6-8' HT B&B	30' HT x 15' W 15' HT x 3' W 25' HT x 12' W 25' HT x 8' W
MM	WEEPING WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	0-0 HI D¢D	25 HI X Ø M
SHADE T	TREES (CLASS III)			
LP RO	LONDON PLANETREE RED OAK	PLATANUS × ACERIFOLIA QUERCUS RUBRA	2" CAL B&B 2" CAL B&B	75' HT × 60' W 70' HT × 45' W
PPROVEI	O RESIDENTIAL STREET TREE SELECTION	ON LIST (SEE NOTE 6, THIS SHT):		
STREET	TREES (CLASS II)			
HB HL	GREENSPIRE LINDEN PYRAMIDAL EUROPEAN HORNBEAM SKYLINE HONEYLOCUST PACIFIC SUNSET MAPLE REDSPIRE PEAR MORAINE SWEETGUM TULIP TREE	TILIA CORDATA 'GREENSPIRE' CARPINUS BETULUS 'FASTIGIATA' GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED' PYRUS CALLERYANA 'REDSPIRE' LIQUIDAMBER STYRACIFLUA 'MORAINE' LIRIODENDRON TULIPIFERA	2" CAL B&B	45' HT × 30' W 40' HT × 30' W 40' HT × 30' W 30' HT × 25' W 30' HT × 25' W 40' HT × 40' W 50' HT × 30' W
<u>ORNAME</u>	ENTAL TREES (CLASS I)			
CP RR SS	CHANTICLEER PEAR ROYAL RAINDROPS CRABAPPLE SPRINGSNOW CRABAPPLE	PYRUS CALLERYANA 'GLEN'S FORM' MALUS x 'JFS-KW5' MALUS 'SPRINGSNOW'	2" CAL B\$B 2" CAL B\$B 2" CAL B\$B	30' HT × 15' W 20' HT × 15' W 20' HT × 15' W
SHRUBS/	ORNAMENTAL GRASSES/PERENNIALS			
BE BL M R L G H H K M M	BLACK EYED SUSAN BLACK LACE ELDERBERRY WALKER'S LOW CATMINT RED FLOWER CARPET ROSE GRO-LOW SUMAC HENRY GARNET SWEETSPIRE IVORY HALO DOGWOOD KARL FOERSTER REED GRASS MAIDEN GRASS	RUDBECKIA FULGIDA 'GOLDSTRUM' SAMBUCUS NIGRA 'EVA' NEPETA X FAASSENII 'WALKER'S LOW' ROSA 'FLOWER CARPET- NOARE' RHUS AROMATICA 'GRO-LOW' ITEA VIRGINICA 'HENRY GARNET' CORNUS ALBA 'BAILHALO' CALAMAGROSTIS ARUNDINACEA 'K.F.' MISCANTHUS SINENSIS 'PURPURASCENS'	GAL   GAL   GAL   GAL   GAL   GAL   GAL   GAL	2' HT × 2' W 8' HT × 8' W 2' HT × 2.5' W 3' HT × 3' W 2.5' HT × 6' W 5' HT × 6' W 5' HT × 2' W 5' HT × 3' W 6' HT × 6' W
MK	MISS KIM LILAC	SYRINGA PUBESCENS 'MISS KIM'	5 GAL	6' H

PHYSOCARPUS OPULIFOLIA 'SEWARD'

PINUS MUGO 'SLOWMOUND'

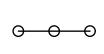


LAMN

SLOWMOUND MUGO PINE

SUMMERWINE NINEBARK

6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, THIS SHT.



6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, THIS SHT.

3 GAL

5 GAL

1.5' HT x 2' W

6' HT x 6' W

# NOTES

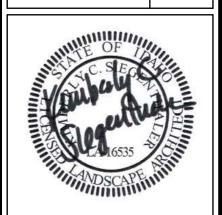
- I. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
- 2. REFER TO THIS SHT FOR LANDSCAPE DETAILS AND SHT L6 SPEC SECTION 32 90 00 FOR LANDSCAPE SPECIFICATIONS.
- 3. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC SECTION 32 84 00, SHT L6.
- 4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
- 5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- 6. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS. TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- 7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- 8. ALL EXISTING TREES ON-SITE TO BE EVALUATED FOR LOCATION, HEALTH, AND DESIRABILITY PRIOR TO REMOVAL.

