



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department

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.

APPLICANT/REPRESENTATIVE:

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

OWNER:

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

PROPERTY INFORMATION

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

Phase 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- September 2, 2022 Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on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
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet
- Street Landscape Buffers:
 - Arterial Roadway: 35 feet
 - State Highway 16: 50 feet
 - Residential Collectors: 20 feet

- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 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

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

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

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:

- 1. Exterior finishes shall be primarily horizontal/vertical wood or wood product siding, brick, stucco, stone, or other decorative masonry product. **A minimum of three (3) architectural elements shall be provided for all single-family residential structures.** 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. **1 to 50 units = minimum of 5 architectural styles 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.

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

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

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on 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.**
6. **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.

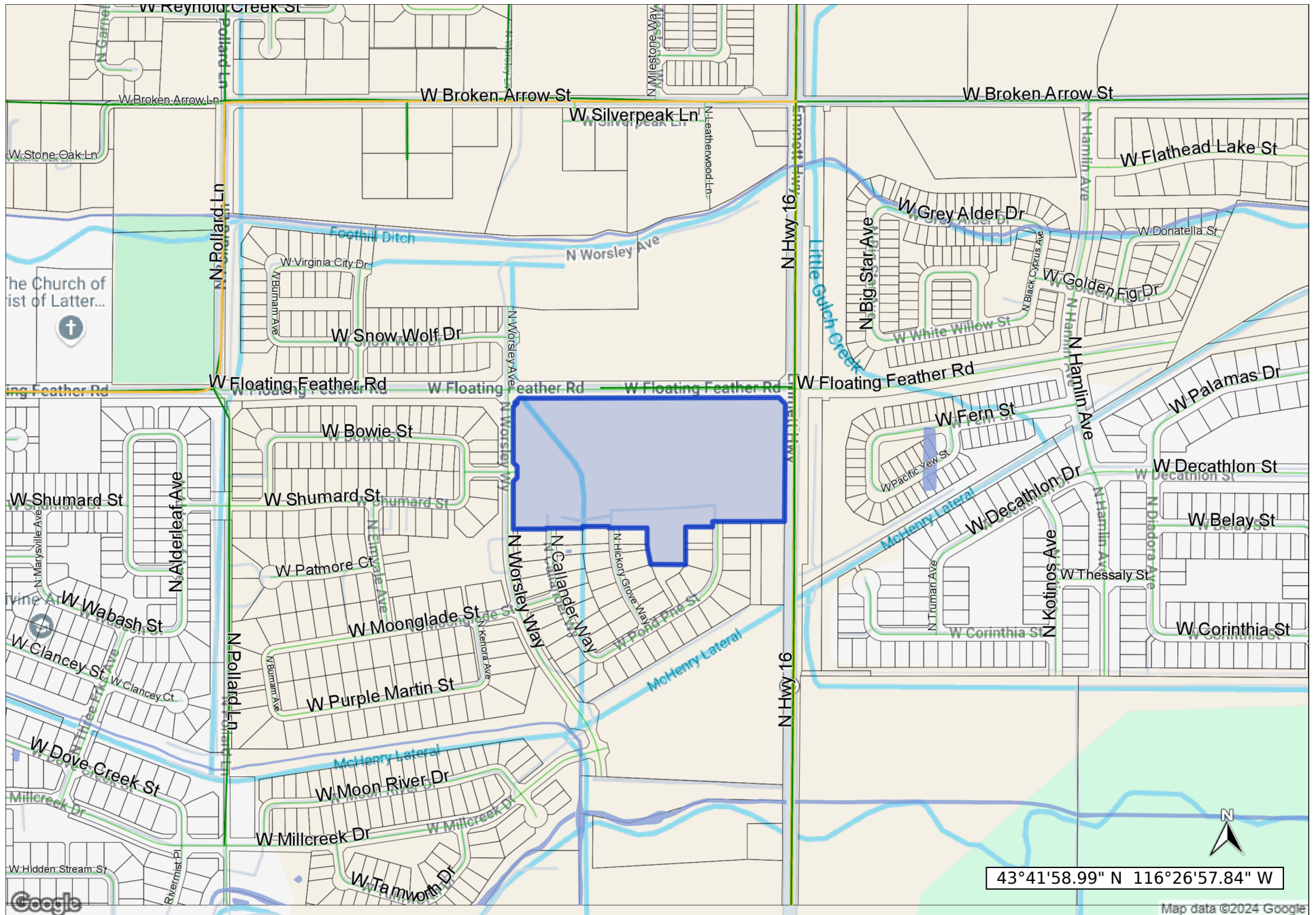
13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception 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 _____ File # FP-24-18 Rosti Farms Subdivision, Final Plat, Phase 8
on _____, 2025.

Rosti Farms Subdivision No. 8

Vicinity Map



Toll Brothers®

LAND DEVELOPMENT

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:
 - Arterial Roadway: 35 Feet
 - State Highway 16: 50 Feet
 - 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 kprewett@tollbrothers.com.

Toll Brothers[®]

LAND DEVELOPMENT

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.

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

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.com

Owner Name: Toll Southwest LLC
Owner Address: _____ Zip: _____
Phone: _____ Email: _____

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

Property Information:

Subdivision Name: Rosti Farms Subdivision Phase: 8

Parcel Number(s): S0409120600

Approved Zoning: R3-PUD-DA Units per acre: 2.03

Total acreage of phase: 17.66 Total number of lots: 41

Residential: 36 Commercial: 0 Industrial: 0

Common lots: 5 Total acreage of common lots: 7.40 Percentage: 41.9

Percent of common space to be used for drainage: 6.44 Acres: 0.48

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>35</u>	<u>36</u>
Number of Common Lots:	<u>7</u>	<u>5</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>5</u>	<u>5</u>

Amenities: Walking Path Walking Path

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

Subdivision Name: N/A Phase: _____

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: _____
 FIRM effective date(s): mm/dd/year _____
 Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: _____
 Base Flood Elevation(s): AE____.0 ft., etc.: _____
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed copy of Final Plat Application	BN
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> • Gross density of the phase of the Final Plat submitted • Lot range and average lot size of phase • Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities • List any specific approved building setbacks previously approved by Council. 	BN
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	BN
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	BN
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
✓	Electronic copy of vicinity map showing the location of the subject property	BN
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
✓	One (1) 11" X 17" paper copy of the Final Plat	BN
✓	Electronic copy of the Final landscape plan**	BN

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

FEE REQUIREMENT:

*** I have read and understand the above requirements. I further understand fees are due at the time of filing. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.*

Kyle Prewett

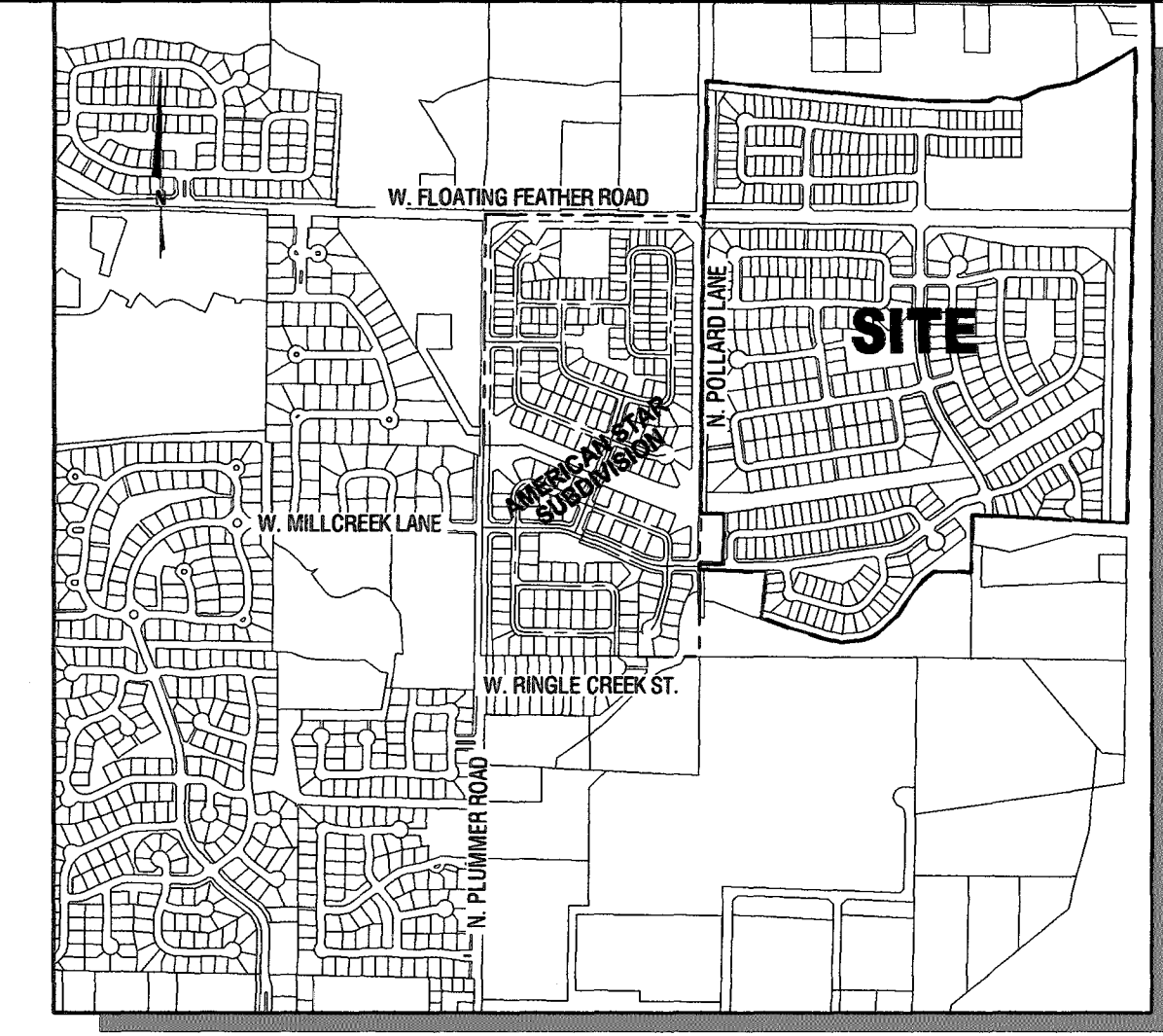
Applicant/Representative Signature

12/2/24

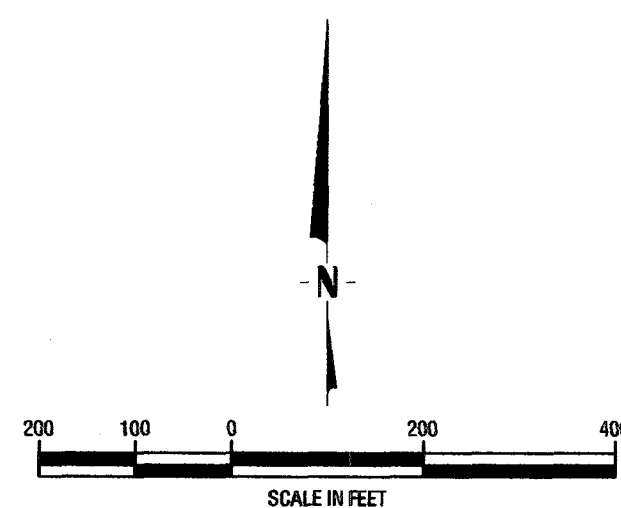
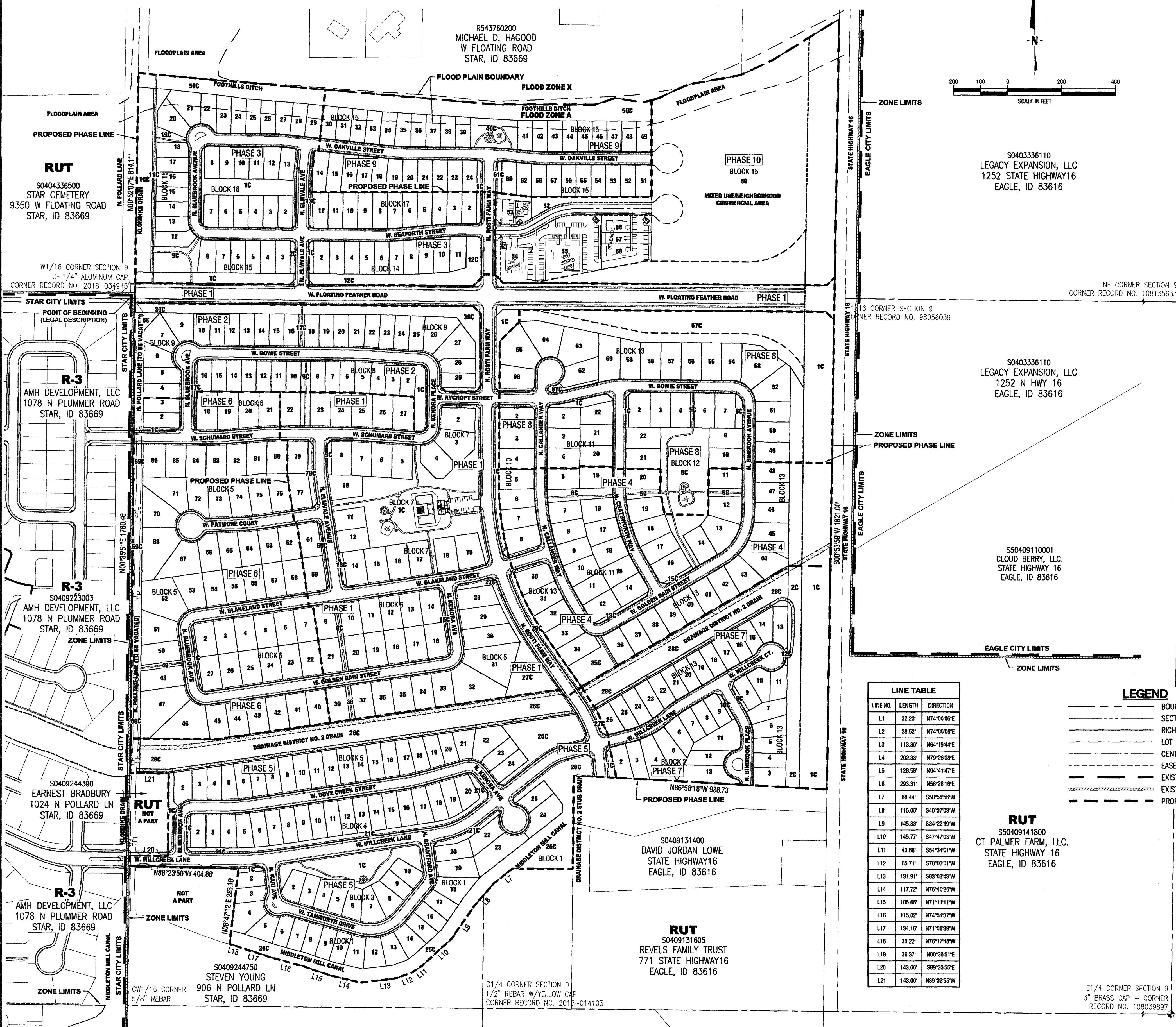
Date

PRELIMINARY PLAT REVISED ROSTI FARMS SUBDIVISION

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



VICINITY MAP
NOT TO SCALE



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

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

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

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

S0409131400
DAVID JORDAN LOWE
STATE HIGHWAY 16
EAGLE, ID 83616

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

S0409244750
STEVEN YOUNG
906 N POLLARD LN
STAR, ID 83669

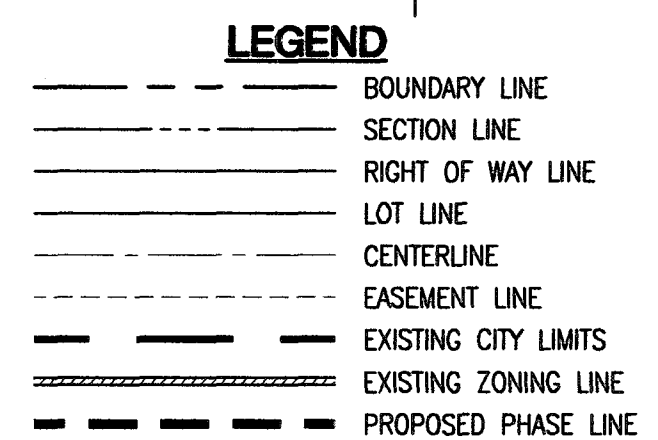
S0409244390
EARNEST BRADBURY
1024 N POLLARD LN
STAR, ID 83669

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

S0404336500
STAR CEMETERY
9350 W FLOATING ROAD
STAR, ID 83669

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

LINE NO.	LENGTH	DIRECTION
L1	32.23	N74°00'00"E
L2	28.52	N74°00'00"E
L3	113.30	N64°19'44"E
L4	202.39	N78°28'38"E
L5	128.58	N64°41'47"E
L6	283.31	N58°28'19"E
L7	88.44	S0°55'55"W
L8	115.07	S40°37'03"W
L9	145.83	S34°22'19"W
L10	145.77	S47°47'02"W
L11	43.88	S54°34'01"W
L12	65.71	S70°03'01"W
L13	131.91	S83°03'43"W
L14	117.72	N78°40'28"W
L15	105.68	N71°11'11"W
L16	115.02	N74°54'37"W
L17	134.10	N71°08'39"W
L18	35.22	N78°17'48"W
L19	38.37	N00°35'51"E
L20	143.00	S89°33'59"E
L21	143.00	N89°33'59"W

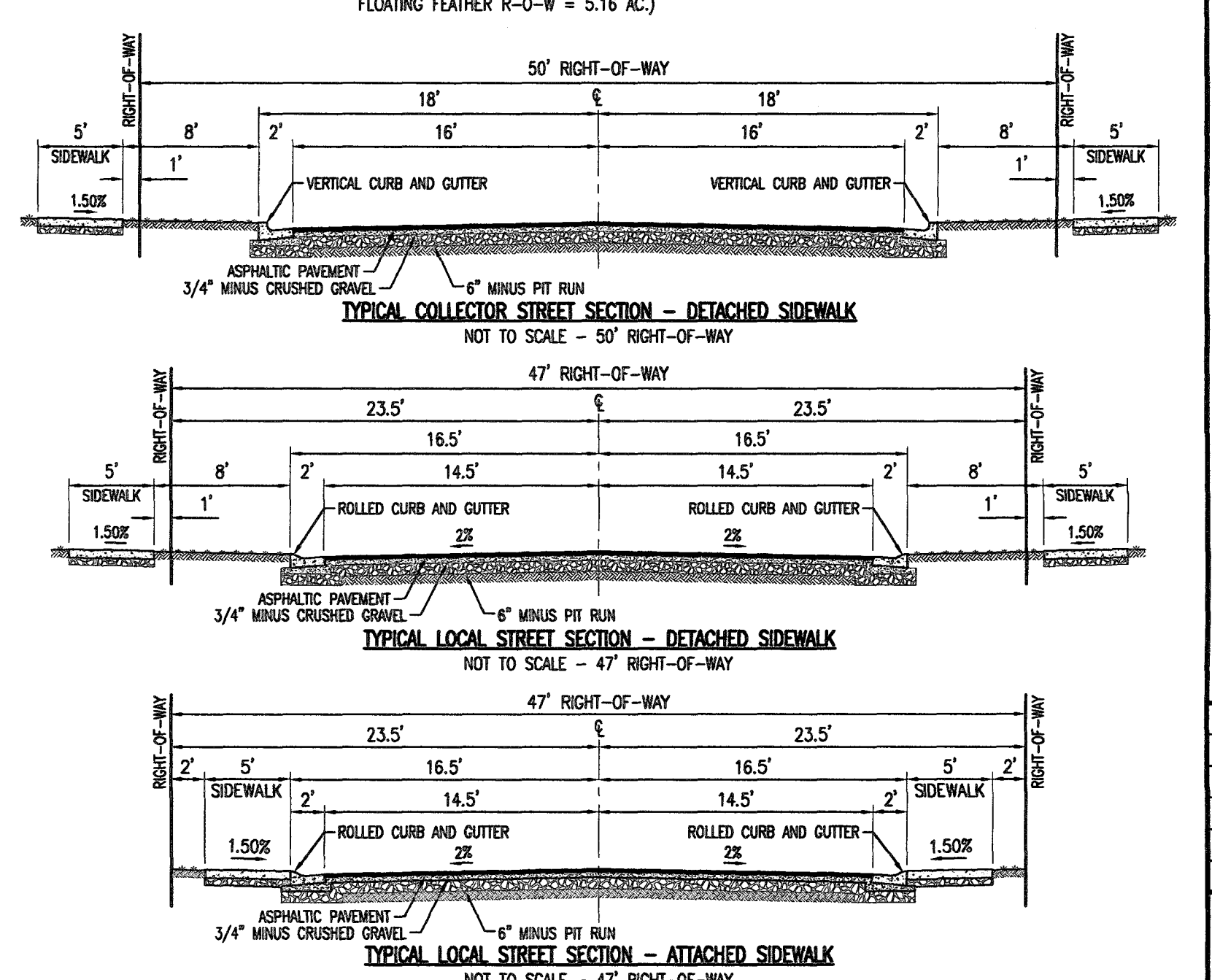


PRELIMINARY PLAT NOTES

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

PRELIMINARY PLAT DATA

TOTAL ACRES	171.70 AC	USEABLE COMMON OPEN SPACE (15.30%)	24.45 AC	ZONING	EXISTING: RUT/MU PROPOSED: R-3-PUD
SINGLE-FAMILY RESIDENTIAL	86.38 AC	DRAINAGE DISTRICT #2 DRAIN (MULTI-USE PATHWAY)	5.84 AC	RESIDENTIAL DENSITY (DU/AC)	2.75 (EXCLUDES MIXED USE AREA-16.97 AC.)
FUTURE MIXED USE COMMERCIAL AREA	18.97 AC	CENTRAL ANCHURY AREA (POOL FACILITY/PLAY EQUIP.)	2.92 AC	LOT AREA DATA	MINIMUM LOT SIZE 6,000 SF
PUBLIC RIGHT-OF-WAY	26.44 AC	POCKET PARK (PUBLIC SHELTER/PLAZA)	1.04 AC	AVERAGE LOT SIZE	8,832 SF
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC	PEDESTRIAN PATHWAY LOTS	0.94 AC	SITE AMENITIES	SWIMMING POOL FACILITY, (3) PLAYGROUND EQUIPMENT AREAS, (3) PICNIC GAZEBO AREAS, (2) MULTI-USE PATHWAYS, (1) PLAZA/PICNIC SHELTER SITTING AREA, AND MICRO-PATHS
FUTURE STATE HWY 16 RIGHT-OF-WAY (SOUTH OF FLOATING FEATHER)	4.30 AC	COMMON LOT WITH PATHWAY	0.65 AC	ADDITIONAL COMMON OPEN SPACE	8.00 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC	EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)	1.82 AC	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC
TOTAL LOTS	493	POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY	1.38 AC	END BLOCK BUFFERS	1.27 AC
SINGLE-FAMILY RESIDENTIAL LOTS	426	NORTH ANCHURY COMMON LOT (PLAY EQUIP.)	0.44 AC	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC
MIXED-USE LOTS (COMMERCIAL AREA)	7	LINEAR OPEN SPACE (NORTH)	0.59 AC	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	0.25 AC
OPEN SPACE LOTS	60	PEDESTRIAN PATHWAYS/OPEN AREA	0.50 AC	TOTAL COMMON OPEN SPACE	32.45 AC
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%	MILLCREEK LANE COLLECTOR BUFFERS	1.06 AC	TOTAL COMMON OPEN SPACE PERCENTAGE	20.43%
MIXED-USE AREA PERCENTAGE	9.88%	ROSTI FARM WAY COLLECTOR BUFFERS	3.90 AC	ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT:	158.85 AC
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%	FLOATING FEATHER/ROSTI FARM BUFFERS	1.37 AC	(EXCLUDES SH-16 R-O-W = 6.69 AC. & FLOATING FEATHER R-O-W = 5.16 AC.)	
OPEN SPACE/COMMON PERCENTAGE	18.90%	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC		
SINGLE FAMILY LOT DISTRIBUTION	426	ADDITIONAL COMMON OPEN SPACE	8.00 AC		
55' WIDE LOTS	(57.04%) 243	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC		
75' WIDE LOTS	(42.96%) 183	END BLOCK BUFFERS	1.27 AC		
		CU-DE-SAC BUFFER	0.01 AC		
		STORM DRAIN LOTS	0.61 AC		
		KLONDIKE DRAIN LOT	0.89 AC		
		FOOTHILLS DITCH LOT	2.63 AC		



OWNERS OF RECORD
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1466 N. POLLARD ROAD
STAR, IDAHO 83669
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DEVELOPER
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PLANNER
BECKY MCKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, IDAHO 83842
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EMAIL: beckymckay@engsol.com

REGISTERED ENGINEER
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STATE OF IDAHO
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ENGINEERING SOLUTIONS