DEVELOPER

TOLL SOUTHWEST

3103 W. SHERYL DRIVE, STE 100 MERIDIAN, ID 83642 Phone (208) 424-0020

Description Date SSUE 6-21-24





Site Planning Landscape Architecture 1509 Tyrell Lane, Ste 130 Boise, Ídaho 83706 Ph. (208) 343-7175 www.jensenbelts.com

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Job Number 2013

Drawn Checked KCS AS SHOWN Scale Sheet Title

> LANDSCAPE **DETAILS**

Sheet Number

6 of 7 Sheets

1.1 RELATED DOCUMENTS A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

#### A. This Section includes provisions for the following items: Trees.

2. Shrubs; Ground cover.

- Lawns.
- 4. Topsoil and Soil Amendments. 5. Miscellaneous Landscape Elements.
- 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
- 1. Underground sprinkler system is specified in Section 32 84 00 Irrigation

#### 1.3 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.

#### B. Source Quality Control: 1. General: Ship landscape materials with certificates of inspection required by governing

- authorities. Comply with regulations applicable to landscape materials. 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof
- of non-availability to Architect, with proposal for use of equivalent material. 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in
- accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable. 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery
- Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement. 5. Label at least one tree and one shrub of each variety with attached waterproof tag with
- a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread. 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and
- quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

## 1.4 SUBMITTALS

A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.

## B. Plant and Material Certifications:

- 1. Certificates of inspection as required by governmental authorities.
- 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

legible designation of botanical and common name.

## 1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time. E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage
- to rootballs during deliver, storage and handling.

# 1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

# 1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work
- 1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
- 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

# 1.8 SPECIAL PROJECT WARRANTY

- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance. B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

#### PART 2 - PRODUCTS

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
- 1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
- B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any
- dimension, and other extraneous or toxic matter harmful to plant growth. 1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth
- of not less than 4 inches. Do not obtain from bogs or marshes. 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey
- Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

6.5 to 7.5 Soluble Salts 600 ppm maximum Silt 25-50% 10-30% 20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

### C. Soil Testing

- 1. Soil tests are required for this project (see above for requirements). Test shall be provided
- a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
- 2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
- 3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory
- 4. Contractor shall coordinate, obtain and pay for all soil tests.
- 5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

## 2.2 pH ADJUSTERS

A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

#### 2.3 SOIL AMENDMENTS

- A. Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
- 1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
- 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
- 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxiadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting

# 2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock" B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching
- configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed. C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum
- number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

# 2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
- 1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

- 2.6 MISCELLANEOUS LANDSCAPE MATERIALS A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers
- and mix in accordance with manufacturer's instructions. B. Mulch: Rock mulch for planting beds to be: Crushed Stone Perma Bark - dark color. 1/2" max size. 3" thick in all areas. Provide samples of rock mulch for approval by architect and ownership group prior to installation. Rock mulch to be placed over woven weed barrier
- fabric installed per manufacturer's instructions. C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

# PART 3 - EXECUTION

### 3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

- 3.2 PREPARATION OF PLANTING SOIL A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous
- materials harmful or toxic to plant growth. B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days. Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
- Shrub Areas: 1/3 compost, 2/3 topsoil. Fertilizer: Per soil test and manufacture's recommendations.
- C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

# 3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation
- 1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

### 3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.

## C. Apply Pre-Emergent per manufacturer's recommendation.

# 3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
- Provide 3 inches thickness of mulch. E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide
- an adequate film over trunks, branches, stems, twigs and foliage. F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering
- trees, if any. Prune shrubs to retain natural character G. Remove and replace excessively pruned or misformed stock resulting from improper pruning. H. Guy and stake trees immediately after planting, as indicated. I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as
- necessary for elimination of weeds.
- 3.6 SODDING NEW LAWNS A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation 1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is

# D. Sod Placement 1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod

- beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
- 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of
- 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots. 4. Add fertilizer "B" at the manufacturer's recommended application rate.

#### . Water sod thoroughly with a fine spray immediately after planting. F. Sodded Lawn Establishment

- 1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project. 2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at
- two (2) inches high for all mowings. 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

# 3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease. C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn,
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

# 3.8 CLEANUP AND PROTECTION

free of eroded or bare areas.