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

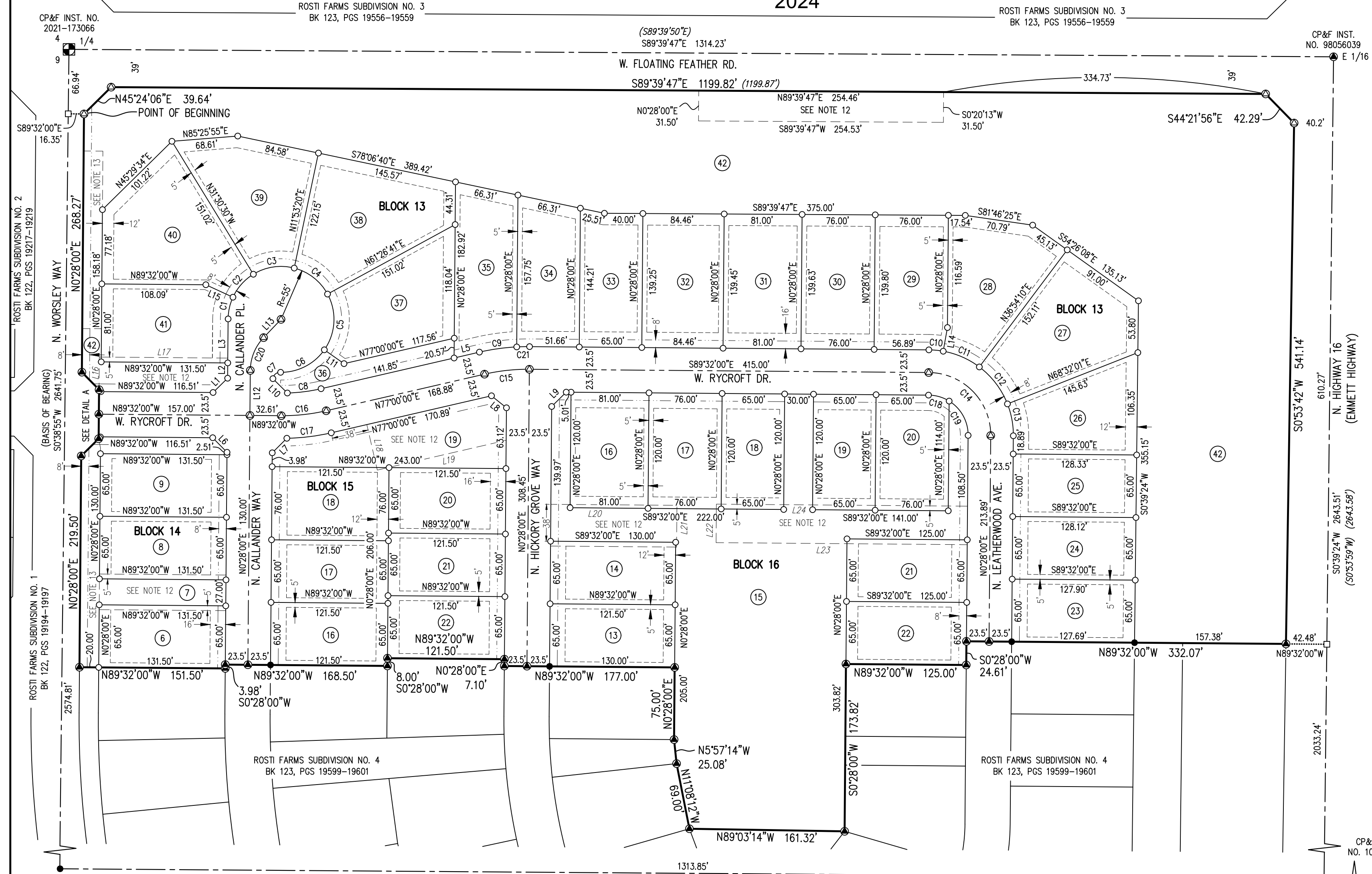
PRELIMINARY PLAT

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

PP-01
SHEET 1 OF 3

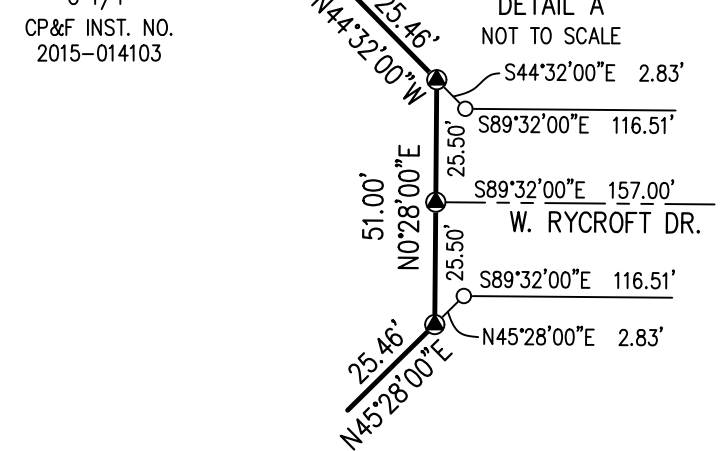
ROSTI FARMS SUBDIVISION NO. 8

A SUBDIVISION BEING LOT 1, BLOCK 1 OF ROSTI FARMS SUBDIVISION NO. 1, AND A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 9, T4N, R1W, BM, CITY OF STAR, ADA COUNTY, IDAHO
2024



- ### LEGEND
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - CENTERLINE
 - LOT LINE
 - SURVEY TIE LINE
 - PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
 - EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. _____
 - OTHER EASEMENT LINE AS NOTED
 - FOUND ALUMINUM CAP MONUMENT
 - SET 5/8"x30" REBAR w/PLASTIC CAP
 - SET 1/2"x24" REBAR w/PLASTIC CAP
 - FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
 - FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
 - LOT NUMBER
 - RECORD DATA

- ### NOTES
1. ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
 2. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND A TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
 3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAN.
 4. ANY RE-SUBDIVISION OF THIS PLAN SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
 5. IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON IRRIGATION ASSOCIATION, INC. AND Foothills Ditch Company in compliance with IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
 6. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
 7. LOTS 36 AND 42, BLOCK 13; LOT 7, BLOCK 14; LOT 19, BLOCK 15; AND LOT 15, BLOCK 16 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY HEIRLOOM RIDGE HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
 8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 9. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 2020-156437, RECORDS OF ADA COUNTY, IDAHO.
 10. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
 11. THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2021-176543, ADA COUNTY RECORDS, AND AS MAY BE AMENDED.
 12. PORTIONS OF LOTS 41 AND 42, BLOCK 13; LOTS 6, 7, AND 8, BLOCK 14; LOT 19, BLOCK 15; AND LOTS 14 THROUGH 21, BLOCK 16 AS SHOWN ARE SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM AS SHOWN. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
 13. LOT 42, BLOCK 13 AND LOT 7, BLOCK 14 ARE SUBJECT TO AN EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT EASEMENT AS SHOWN IN INSTRUMENT NO. 2021-053244, RECORDS OF ADA COUNTY, IDAHO.



SURVEYOR'S NARRATIVE

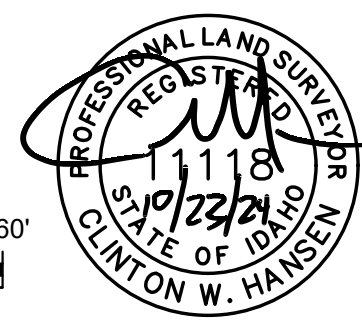
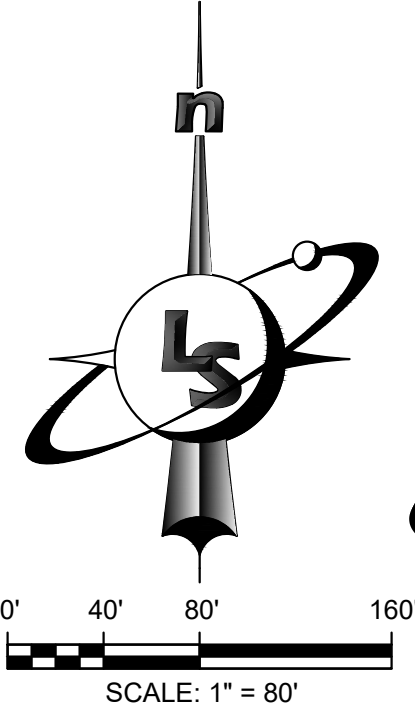
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF ROSTI FARMS SUBDIVISION NO. 1, ROSTI FARMS SUBDIVISION NO. 2, ROSTI FARMS SUBDIVISION NO. 4, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

LINE	LENGTH	BEARING
L1	21.19'	S45°28'00\"W
L2	15.89'	S0°28'00\"W
L3	45.67'	S0°28'00\"W
L4	21.16'	S45°12'57\"E
L5	27.04'	N77°00'00\"E
L6	21.19'	S44°32'00\"E
L7	21.42'	S45°05'11\"W
L8	19.94'	S51°16'00\"E
L9	21.19'	S45°28'00\"W
L10	21.16'	S45°12'57\"E
L11	25.00'	S54°53'53\"E
L12	46.71'	N0°28'00\"E

LINE	LENGTH	BEARING
L13	26.19'	N43°41'12\"E
L14	25.00'	N10°09'39\"E
L15	31.00'	N65°16'38\"W
L16	33.87'	S0°28'00\"W
L17	133.50'	N89°32'00\"W
L18	48.50'	S13°00'00\"E
L19	137.43'	N77°00'00\"E
L20	131.00'	S89°32'00\"E
L21	43.37'	S0°28'00\"W
L22	40.00'	N0°28'00\"E
L23	261.00'	N89°32'00\"W
L24	261.00'	S89°32'00\"E

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.28'	55.00'	24°15'22\"	S12°35'41\"W	23.11'
C2	32.42'	55.00'	33°46'08\"	S41°36'26\"W	31.95'
C3	44.10'	55.00'	45°56'46\"	S81°27'53\"W	42.93'
C4	45.12'	55.00'	47°00'26\"	N52°03'31\"W	43.87'
C5	61.11'	55.00'	63°39'25\"	N31°16'24\"E	58.01'
C6	53.15'	55.00'	55°21'53\"	N62°47'03\"E	51.10'
C7	10.93'	7.50'	83°30'31\"	S48°42'44\"W	9.99'
C8	35.40'	176.50'	11°29'28\"	N82°44'44\"E	35.34'
C9	39.18'	223.50'	10°02'37\"	S82°01'18\"W	39.13'
C10	14.97'	88.50'	9°41'40\"	N84°41'10\"W	14.96'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C11	41.31'	88.50'	26°44'30\"	N66°28'05\"W	40.93'
C12	48.86'	88.50'	31°37'51\"	N37°16'55\"W	48.24'
C13	33.88'	88.50'	21°55'59\"	N10°30'00\"W	33.67'
C14	102.10'	65.00'	90°00'00\"	N44°32'00\"W	91.92'
C15	47.01'	200.00'	13°28'00\"	S83°44'00\"W	46.90'
C16	47.01'	200.00'	13°28'00\"	N83°44'00\"E	46.90'
C17	46.60'	223.50'	11°56'42\"	N82°58'21\"E	46.51'
C18	22.60'	41.50'	31°12'11\"	N73°55'55\"W	22.32'
C19	42.59'	41.50'	58°47'49\"	N28°55'55\"W	40.74'
C20	37.72'	50.00'	43°13'12\"	S22°04'36\"W	36.83'
C21	13.35'	223.50'	3°25'23\"	N88°45'18\"E	13.35'



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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 1/4 OF THE NE 1/4 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 SUBDIVISION NO. 1;

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.

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

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

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

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED 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 _____

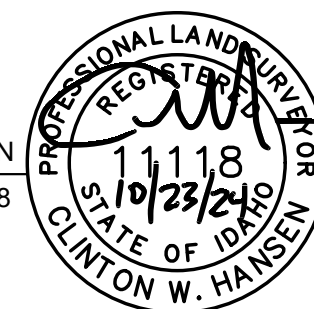
RESIDING AT _____

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 PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

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

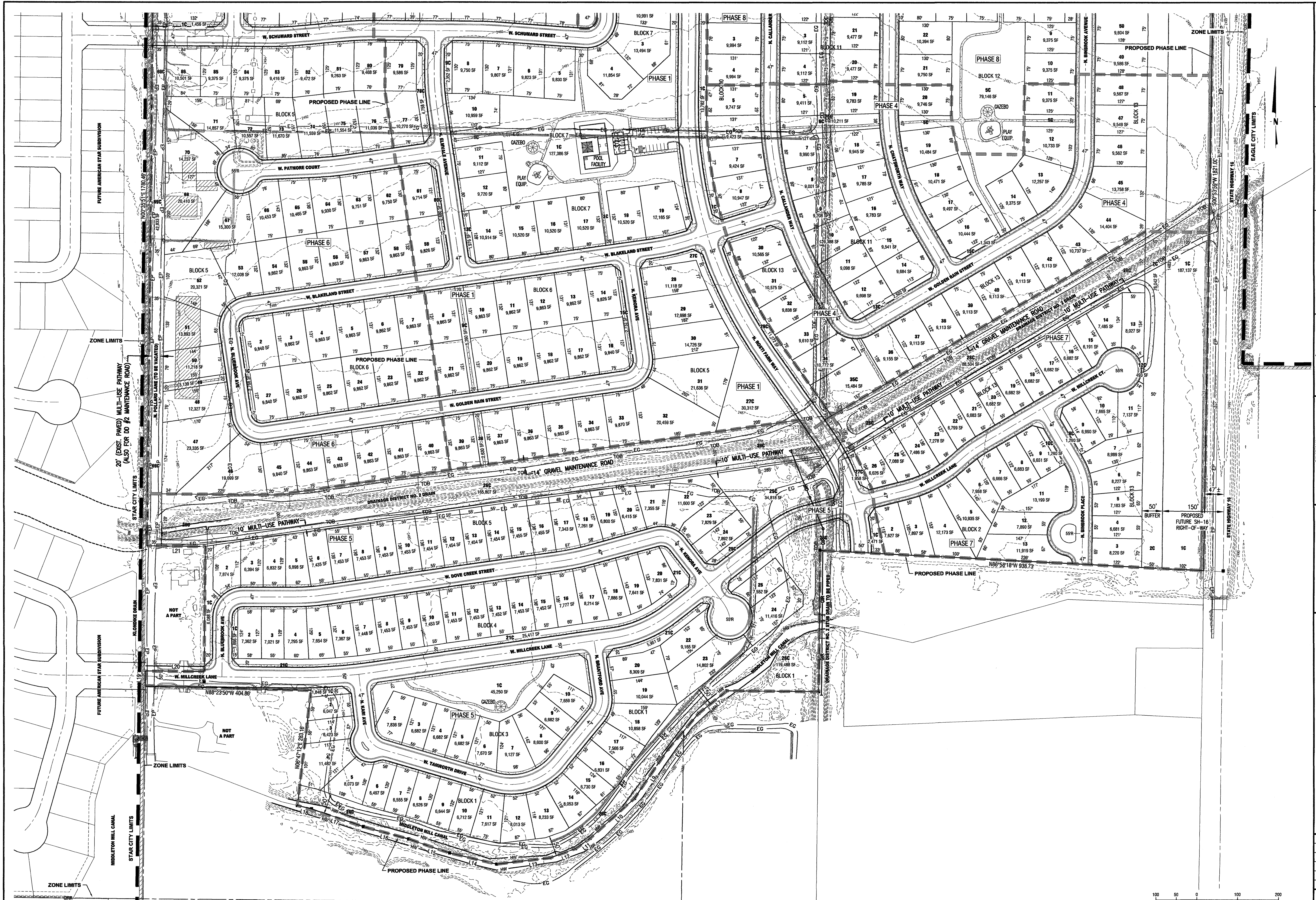
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT ____ MINUTES PAST ____ O'CLOCK __.M. ON THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118

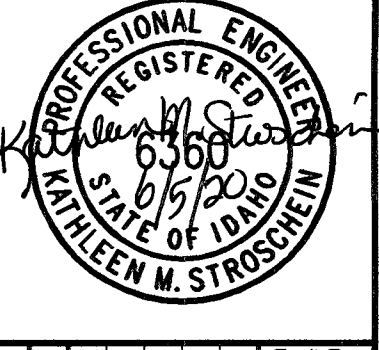




OWNERS OF RECORD
 SAM AND KARI ROSTI
 SAMUEL J. ROSTI
 ROSTI LAND, LLC
 1460 N. POLAR ROAD
 STAR, IDAHO 83089
 PHONE (208) 890-0884

DEVELOPER
 TOLL SOUTHWEST, LLC
 3103 W. SHERRY DRIVE, SUITE 100
 MERIDIAN, IDAHO 83842
 PHONE (208) 464-6220

PLANNER
 BECKY MCKAY
 ENGINEERING SOLUTIONS
 1029 N. ROSARIO STREET, STE. 100
 MERIDIAN, IDAHO 83842
 PHONE (208) 939-8980
 FAX (208) 938-0941
 EMAIL: beckym@engsol.org



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

ENGINEERING SOLUTIONS, LP
 1029 N. ROSARIO STREET, SUITE 100
 MERIDIAN, IDAHO 83842
 PHONE (208) 938-6880 FAX (208) 938-0941

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

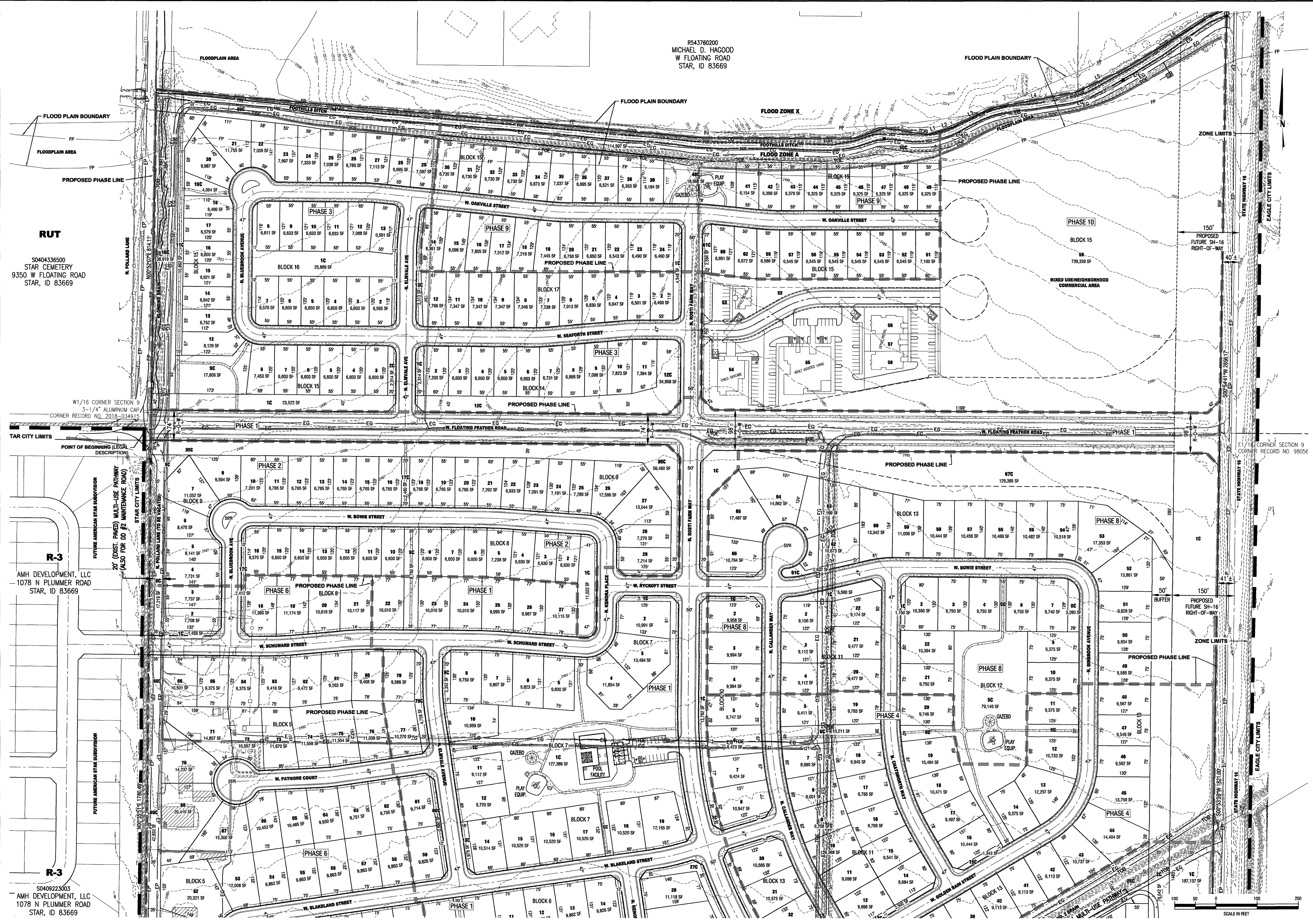
PRELIMINARY PLAN

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

PP-02
 SHEET 2 OF 3



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



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

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

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

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

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

PLANNER
BECKY MCKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, IDAHO 83842
PHONE: (208) 939-0980
FAX: (208) 938-0941
EMAIL: becky@engsol.com



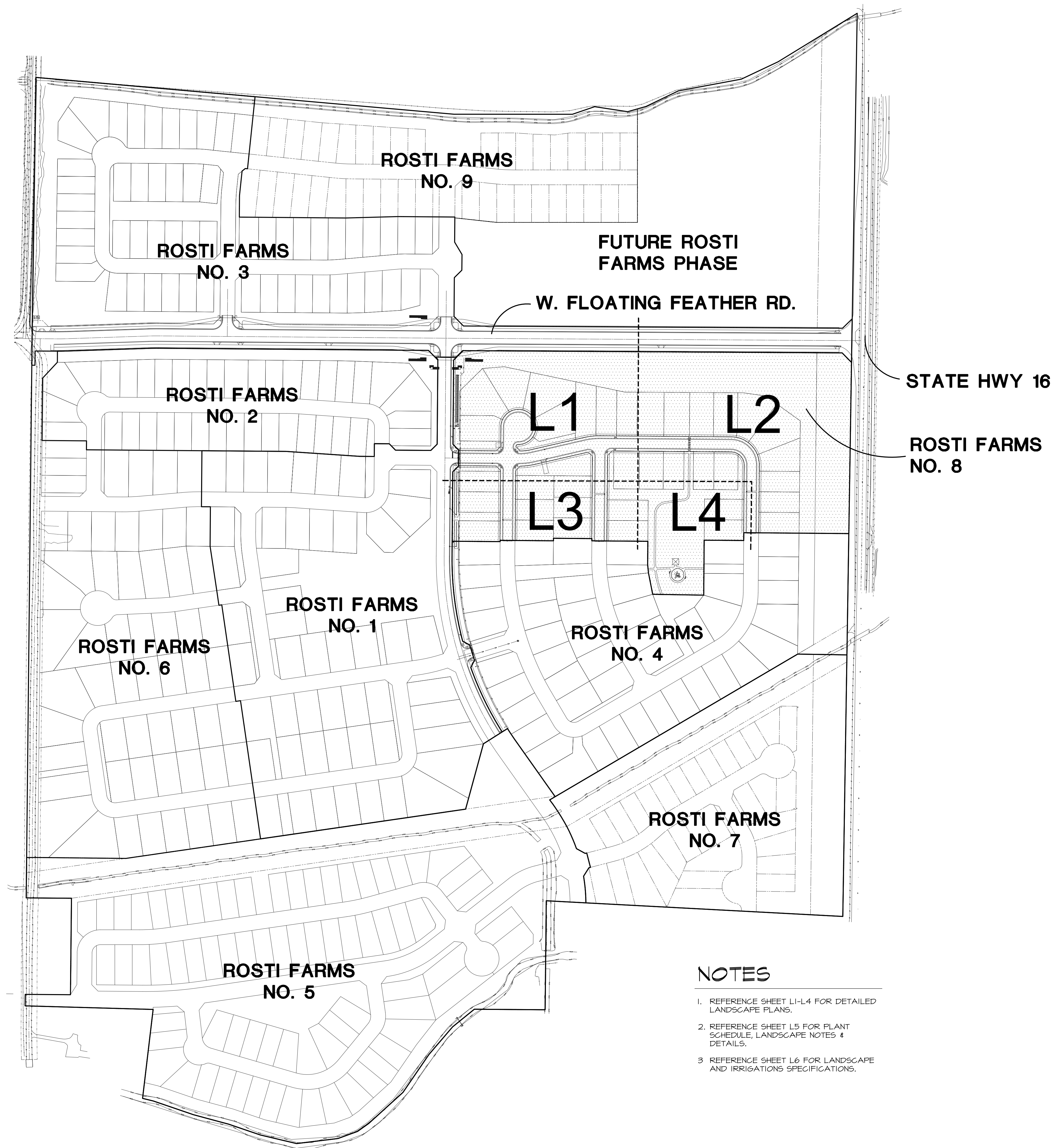
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REV.	01/08/2021	KOH
2	PRELIMINARY PLAN REV.	08/05/2020	RLS

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

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

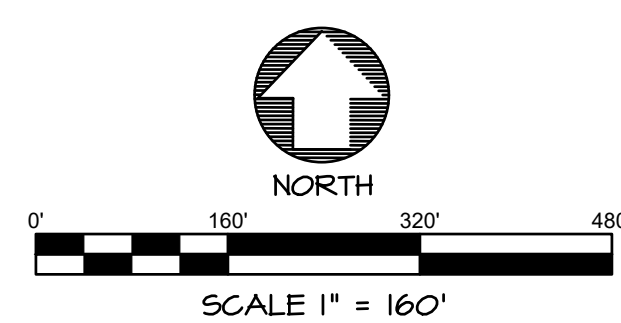
DATE ISSUED: 02/03/2020
PROJECT NO.: 190515
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SCALE: AS SHOWN
DRAWN BY: KOH
CHECKED BY: BZM

PP-03
SHEET 3 OF 3

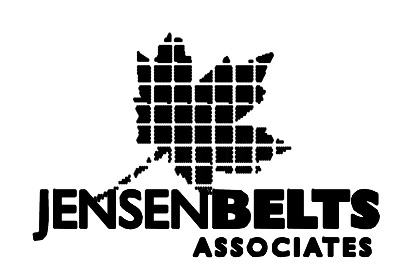


NOTES

1. REFERENCE SHEET L1-L4 FOR DETAILED LANDSCAPE PLANS.
2. REFERENCE SHEET L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS.
3. REFERENCE SHEET L6 FOR LANDSCAPE AND IRRIGATIONS SPECIFICATIONS.



Issue	Description	Date
ISSUE		6-21-24



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

ROSTI FARMS SUBDIVISION NO. 8

STAR, IDAHO

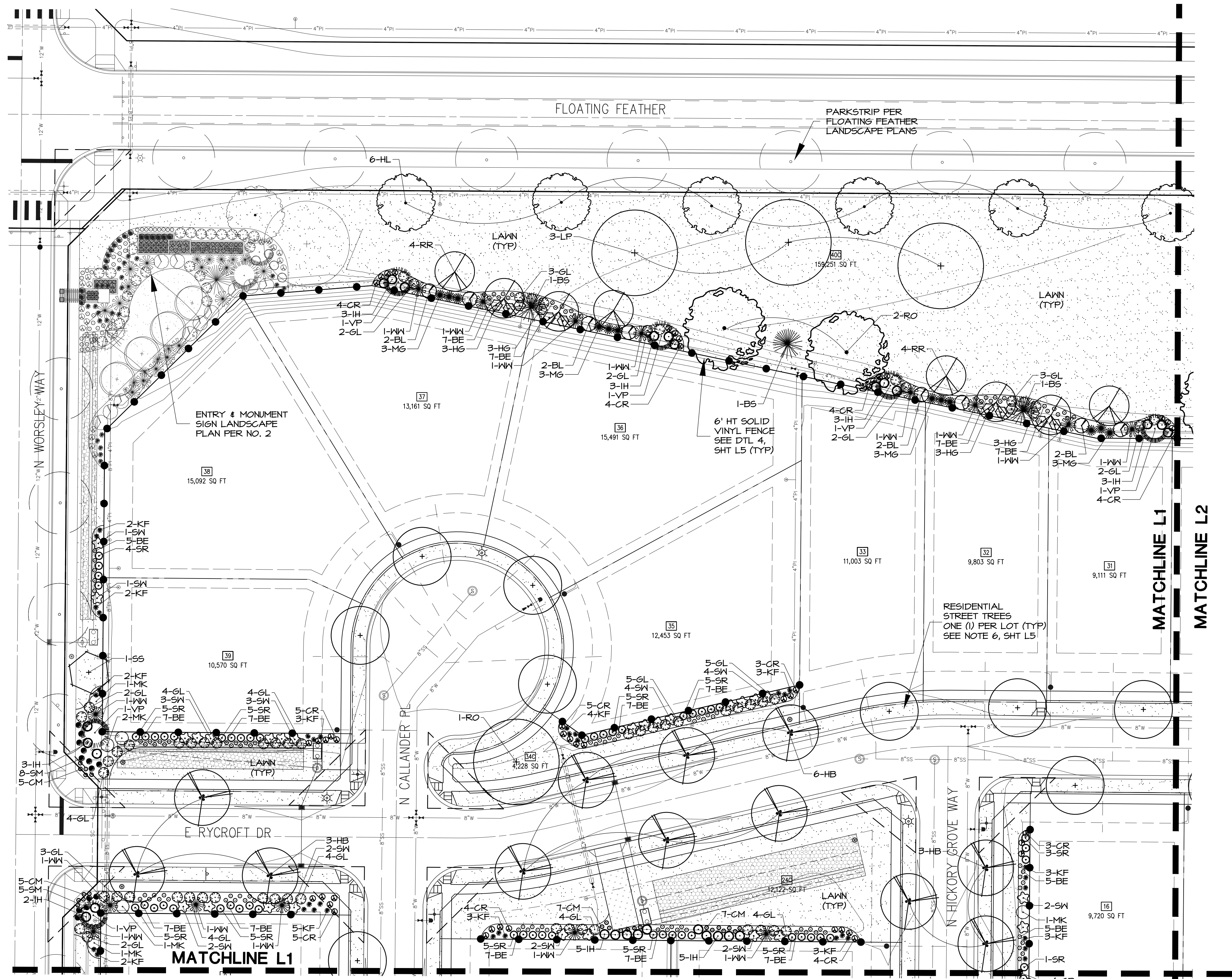
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JVN Checked KCS
Scale AS SHOWN

Sheet Title
OVERALL PLAN

Sheet Number
LO
1 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHT L5)
SYM COMMON NAME

EVERGREEN TREES

BS	COLORADO BLUE SPRUCE
SR	SKYROCKET JUNIPER
VP	VANDERWOLFS PINE
WK	KEEPING 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)

HB	GREENSPIRE LINDEN
HL	PYRAMIDAL EUROPEAN HORNBEAM
	SKYLINE HONEYLOCUST
	PACIFIC SUNSET MAPLE
	REDSPIRE PEAR
	MORAINNE SWEETGUM
	TULIP TREE

ORNAMENTAL TREES (CLASS I)

CP	CHANTICLEER PEAR
RR	ROYAL RAINDROPS CRABAPPLE
SS	SPRINGSNOW CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

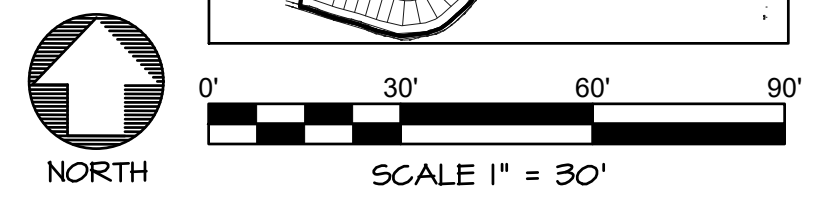
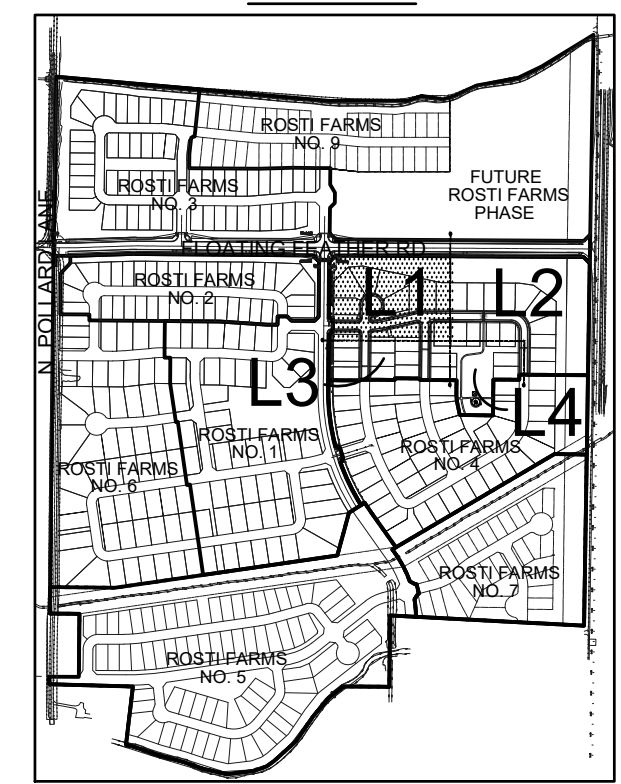
BE	BLACK EYED SUSAN
BL	BLACK LACE ELDERBERRY
CM	WALKER'S LOW CATMINT
CR	RED FLOWER CARPET ROSE
GL	GRO-LOW SUMAC
HG	HENRY GARNET SWEETSPIRE
IH	IVORY HALO DOGWOOD
KF	KARL FORSTER REED GRASS
MG	MAIDEN GRASS
MK	MISS KIM LILAC
SM	SLOWMOUND MUGO PINE
SN	SUMMERWINE NINEBARK

- LAWN
- 6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.
- 6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L5.

NOTES

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

KEY MAP



Issue	Description	Date
ISSUE		6-21-24



Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
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www.jensenbelts.com

ROSTI FARMS SUBDIVISION NO. 8

STAR, IDAHO

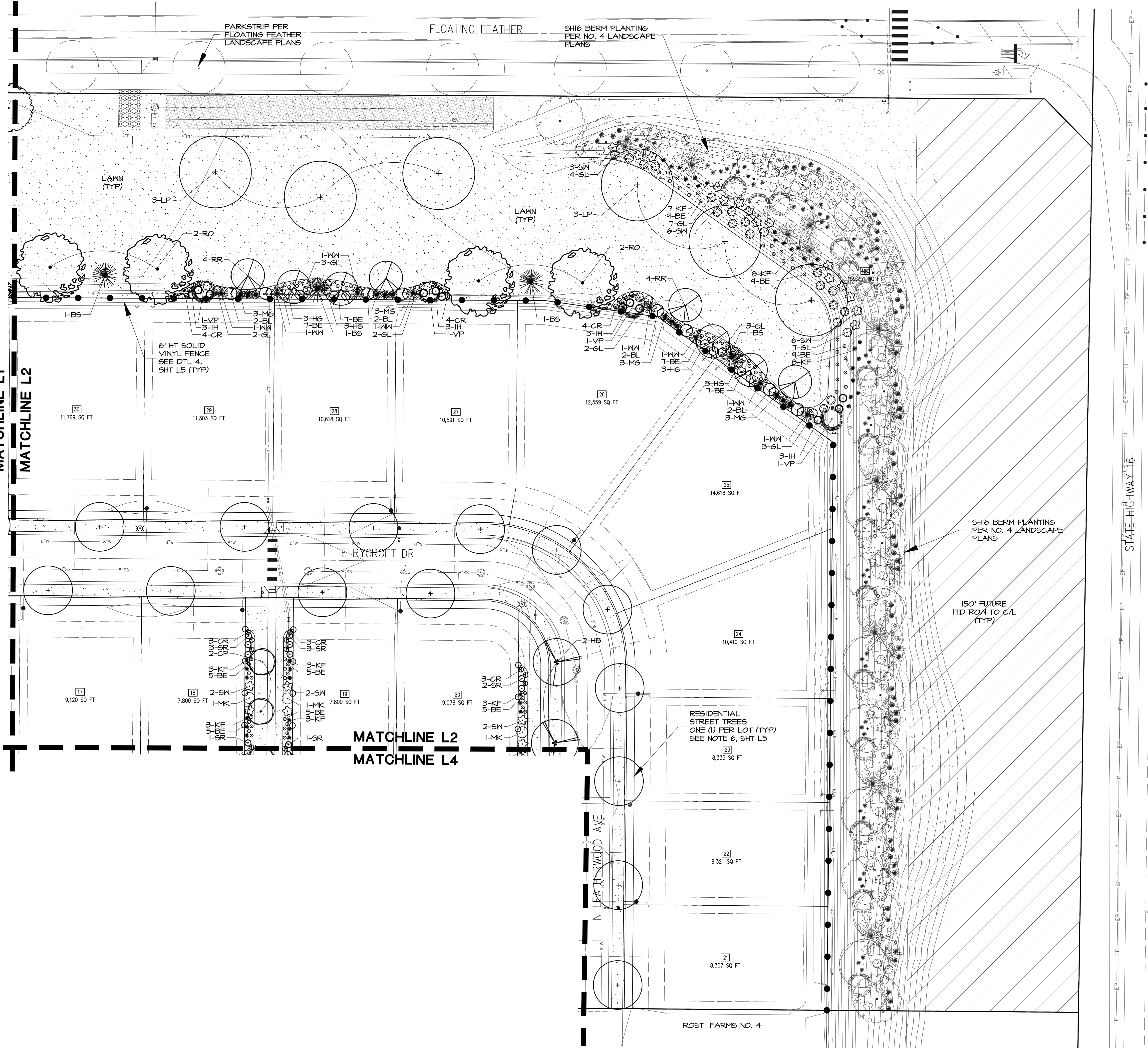
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JVN
Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1
2 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHT L5)

SYM COMMON NAME

- EVERGREEN TREES**
- BS COLORADO BLUE SPRUCE
 - SR SKYROCKET JUNIPER
 - VP VANDERWOLFS PINE
 - WN KEEPING 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)**
- HB GREENSPIRE LINDEN
 - HL PYRAMIDAL EUROPEAN HORNBEAM
 - SKYLINE HONEYLOCUST
 - PACIFIC SUNSET MAPLE
 - REDSPIRE PEAR
 - MORAIN SWEETGUM
 - TULIP TREE

- ORNAMENTAL TREES (CLASS I)**
- CP CHANTICLEER PEAR
 - RR ROYAL RAINDROPS CRABAPPLE
 - SS SPRINGSNOW CRABAPPLE

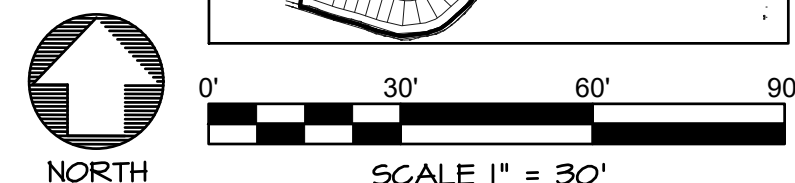
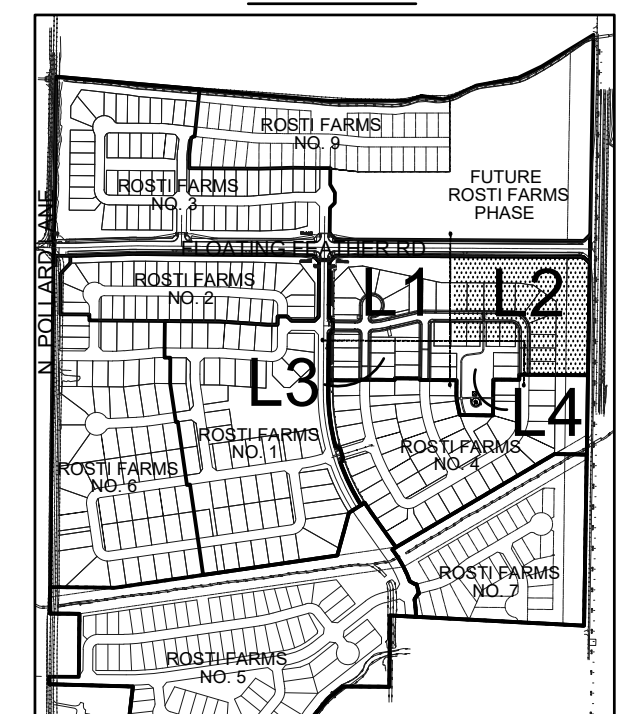
- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- BE BLACK EYED SUSAN
 - BL BLACK LACE ELDERBERRY
 - CM WALKER'S LOW CATMINT
 - CR RED FLOWER CARPET ROSE
 - GL GRO-LOW SUMAC
 - HG HENRY GARNET SWEETSPIRE
 - IH IVORY HALO DOGWOOD
 - KF KARL FORSTER REED GRASS
 - MG MAIDEN GRASS
 - MK MISS KIM LILAC
 - SM SLOWMOUND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

- LAWN
- 6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.
- 6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L5.

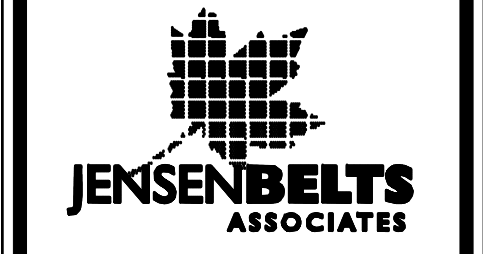
NOTES

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KEY MAP



Issue	Description	Date
155UE		6-21-24



Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
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www.jensenbelts.com

ROSTI FARMS SUBDIVISION NO. 8

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

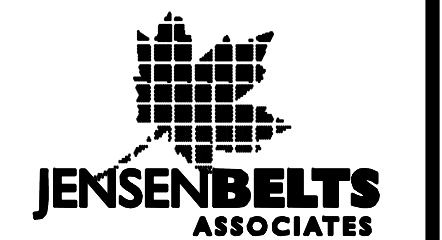
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Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number

L2
3 of 7 Sheets

Issue	Description	Date
1550E		6-21-24



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Landscape Architecture
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ROSTI FARMS SUBDIVISION NO. 8
STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JVN
Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number

L3

4 of 7 Sheets

PLANT SCHEDULE

(REFERENCE SHT L5)

SYM COMMON NAME

EVERGREEN TREES

BS COLORADO BLUE SPRUCE
SR SKYROCKET JUNIPER
VP VANDERWOLFS PINE
WK KEEPING 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)

HB GREENSPIRE LINDEN
HL PYRAMIDAL EUROPEAN HORNBEAM
SKYLINE HONEYLOCUST
PACIFIC SUNSET MAPLE
REDSPIRE PEAR
MORAIN 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 LAGE 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 FORSTER REED GRASS
MG MAIDEN GRASS
MK MISS KIM LILAC
SM SLOWMOUND MUGO PINE
SN SUMMERWINE NINEBARK

LAWN

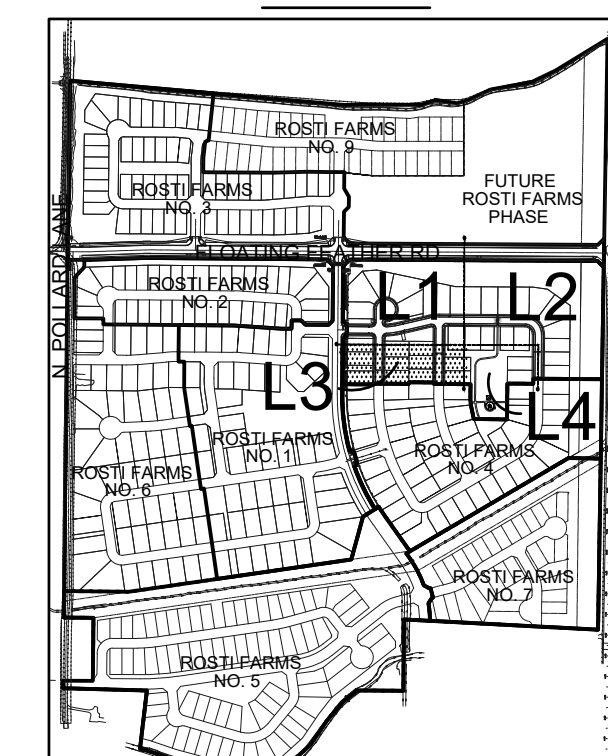
6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L5.

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

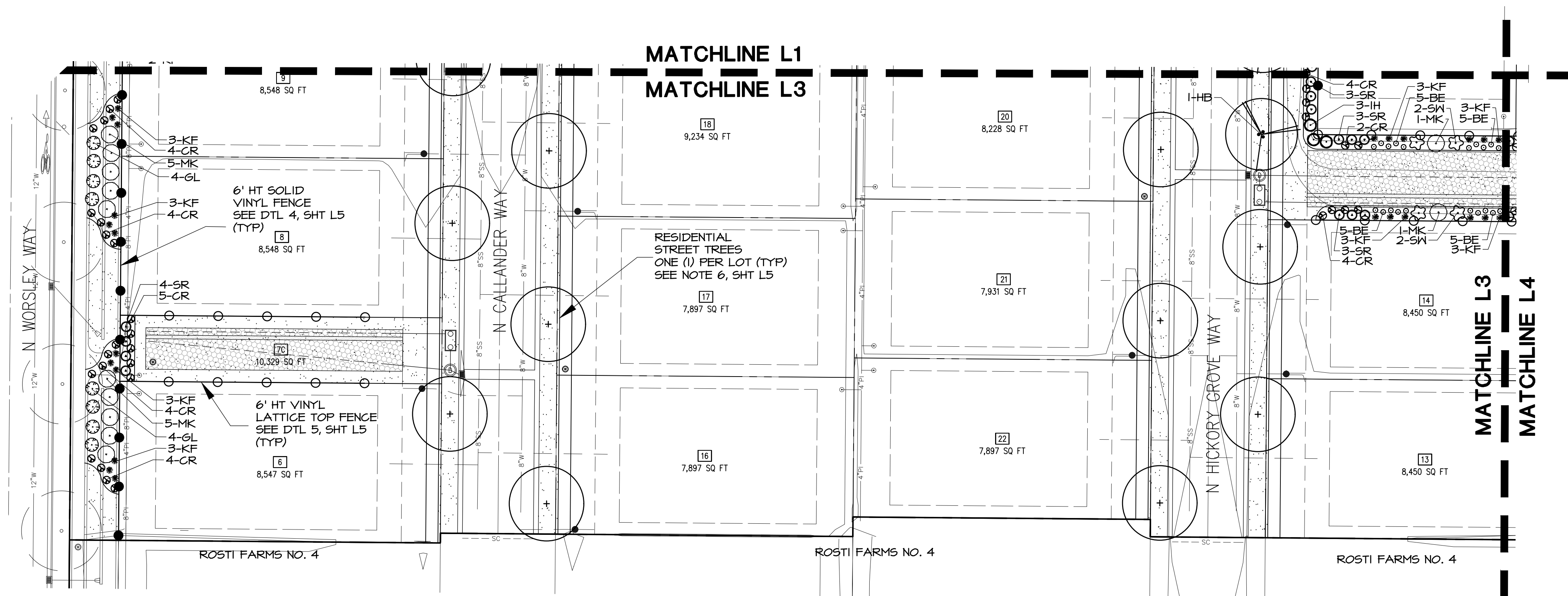
NOTES

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

KEY MAP

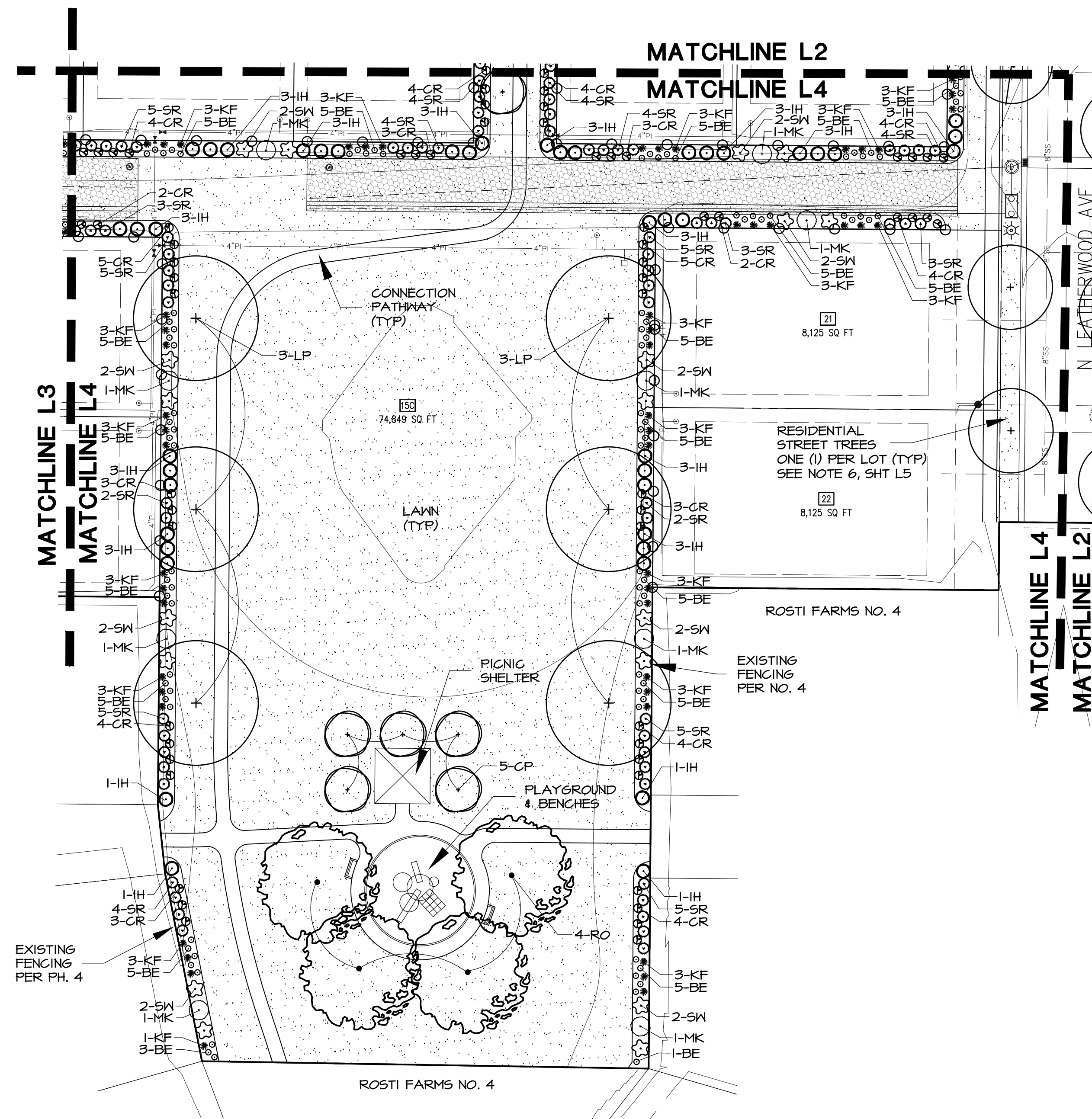


SCALE 1" = 30'



MATCHLINE L1
MATCHLINE L3

MATCHLINE L3
MATCHLINE L4



PLANT SCHEDULE

(REFERENCE SHT L5)

SYM COMMON NAME

- EVERGREEN TREES**
- BS COLORADO BLUE SPRUCE
 - SR SKYROCKET JUNIPER
 - VP VANDERWOLFS PINE
 - WK KEEPING WHITE SPRUCE

- SHADE TREES (CLASS III)**
- LP LONDON PLANETREE
 - RO RED OAK

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

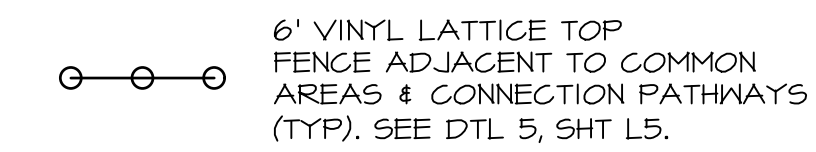
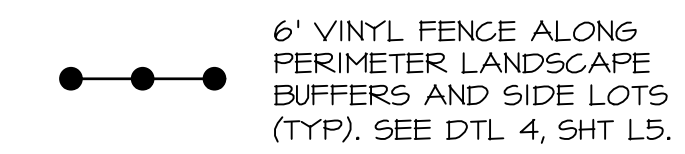
- STREET TREES (CLASS II)**
- HB GREENSPIRE LINDEN
 - HL PYRAMIDAL EUROPEAN HORNBEAM
 - SKYLINE HONEYLOCUST
 - PACIFIC SUNSET MAPLE
 - REDSPIRE PEAR
 - MORaine SWEETGUM
 - TULIP TREE

- 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 FORSTER REED GRASS
 - MG MAIDEN GRASS
 - MK MISS KIM LILAC
 - SM SLOWMOUND MUGO PINE
 - SN SUMMERWINE NINEBARK



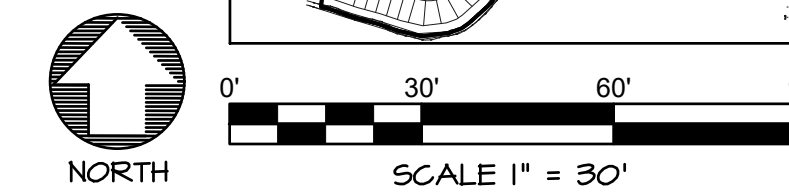
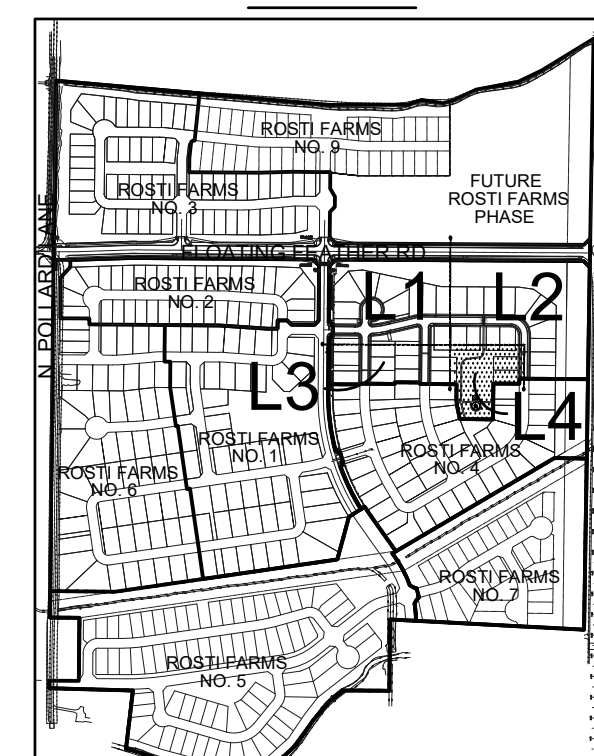
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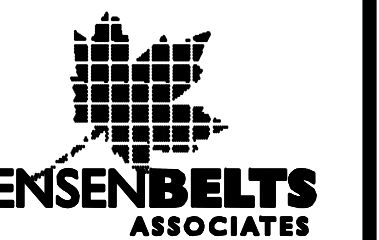
NOTES

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

KEY MAP



Issue Description	Date
ISSUE	6-21-24



Site Planning
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ROSTI FARMS SUBDIVISION NO. 8

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

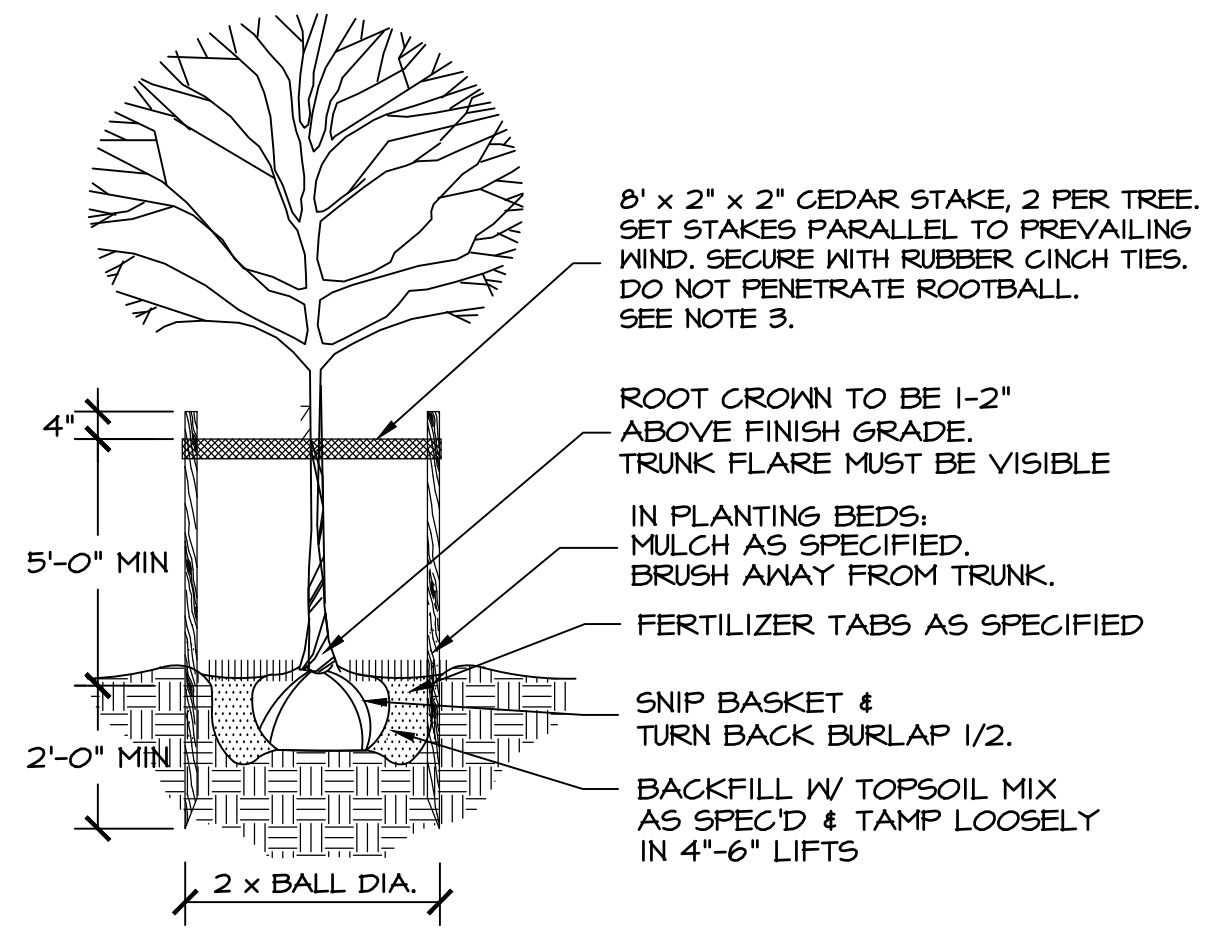
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Sheet Title
LANDSCAPE PLAN

Sheet Number

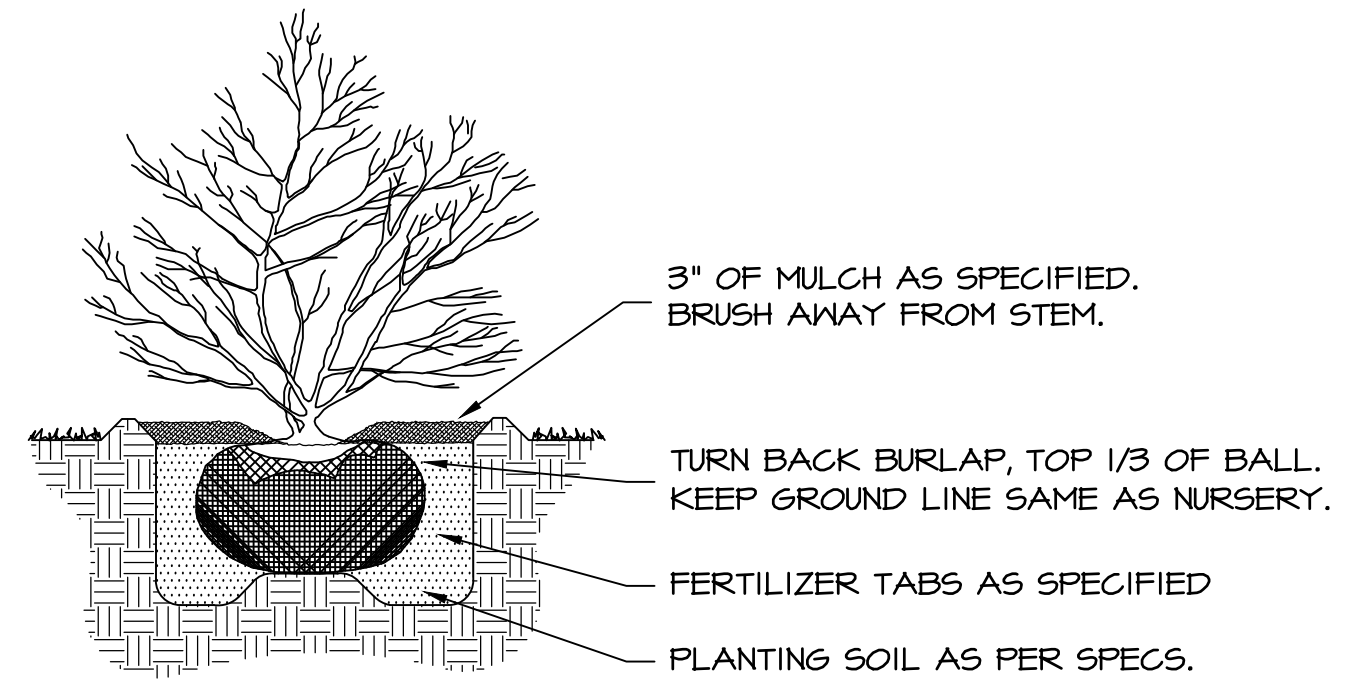
L4

5 of 7 Sheets



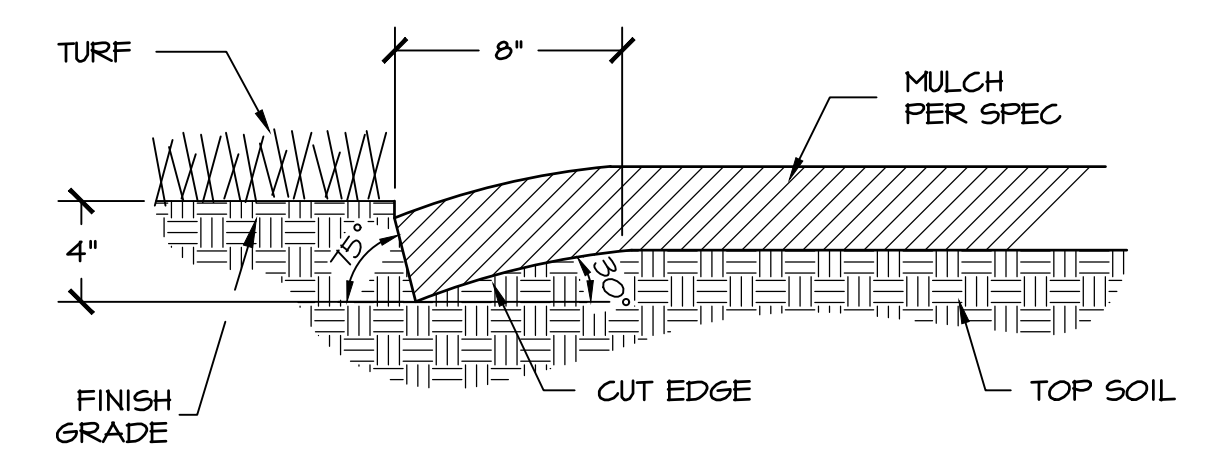
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
 4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING
NOT TO SCALE

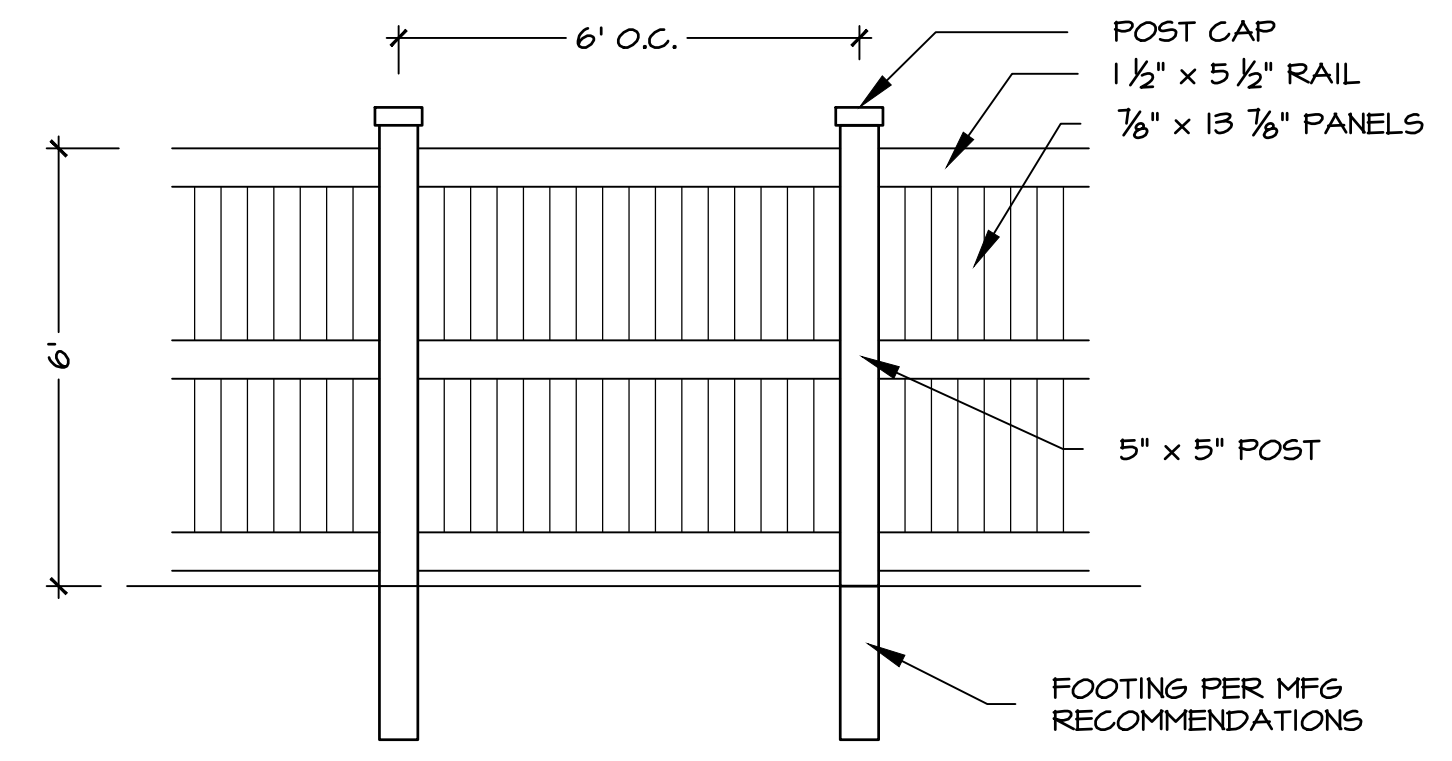


NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING
NOT TO SCALE

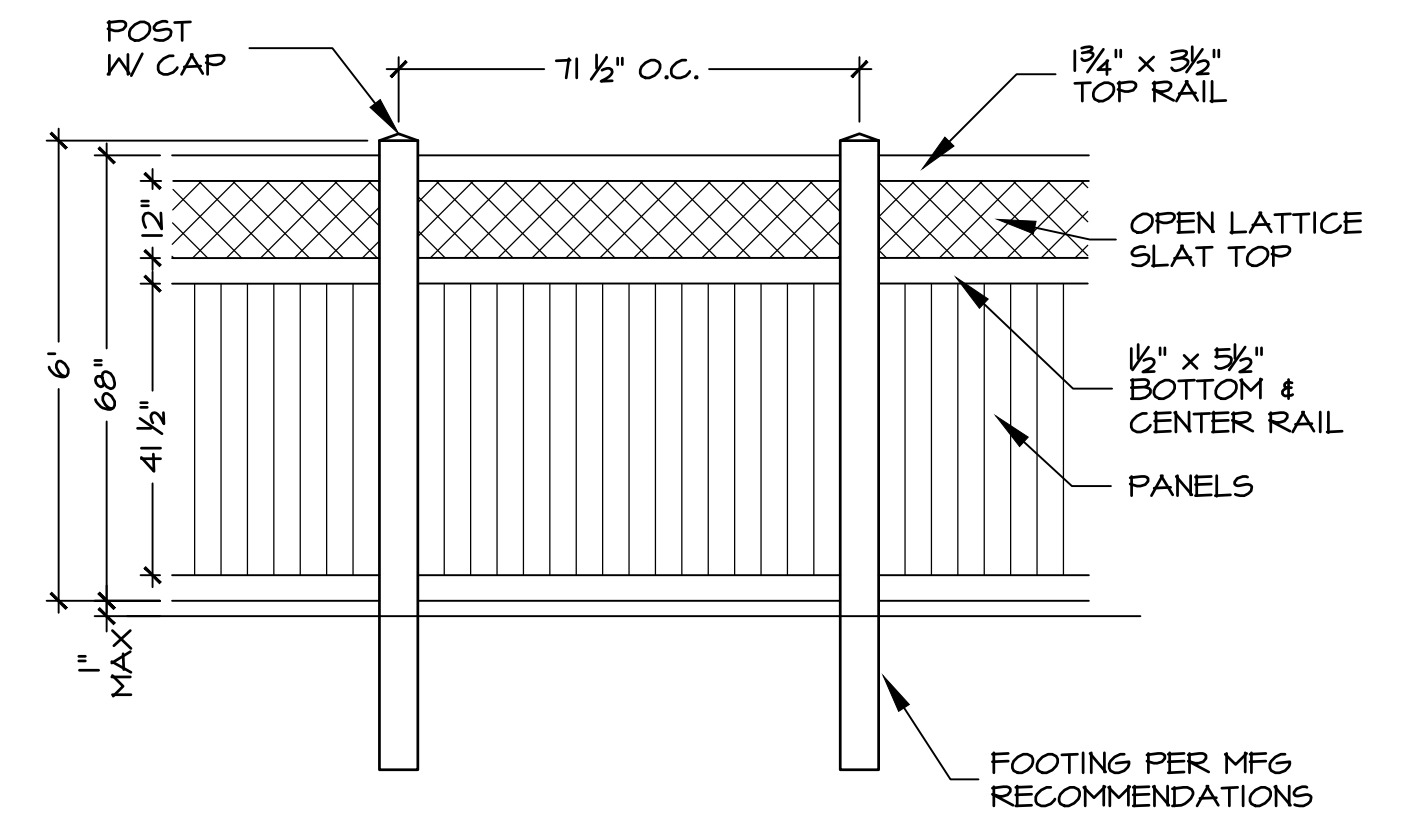


③ PLANTER CUT BED EDGE
NOT TO SCALE



- NOTES:**
1. VINYL FENCE STYLE MAY VARY 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.

④ VINYL FENCE
NOT TO SCALE

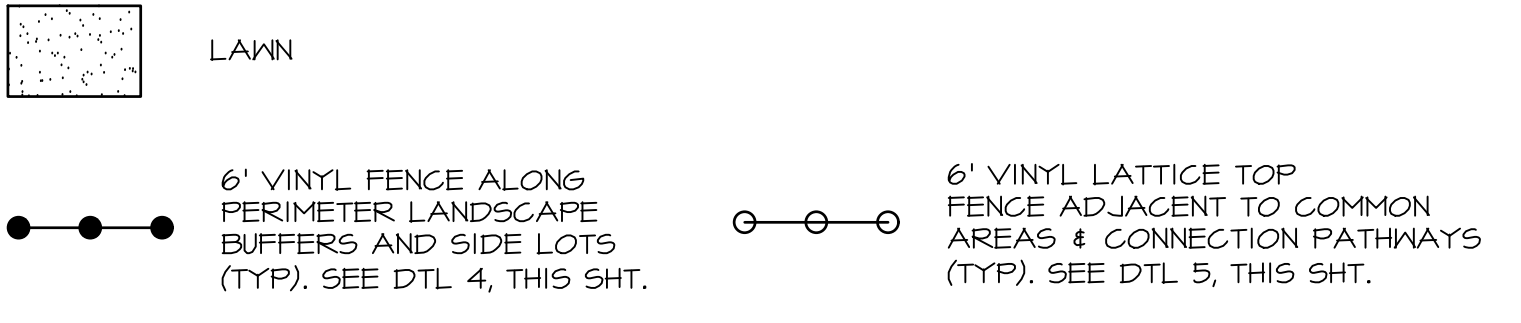


- NOTES:**
1. VINYL FENCE STYLE MAY VARY SLIGHTLY.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. 6" WIDE MOW STRIP TO BE INSTALL AT BASE OF FENCE ON COMMON LOT/LANDSCAPE BUFFER SIDE.

⑤ VINYL LATTICE TOP FENCE
NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES				
B5	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCO'	6-8' HT B4B	30' HT x 15' W
SR	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	6-8' HT B4B	15' HT x 3' W
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B	25' HT x 12' W
WN	KEEPIING WHITE SPRUCE	PICEA GLAUCO 'PENDULA'	6-8' HT B4B	25' HT x 8' W
SHADE TREES (CLASS III)				
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2" CAL B4B	75' HT x 60' W
RO	RED OAK	QUERCUS RUBRA	2" CAL B4B	70' HT x 45' W
APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, THIS SHT):				
STREET TREES (CLASS II)				
HB	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B4B	45' HT x 30' W
HL	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B4B	40' HT x 30' W
	SKYLINE HONEYLOCUST	GLIEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B	40' HT x 30' W
	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B4B	30' HT x 25' W
	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'	2" CAL B4B	30' HT x 25' W
	MORAIN SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORAIN'	2" CAL B4B	40' HT x 40' W
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B	50' HT x 30' W
ORNAMENTAL TREES (CLASS I)				
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B	30' HT x 15' W
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KMS'	2" CAL B4B	20' HT x 15' W
SS	SPRINGSNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B	20' HT x 15' W
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS				
BE	BLACK EYED SUSAN	RUBBECKIA FULGIDA 'GOLDSTRUM'	1 GAL	2' HT x 2' W
BL	BLACK LACE ELDERBERRY	SAMBUCUS NIGRA 'EVA'	5 GAL	8' HT x 8' W
CM	WALKER'S LOW CATMINT	NEPETA x FAASSENII 'WALKER'S LOW'	1 GAL	2' HT x 2.5' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W
H6	HENRY GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY GARNET'	5 GAL	5' HT x 5' W
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAUHALO'	5 GAL	5' HT x 5' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
M6	MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	1 GAL	5' HT x 3' W
MK	MISS KIM LILAC	SYRINGA PUBESCENS 'MISS KIM'	5 GAL	6' HT x 6' W
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	1.5' HT x 2' W
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W



NOTES

1. 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 04 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.

Issue	Description	Date
ISSUE		6-21-24



JENSEN BELTS ASSOCIATES

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ROSTI FARMS SUBDIVISION NO. 8
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JJK
Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L5
6 of 7 Sheets

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



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: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A 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: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource 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 <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> 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

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 <bnorgrove@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,



Niki Benyakhlef
Development Services Coordinator

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