A. During landscape work, keep pavements clean and work area in an orderly condition. B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

- 3.9 INSPECTION AND ACCEPTANCE A. When landscape work is completed, including maintenance, Architect will, upon request,
- make an inspection to determine acceptability B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

# END OF SECTION

# SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

### PART 1 - GENERAL

#### 1.1 CONDITIONS AND REQUIREMENTS: A. General and Supplementary Conditions, and Division 1 General Requirements.

# 1.2 SUMMARY

A. Work included: 1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.

# 2. Connect to main water supply at existing site stubout as provided.

- 3. Sleeving under paved areas (by others)
- 4. Obtain and pay for all permits and fees for the work of this section.
- 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice. 6. Winterization of system.

# 1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit: Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
- B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
- C. Record Drawings: At completion of this work, submit to the Contractor: 1. Record Drawings; reproducible and five prints. 2. Operations and Maintenance information (2 copies), including:
- a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components. b. Operation, adjustment of system and components instructions.
- d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
- e. Warranties and guarantees. f. Submit five copies.

c. Winterization procedures.

# 1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that
- may be found at no additional cost to Owner. B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of

#### Substantial Completion C. Supply all manufacturer's printed guarantees.

## 1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed. B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

# 1.6 SYSTEM DESCRIPTION

- A. Design requirements:
- 1. Minimum water coverage: Planting areas 85%, Lawn areas 100% 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
- 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.

prevailing codes, and in approved site location. Provide for drainage

4. Design pressures: Install pressure regulating equipment as necessary. 5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve. 6. Install approved backflow prevention device in conformance with local or

## without erosive damage. 1.7 EXTRA EQUIPMENT

A. In addition to installed system, furnish owner with the following: Valve operating key and marker key. 2. Wrench for each sprinkler head cover type.

#### 3. Two (2) sprinkler head bodies of each size and type. 4. Two (2) nozzles for each size and type used. B. Store above items safely until Substantial Completion.

# C. Deliver above items at Substantial Completion.

- PART 2 PRODUCTS 2.1 PIPE AND FITTINGS
- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
- 1. Pipe: a. Pressure lines: Schedule 40 solvent weld.
- b. Lateral lines: Class 200 pvc. c. Sleeving: Class 200 pvc.
- 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
- 3. Risers: Lawn and shrub heads flexible and damage-resistant plastic 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe 1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where
- drip tubing is not otherwise used. 2. Fittings: Schedule 80 PVC. 3. Clamps: Stainless Steel.

# C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

- 2.2 SPRINKLER HEADS A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
- 1. Lawn heads: pop-up type.

# B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

of control unit; type AWG-UF, UL approved.

adjustment; same manufacturer as control unit.

D. Manual drain valves:

2. Size: 3/4 inch.

- 2.3 AUTOMATIC CONTROL SYSTEM A. General; Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of
- capacity to suit number of circuits as indicated. B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70. C. Circuit Control: each circuit variable from approximately 5 to 60 minutes.
- Including switch for manual or automatic operation of each circuit. D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period. E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer

A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class,

#### threaded connection with cross type handle designed to receive operating key. B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow

valve if not connected to potable water. 2. Drip Control Zone Kit: Hunter PCZ-101. C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.

1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber

1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.

# E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.

- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end). G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV,

2.5 MISCELLANEOUS A. Chemicals: primer and solvent glue as required by pipe manufacturer.

#### B. Valve box - high impact plastic, green in color. C. Valve cover and frame - compatible with valve box with provision for locking. D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to

## PART 3 - EXECUTION

- A. Install system to provide for adequate protection against freeze damage. B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- recommendations. D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater.

C. Install system and components in strict accordance with manufacturer's

# Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected. B. Locate all underground utilities and structures and notify Architect of any

conflict with Section work. Protect structures and utilities. Repair or

# replace said structures or utilities damaged by this work at no cost to the Owner.

- 3.3 SLEEVING A. Sleeving installed by others. Coordinate with other trades.
- 3.4 TRENCHING AND BACKFILLING A. Trenching and backfilling shall be per applicable ISPWC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover: 1. Main Lines and Sleeving: 18 inches.
- 2. PVC Laterals: 12 inches. C. Surround lines with 2 inches of clean rock-free material on all sides.

A. Install manual drain valves up stream. Install devise at mainline tap in accordance

#### with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.5 MISCELLANEOUS VALVES

- 3.6 CIRCUIT VALVES A. Install in valve box, arranged for easy adjustment and removal.
- 1. Provide union on downstream side. 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

#### 3.7 PIPE INSTALLATION A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line

wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.

pipe as per manufacturer's recommended specifications. Install manual drains.

B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr,

C.Contractor shall size pipe according to schedule provided. Flow velocities shall

1 1/2"

#### not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures. Pipe Size Pipe Section Pipe Size Pipe Section

0-9 GPM

35-50 GPM 10-17 GPM 2" 1 1/4" 18-25 GPM 2 1/2" 51-80 GPM D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head

26-34 GPM

# 3.8 SPRINKLER HEADS

A. Flush circuit lines with full head of water prior to head installation. 1. Install heads at level with mulch 2. Locate part-circle shrubbery heads to maintain a minimum distance of six

otherwise indicated. Keep overspray to a minimum.

E. Flush Valves: Install flush valve at end of each drip line run.

of water prior to installation of flush valves at end of circuit runs.

3.9 CONTROL WIRE INSTALLATION A. Bury wires beside or below main line pipe in same trench. B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.

inches (6") from walls and four inches (4") from other boundaries unless

C. Provide 36 inch loop in wires at each valve where controls are connected and

#### at 100' maximum intervals between D. Make all electrical joints (splices) in boxes only. Make electrical joints

waterproof. Scotch-Lock connectors, or approved. 3.10 AUTOMATIC CONTROLLER A. Install on site as approved. Verify location with Owner Representative.

# B. Install typewritten legend inside controller door.

END OF SECTION

until it has been inspected and tested.

- A. Do not allow or cause any work of this Section to be covered up or enclosed
- B. Pressure testing: 1. Make necessary provision for thoroughly bleeding the line of air and debris. 2. Before testing, cap all risers, and install all valves.
- 3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
- 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
- shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance. 6. Provide required testing equipment and personnel. 7. Repair leaks, and retest until acceptance by the Architect.

5. Contractor shall provide all required testing equipment and personnel. Test

C. Coverage inspection: upon completion of all systems, perform a coverage test

- to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection: 1. Clean, adjust, and balance all systems. Verify that: a. Remote control valves are properly balanced; b. Heads are properly adjusted for radius and arc of coverage;

E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

c. The installed system is workable, clean and efficient.

DEVELOPER

3103 W. SHERYL DRIVE, STE 100 MERIDIAN, ID 83642 Phone (208) 424-0020

TOLL SOUTHWEST

Description

SSUE

Date

6-21-24





Site Planning Landscape Architecture

Boise, Idaho 83706

Ph. (208) 343-7175

www.jensenbelts.com

1509 Tyrell Lane, Ste 130

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Drawn Checked KCS AS SHOWN Scale Sheet Title

LANDSCAPE

**SPECIFICATIONS** 

Job Number 2013



February 5, 2025

Shawn L. Nickel
Planning Director and Zoning Administrator
Star City Hall
P.O. Box 130
Star, Idaho 83669
snickel@staridaho.org

Subject: Agency Transmittal - Rosti Farms Sub Final Plat PH 8

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), and trade waste burning (58.01.01.600-617).
- For new development projects, 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:
  <a href="https://www.deq.idaho.gov/water-quality/drinking-water/">https://www.deq.idaho.gov/water-quality/drinking-water/</a>. 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 Multi-Sector General Permit from DEQ may be
  required for facilities that have an allowable discharge of stormwater or authorized non-storm
  water associated with the primary industrial activity and co-located industrial activity.
  - 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: <a href="https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html">https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html</a>
- 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 Conservations 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 Matthew Pabich, 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 <a href="https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/">https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/</a> for assistance.
- 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,

**Troy Smith** 

**Regional Administrator** 

my 6 Smith

From: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>

**Sent:** Tuesday, February 4, 2025 8:33 AM **To:** Shawn Nickel < snickel@staridaho.org>

Cc: Barbara Norgrove <br/> <br/> staridaho.org>

Subject: RE: Agency Transmittal - Rosti Farms Sub Final Plat PH 8

### Good Morning,

After careful review of the transmittal submitted to ITD on January 2, 2025, regarding Rosti Farms Sub Final Plat PH 8, the Department has no comments or concerns to make at this time.

Thank you,



Miki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov