



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star – Planning & Zoning Department

MEETING DATE: February 18, 2025

FILE(S) #: FP-25-01, Final Plat, Trapper Ridge Subdivision – Phase 4

REQUEST

Applicant is seeking approval of a Final Plat for Trapper Ridge Subdivision, Phase 4, consisting of 42 residential lots and 2 common lots on 12.59 acres. The phase is the northern portion of the preliminary plat, north of W. New Hope Road in Star, Idaho. The subject property is located west of N. Cherry Laurel Way and north of W. Mountain Iris Street. Ada County Parcel Numbers R6046660220, R6046660100 & R6046660317.

Applicant/Representative:

Kent Brown
Kent Brown Planning Services
3161 E. Springwood Drive
Meridian, Idaho 83642

Owner

Endurance Holdings
1977 E. Overland Rd
Meridian, ID 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3

Acres - 12.59 acres

Residential Lots - 42

Common Lots - 2

HISTORY

May 7, 2019 The Rezone (RZ-18-06) and Preliminary Plat (PP-18-05) for Trapper Ridge Subdivision was approved by the Council.

July 16, 2019 The Final Plat (FP-19-05) for Trapper Ridge Subdivision, Phase 1 was approved by the Council.
April 21, 2020 The Final Plat (FP-20-06) for Trapper Ridge Subdivision, Phase 2 was approved by the Council.
August 17, 2021 The Final Plat (FP-21-16) for Trapper Ridge Subdivision, Phase 3 was approved by the Council.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Trapper Ridge Subdivision, Phase 4 consisting of 42 residential lots and 2 common lots on 12.59 acres.

The Final Plat layout generally complies with the approved Preliminary Plat.

Original Preliminary Plat Review:

Site Data: All Phases
Total Acreage of Site – 68.42 acres
Total Number of Lots – 207 lots
Total Number of Residential Lots – 200 lots
Total Number of Common Lots – 7 lots
Total Number of Commercial Lots – None
Type of Units – Single Family Units
Dwelling Units Per Gross Acre – 2.92 Units per acre
Total Acreage of Common Lots – 14.11 acres
Percent of Site as Common Area – 20.62%

General Site Design Features:

Landscaping

The landscape plan submitted was approved as far as the locations. However, the UDC, Chapter 4, Section B-7 C-3 Street Trees, states that a minimum density of one (1) tree per thirty-five (35) linear feet is required. The submitted landscape plan appears to satisfy this requirement.

Open Space

Open space for the subdivision comes in the form of passive green space with amenities.

Street Design:

Public Streets

The development is proposing to have 36-foot-wide streets from back of curb to back of curb. This satisfies UDC Section 8-6B-2.

Sidewalks

Sidewalks are proposed at five-foot (5') widths and will be attached throughout the overall subdivision.

Streetlights

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. **The applicant did not originally submit a plan or design/cuts sheet for streetlights. Working with City Staff, the Applicant has agreed to change the streetlight design in the development to downward facing lights. Applicant also changed the streetlights along W. New Hope Road to match the current downward facing, city preferred fixture. The remaining phases will need to adhere to the current downward facing**

Staff Analysis of Final Plat Submittal:

The approved preliminary plat consisted of a maximum of 200 residential lots. Once Phase 4 is platted, this will be the last phase of the original 200 residential lots approved.

Lot Layout – The density of Trapper Ridge Subdivision, Phase 4 is 3.33 du/acre. The Final Plat indicates lot sizes range in size from 7,626 square feet to 12,788 square feet. The average buildable lot size is 8,668 square feet. This is in line with the approved preliminary plat.

Common/Open Space and Amenities – This phase will have a pocket park and a micro pathway. Previous phases contain a tot lot and 1.4-acre park. A future phase will contain an 11-acre natural habitat park.

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. If street trees are to be planted by the builder, the Certificate of Occupancy may be withheld pending confirmation that the correct number and species of tree(s) have been planted.**

Setbacks – The applicant has not been approved for any special setbacks and the development will comply with the standard setbacks or the R-3 zone as follows:

Zoning District	Maximum Height Note Conditions	Minimum Yard Setbacks Note Conditions			
		Front (1)	Rear	Interior Side	Street Side

R-3	35'	15' to living area 20' to garage face	15'	5' per story	20'
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Mailbox Clusters – Applicant has provided documentation from Mel Norton, Star Postmaster depicting the approved location for the mailbox cluster for the development. The approval is to add additional clusters to the Trapper Ridge mail clusters. 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

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.

Street Names – Applicant has provided documentation from Ada County that the proposed street names have been approved and they are reflected correctly on the final plat.

Subdivision Name – Ada County Development Services has approved the subdivision name and approval letter is part of the application packet.

Fencing – Applicant is proposing a solid 6' tall vinyl fence along the perimeter of the development. There will also be a 5' tall wrought iron fence along the north back of the lots. All Fencing to be installed per plan.

Sidewalks – Sidewalks are proposed to be attached, 5-foot-wide, concrete throughout the development. This development was approved prior to detached sidewalks becoming required by code.

Lighting - Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant has submitted a proposed streetlight plan that meets city standards.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on January 26, 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 & Development Agreement.

- 1. Side yard setbacks shall be 5' per story. A waiver has not been granted as part of the Development Agreement.

Conditions Specific to Signature of Final Plat.

- 1. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
- 2. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signing the final plat.**

Additional Conditions of Approval

1. The approved Final Plat for Trapper Ridge Subdivision, Phase 4 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. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
4. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
5. 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.
6. 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.
7. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
8. 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.
9. 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)
10. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
11. Streetlight design shall follow Code with requirements for light trespass and "Dark Skies" lighting. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed prior to issuing any building permits.**

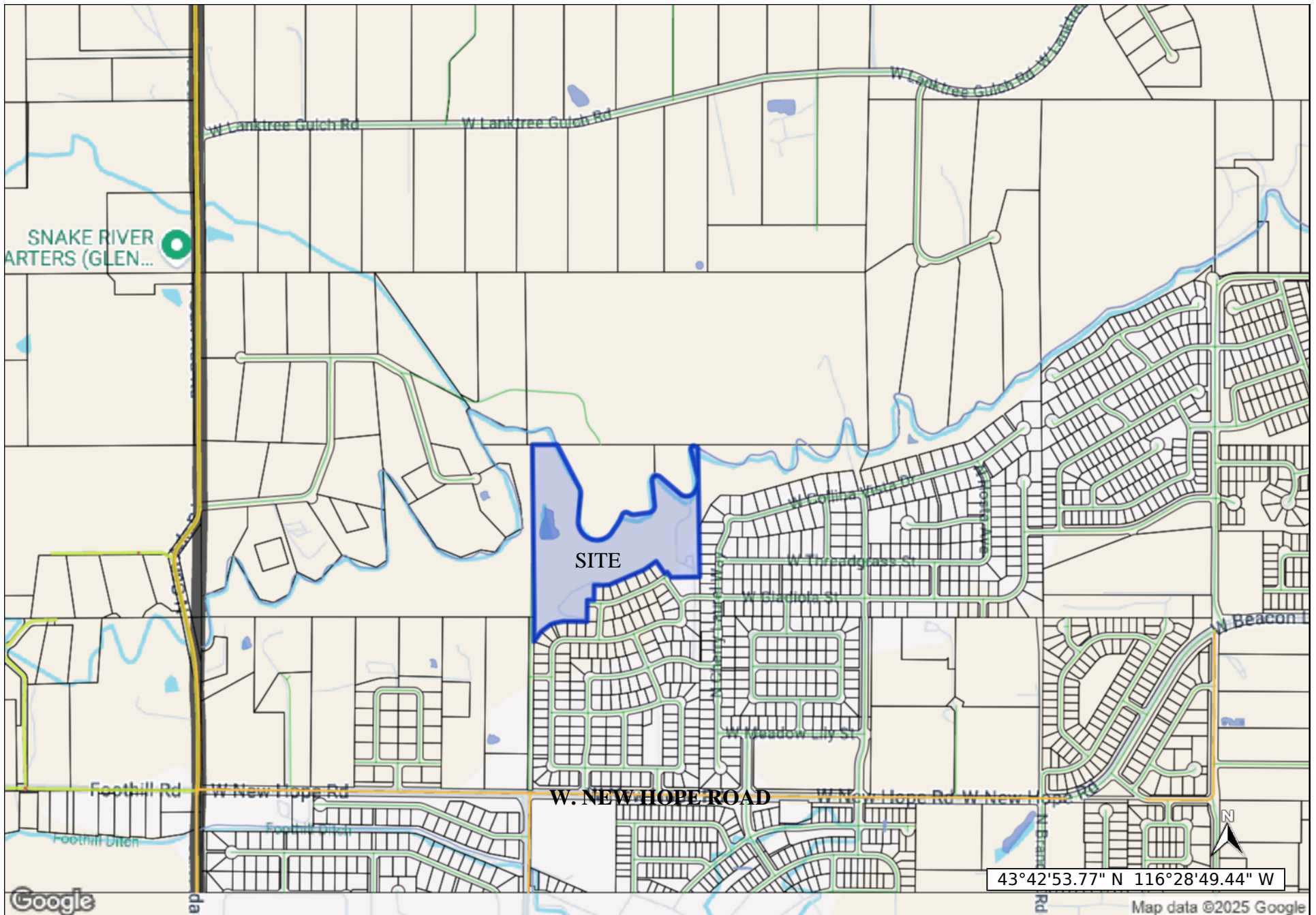
12. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
13. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer 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.)
14. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
15. A separate sign application is required for any subdivision sign.
16. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
17. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
18. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
19. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
20. All common areas shall be maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
23. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
24. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-25-01 Trapper Ridge Subdivision, Phase 4 Final Plat, on _____, 2025.

Trapper Ridge Subdivision No 4

Vicinity Map



KENT BROWN PLANNING SERVICES

January 27, 2025

Star City Council
PO Box 130
Star, ID 83669

RE: Final Plat for Trapper Ridge Subdivision No. 4

Dear Mayor and Council:

On behalf of Endurance Holdings, please accept this request for Final Plat approval. The lot count for Trapper Ridge No. 4 is 42 single-family residential and 2 common lots. This subdivision is generally located near the northeast corner of New Hope Road and Munger Road.

- Trapper Ridge Subdivision No.4 is in compliance with the original preliminary plat (RZ18-06 &PP18-05) and meets all requirements of conditions.
- Trapper Ridge Subdivision No. 4 Final Plat is in conformance with:
 1. The approved preliminary plat layout and uses
 2. Acceptable engineering, architectural and surveying practices and local standards.

Evidence of Substantial compliance for the Trapper Ridge Subdivision:

APPROVED PRELIMINARY SUBDIVISION	PHASE FOUR
Total Residential lots -200	Total Residential lots -42
Range of residential lots – 7,033- 14,076	Range of residential lots – 7,626- 12788
Gross Density – 2.92	Gross Density -1.9
OPEN SPACE	Average lot size 8668.5
Qualified open space – 14.11 acres (21.7%)	Qualified open space – 11.59 acres (52.58%)
AMENITIES: Tot lot and 1.4 ac park-(phase one) and pathways connections to neighborhood and 11+ ac natural habitat park-(Phase four) .	AMENITIES: Micro pathway and pocket of park and 1.59 ac natural habitat park-(Phase four) .

Thank you for your consideration, if you have any questions please call me.

Sincerely,



Kent Brown, Planner



FINAL PLAT APPLICATION

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

FILE NO.: <u>FP/25/01</u>
Date Application Received: <u>1/13/2025</u> Fee Paid: <u>\$2740.00</u>
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Kent Brown
Applicant Address: 3161 E Springwood Drive Meridian Idaho Zip: 83642
Phone: 208-871-6842 Email: kentlkb@gmail.com

Owner Name: Endurance Holdings LLC
Owner Address: 1977 E Overland Road Meridian Idaho Zip: 83642
Phone: 208-871-6842 Email: kentlkb@gmail.com

Representative (e.g., architect, engineer, developer):
Contact: Kent Brown Firm Name: Kent Brown Planning Services
Address: 3161 E Springwood Drive Meridian Idaho Zip: 83642
Phone: 208-871-6842 Email: kentlkb@gmail.com

Property Information:

Subdivision Name: Trapper Ridge Subdivision Phase: Four

Parcel Number(s): R6046660110

Approved Zoning: R-3 Units per acre: 1.9

Total acreage of phase: 22.04 Total number of lots: 44

Residential: 42 Commercial: 0 Industrial: 0

Common lots: 2 Total acreage of common lots: 12.59 Percentage: 52.58

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

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>42</u>	<u>42</u>
Number of Common Lots:	<u>2</u>	<u>2</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>2</u>	<u>2</u>

Amenities: micro pathway and small park
large natural space along the northern plat boundary

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

Subdivision Name: Trapper Ridge Subdivision No 4 Phase: Four

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

- a. A note must be provided on the final plat documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plat in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16027C300 & 16027C275
 FIRM effective date(s): mm/dd/year 03/23/2011
 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 (√)
KB	Completed and signed copy of Final Plat Application	BN
KB	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
KB	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
KB	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
KB	Electronic copy of current recorded warranty deed for the subject property	BN
KB	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
KB	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
KB	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
KB	Electronic copy of vicinity map showing the location of the subject property	BN
KB	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
KB	One (1) 11" X 17" paper copy of the Final Plat	BN
KB	Electronic copy of the Final landscape plan**	BN

KB	One (1) 11" X 17" copy of the Final landscape plan	BN
KB	Electronic copy of site grading & drainage plans**	BN
KB	Electronic copy of originally approved Preliminary Plat**	BN
KB	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
KB	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
KB	Electronic copy of streetlight design and location information	BN
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
KB	Electronic copy of all easement agreements submitted to the irrigation companies	BN
KB	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
KB	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
	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: <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.*

Kent Brown
Applicant/Representative Signature

January 6, 2025
Date

PRELIMINARY PLAT FOR TRAPPER RIDGE SUBDIVISION

A PORTION OF THE NE 1/4 OF SECTION 6, T.4N., R.1W., AND A PORTION OF THE SE 1/4 OF SECTION 31, T.5N., R.1W., B.M., CITY OF STAR, ADA COUNTY, IDAHO 2018



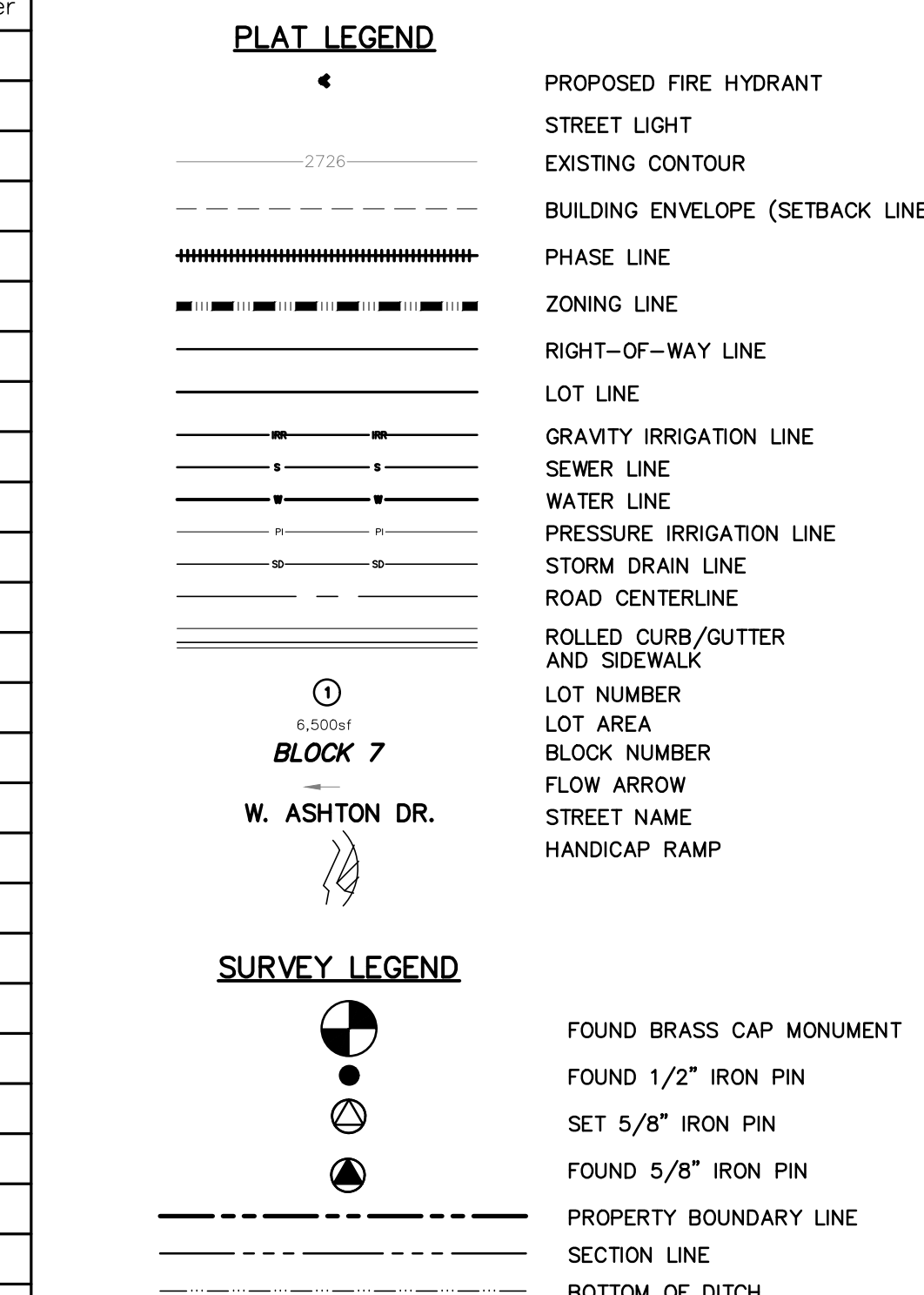
VICINITY MAP 1"=500'

Curve Table with columns: CURVE #, RADIUS, LENGTH, CHORD DIST., CHORD BRG., DELTA. Lists curves C1 through C13.

Curve Table with columns: CURVE #, RADIUS, LENGTH. Lists curves C1 through C42.

Curve Table with columns: CURVE #, RADIUS, LENGTH. Lists curves C143 through C324.

Parcel Table with columns: Lot, Area, Perimeter. Lists lots 1 through 371 across 12 blocks.

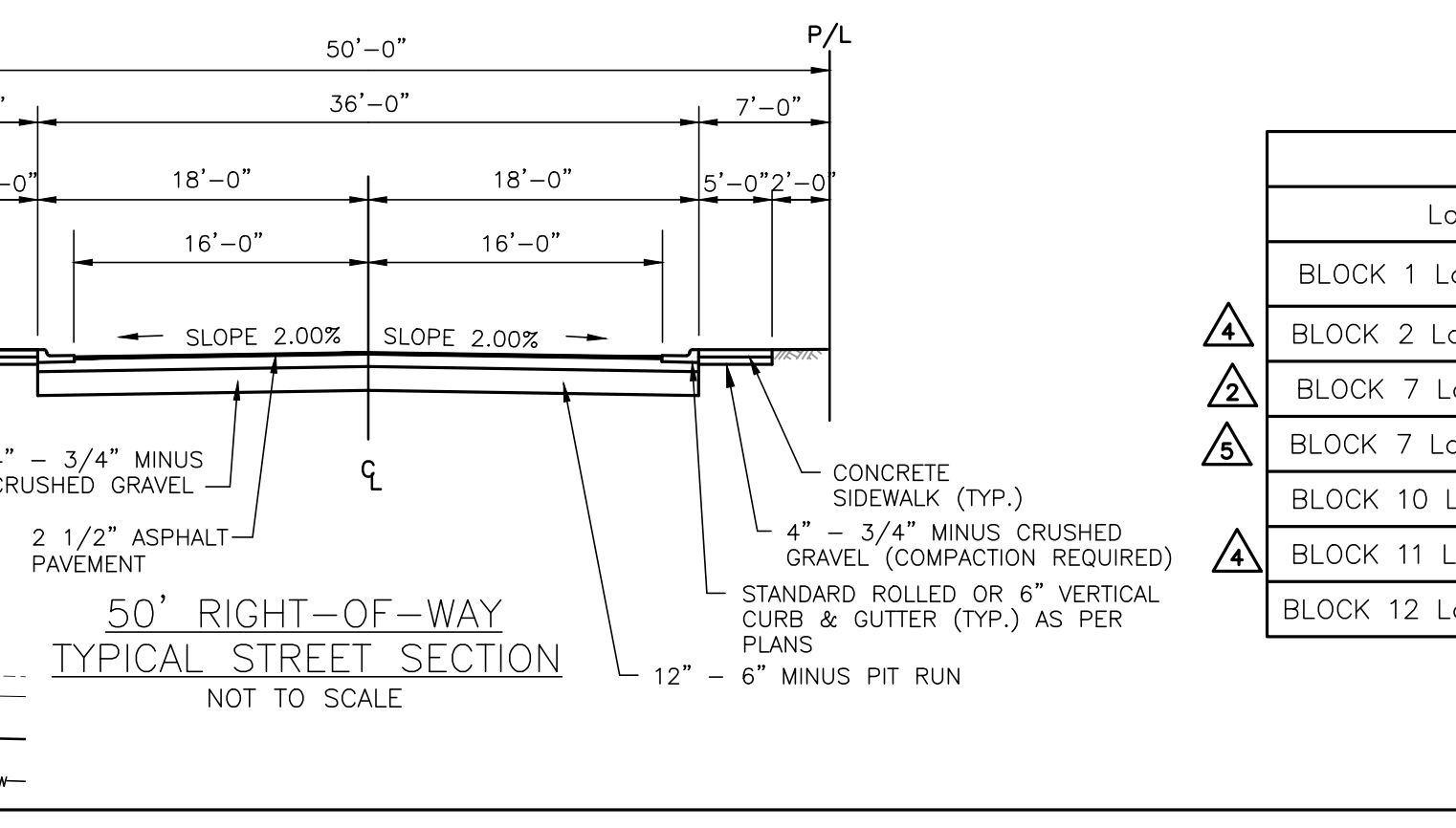


- NOTES: 1. STAR SEWER AND WATER DISTRICT WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS. 2. THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. 3. ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES. 4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF STAR AT THE TIME OF ISSUANCE OF THE PLAT PERMIT. 5. THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. 6. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SUBSURFACE SEEPAGE TRENCHES AS APPROVED BY ACHD. 7. ALL LOTS DESIGNATED AS COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. 8. ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE. 9. ALL EASEMENTS FROM NEW HOPE SUBDIVISION AS SHOWN ARE TO BE VACATED/ABANDONED PRIOR TO RECORDING OF FINAL PLAT. THERE ARE NO PUBLIC UTILITIES IDENTIFIED WITHIN THE EASEMENTS - VERIFICATION SHALL BE BY EACH APPLICABLE UTILITY COMPANY.

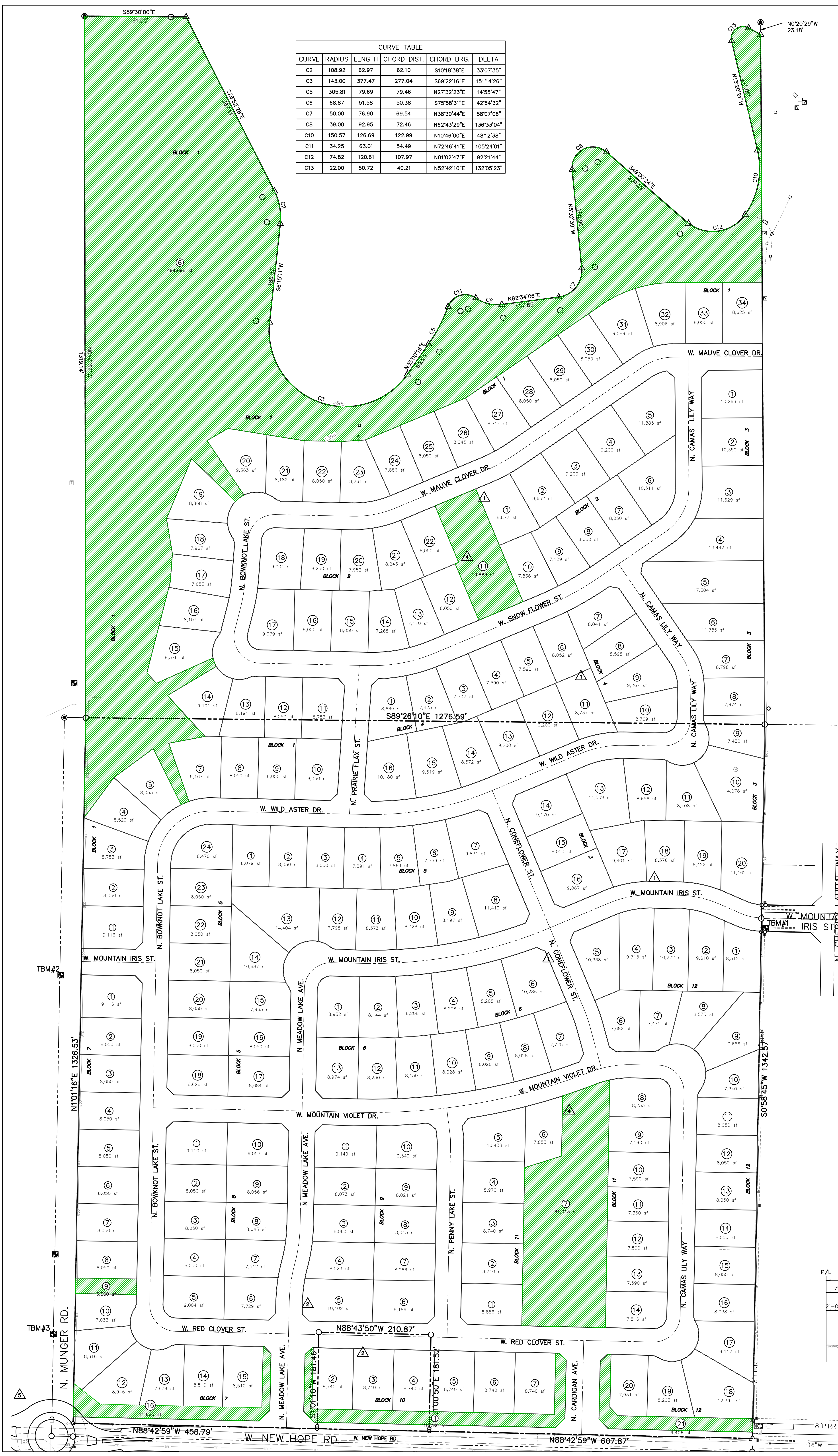
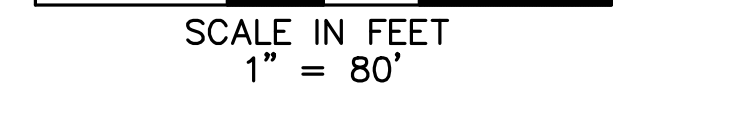
PLAN SHEET INDEX: SHEET DESCRIPTION, PP-1 - COVER SHEET, INDEX, MAP, & NOTES; PP-2 - PRELIMINARY PLAT; PP-3 - CONCEPTUAL ENGINEERING PLAN; PP-4 - CONCEPTUAL SEWER PLAN; PP-5 - CONCEPTUAL SEWER PROFILES; PP-6 - CONCEPTUAL SEWER PROFILES.

DEVELOPMENT FEATURES: ACREAGE (TOTAL PARCEL - 66.63 ACRES), ZONING (EXISTING - RUTR1, PROPOSED - R-3), WATER SUPPLY (STAR SEWER AND WATER DISTRICT), FIRE DISTRICT (STAR IRRIGATION DISTRICT FARMERS UNION DITCH COMPANY LTD).

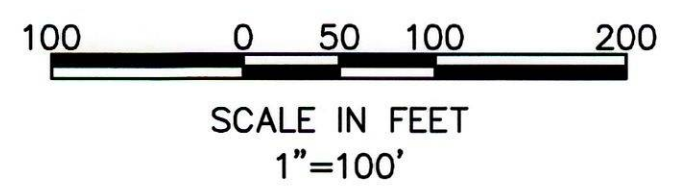
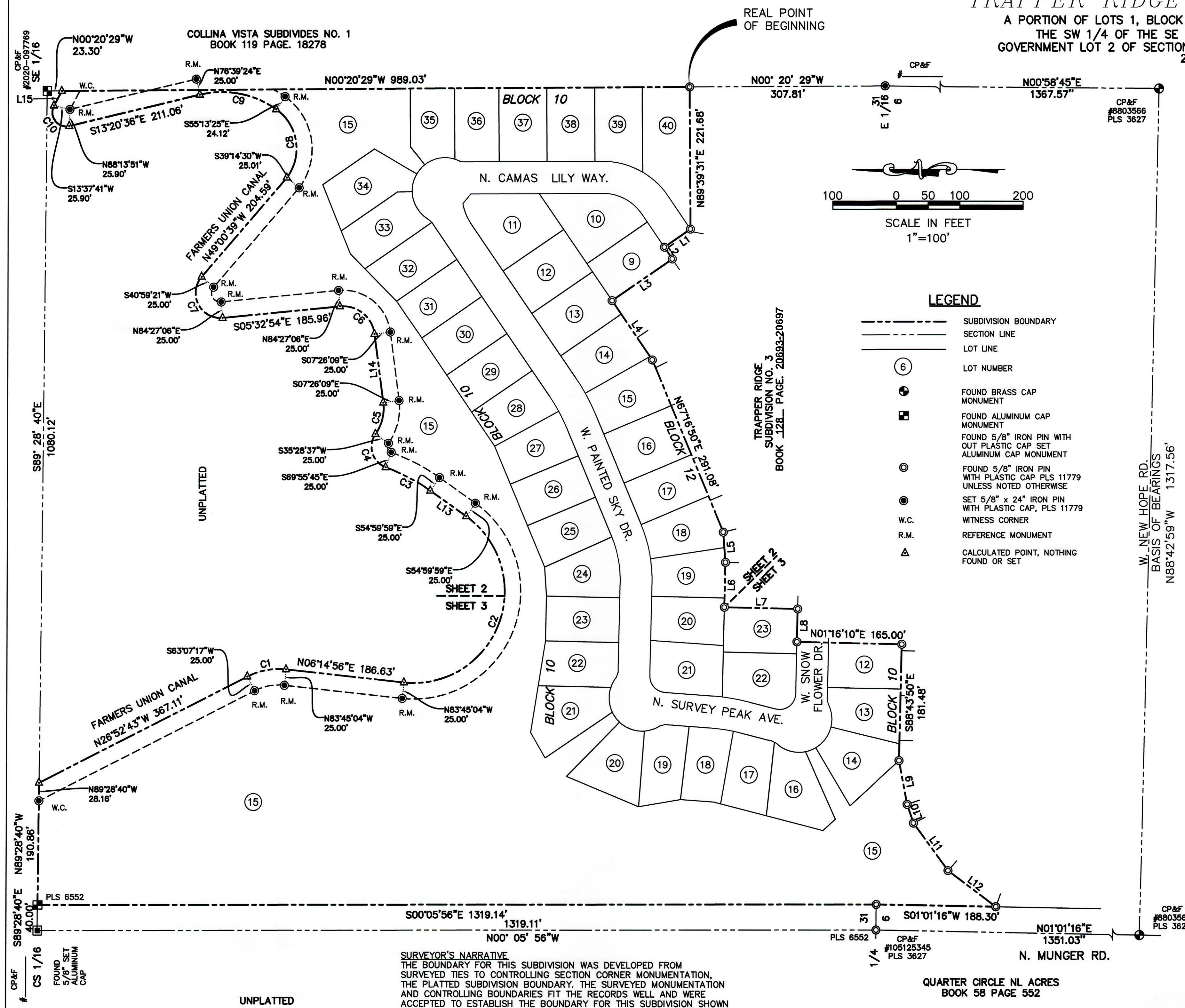
REVISIONS table, DEVELOPER (TRILGY DEVELOPMENT, INC.), ENGINEER (DAVID A. BAILEY, P.E.), PLANNER/CONTACT (SHAWN BROWNLEE), and Bailey Engineering, Inc. logo.



Parcel Table with columns: Lot, Area, Perimeter, DESCRIPTION. Lists lots 1 through 12 with descriptions like OPEN, PATHWAY, BUFFER, PARK, and SLOPE.



PLAT SHOWING
TRAPPER RIDGE SUBDIVISION NO. 4
 A PORTION OF LOTS 1, BLOCK 1 OF NEW HOPE SUBDIVISION LOCATED IN
 THE SW 1/4 OF THE SE 1/4 OF SECTION 31, T.5N., R.1W. AND
 GOVERNMENT LOT 2 OF SECTION 6, T.4N., R.1W., B.M., ADA COUNTY, IDAHO
 2025



LEGEND

---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	LOT LINE
⑥	LOT NUMBER
●	FOUND BRASS CAP MONUMENT
■	FOUND ALUMINUM CAP MONUMENT
○	FOUND 5/8" IRON PIN WITH OUT PLASTIC CAP SET ALUMINUM CAP MONUMENT
○	FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
○	SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
W.C.	WITNESS CORNER
R.M.	REFERENCE MONUMENT
△	CALCULATED POINT, NOTHING FOUND OR SET

- NOTES:
- A TEN (10) FOOT WIDE PRESSURE IRRIGATION EASEMENT IN FAVOR OF THE TRAPPER RIDGE HOMEOWNER'S ASSOCIATION AND A PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
 - PORTIONS OF LOTS 11 & 12 AND 15-18, BLOCK 12 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259 AND FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. ANY RE-SUBDIVISION OF THIS PLAT SHALL BE IN COMPLIANCE WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF STAR.
 - 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."
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT. IRRIGATION WATER HAS BEEN PROVIDED BY FARMER'S UNION DITCH CO. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMER'S UNION DITCH CO.
 - LOT 15, BLOCK 10 CONTAINS A 25' WIDE FARMERS UNION CANAL EASEMENT PER NEW HOPE SUBDIVISION. IRRIGATION DISTRICT MAY CLAIM A WIDER EASEMENT.
 - LOT 15, BLOCK 10 AND LOT 16, BLOCK 12 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE TRAPPER RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT, PROPERTY DRAINAGE EASEMENT AND IRRIGATION EASEMENT.
 - VACATION OF HOPE RIDGE ESTATES EASEMENTS - SEE INST.
 - ACHD LICENSE AGREEMENT - SEE INST.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICATION ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
 - EXISTING ACHD SIDEWALK EASEMENT - SEE INST. NO.

SURVEYOR'S NARRATIVE
 THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY, THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



CODY M. MCCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

SHEET 1 OF 6

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

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 EAGLE, ID 83616 www.baileyengineers.com

QUARTER CIRCLE NL ACRES
 BOOK 58 PAGE 552

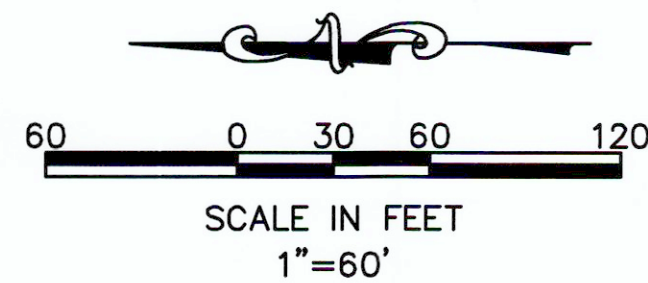
NOTE:
 SEE SHEET 4 OF 6 FOR LINE
 AND CURVE TABLES.



TRAPPER RIDGE
SUBDIVISION NO. 3

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- EASEMENT LINE (SEE NOTE 1)
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT NUMBER
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- CALCULATED POINT, NOTHING FOUND OR SET
- ACHD STORM DRAIN EASEMENT SEE NOTE 2



MATCH SHEET 3

MATCH SHEET 3



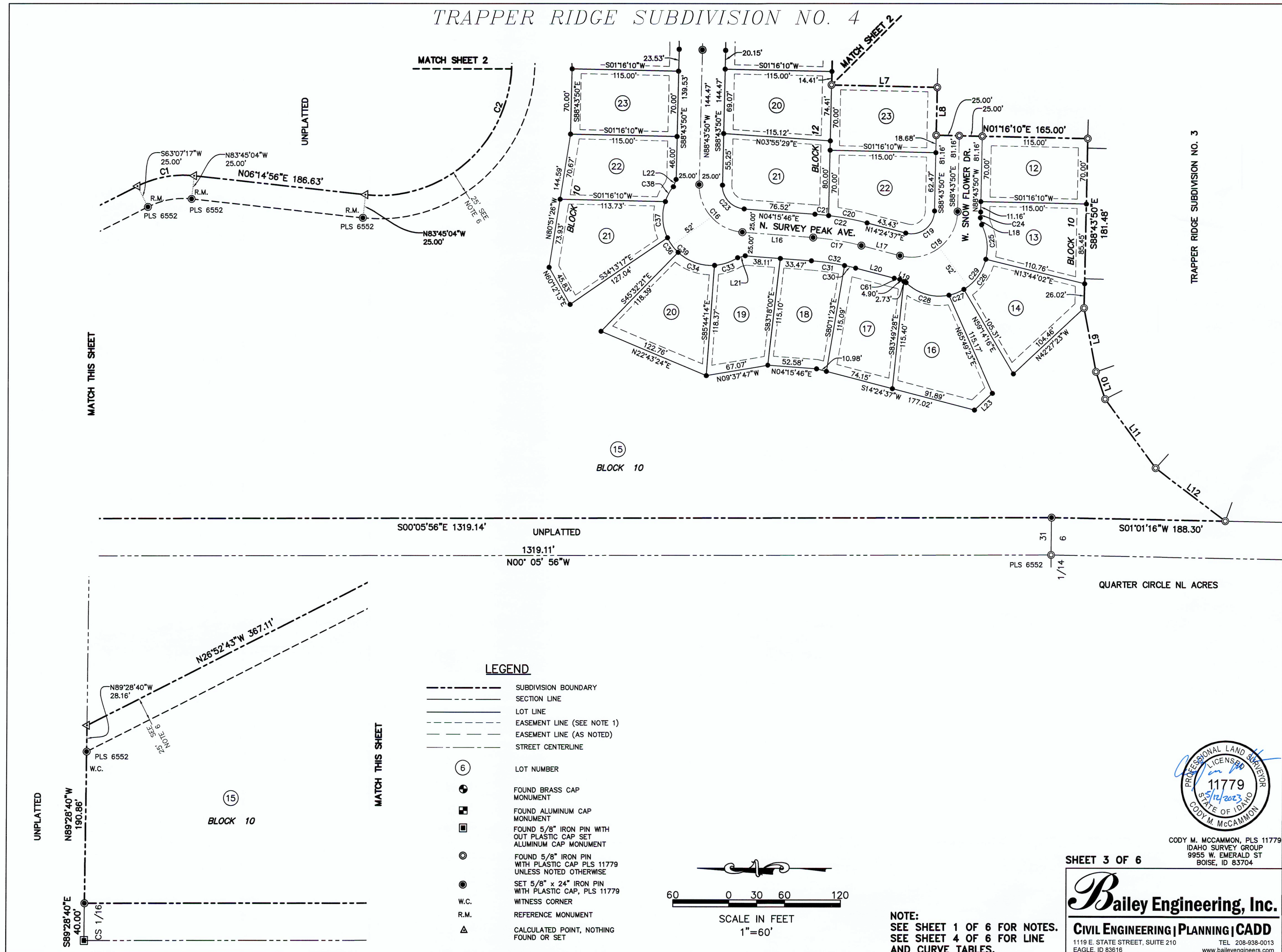
CODY M. MCCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

SHEET 2 OF 6

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NOTE:
 SEE SHEET 1 OF 6 FOR NOTES.
 SEE SHEET 4 OF 6 FOR LINE
 AND CURVE TABLES.

TRAPPER RIDGE SUBDIVISION NO. 4



MATCH THIS SHEET

UNPLATTED

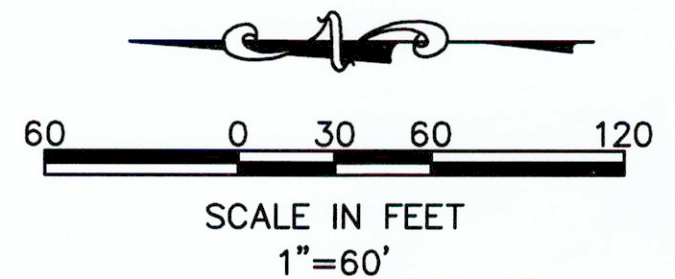
UNPLATTED

MATCH THIS SHEET

TRAPPER RIDGE SUBDIVISION NO. 3

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- EASEMENT LINE (SEE NOTE 1)
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT NUMBER
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH OUT PLASTIC CAP SET ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- CALCULATED POINT, NOTHING FOUND OR SET



NOTE:
SEE SHEET 1 OF 6 FOR NOTES.
SEE SHEET 4 OF 6 FOR LINE
AND CURVE TABLES.



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

SHEET 3 OF 6

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Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	108.92'	62.98'	62.10'	N10°18'53"W	33°07'39"
C2	143.00'	377.49'	277.04'	N69°22'31"W	151°14'55"
C3	305.81'	79.68'	79.46'	S27°32'08"W	14°55'46"
C4	34.25'	63.01'	54.49'	S72°46'26"W	105°24'22"
C5	68.87'	51.58'	50.38'	N75°58'46"W	42°54'46"
C6	50.00'	76.89'	69.54'	S38°30'29"W	88°06'45"
C7	39.00'	92.94'	72.46'	S62°43'14"W	136°32'15"
C8	74.82'	120.61'	107.97'	S81°02'32"W	92°21'44"
C9	150.57'	126.69'	122.99'	S10°45'45"W	48°12'38"
C10	22.00'	50.72'	40.21'	S52°41'55"W	132°05'02"
C11	100.00'	97.60'	93.77'	N27°37'07"E	55°55'13"
C12	38.00'	65.74'	57.84'	N49°54'12"W	99°07'25"
C13	100.00'	43.56'	43.21'	S68°03'24"W	24°57'22"
C14	300.00'	61.27'	61.16'	N61°25'47"E	11°42'07"
C15	200.00'	83.74'	83.13'	N79°16'30"E	23°59'20"
C16	50.00'	75.93'	68.84'	S47°45'58"W	87°00'24"
C17	300.00'	53.13'	53.06'	N09°20'11"E	10°08'51"
C18	50.00'	90.01'	78.34'	S37°09'36"E	103°08'27"
C19	25.00'	45.00'	39.17'	N37°09'36"W	103°08'27"
C20	325.00'	42.62'	42.59'	N10°39'11"E	7°30'52"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C21	325.00'	14.94'	14.93'	N05°34'46"E	2°37'59"
C22	325.00'	57.56'	57.48'	S09°20'11"W	10°08'51"
C23	25.00'	37.96'	34.42'	N47°45'58"E	87°00'24"
C24	75.00'	6.19'	6.18'	S86°22'04"E	4°43'32"
C25	52.00'	38.00'	37.16'	N82°47'48"E	41°52'29"
C26	52.00'	41.30'	40.22'	S53°30'51"E	45°30'13"
C27	52.00'	17.30'	17.22'	S21°13'54"E	19°03'41"
C28	52.00'	50.39'	48.44'	S16°03'35"W	55°31'18"
C29	52.00'	146.99'	102.71'	S37°09'36"E	161°57'40"
C30	275.00'	12.46'	12.46'	S13°06'44"W	2°35'45"
C31	275.00'	36.24'	36.22'	S08°02'19"W	7°33'06"
C32	275.00'	48.70'	48.64'	N09°20'11"E	10°08'51"
C33	52.00'	26.33'	26.05'	S18°29'34"E	29°00'32"
C34	52.00'	42.69'	41.50'	S19°31'46"W	47°02'08"
C36	52.00'	19.52'	19.41'	S53°48'10"W	21°30'39"
C37	52.00'	39.83'	38.86'	S86°30'07"W	43°53'16"
C38	52.00'	18.23'	18.13'	N61°30'44"W	20°05'01"
C39	52.00'	146.60'	102.65'	S47°45'58"W	161°31'36"
C40	225.00'	38.53'	38.48'	N86°21'49"E	9°48'42"
C41	225.00'	55.67'	55.53'	N74°22'09"E	14°10'38"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C42	225.00'	94.20'	93.52'	S79°16'30"W	23°59'20"
C43	325.00'	38.01'	37.99'	N63°55'49"E	6°42'02"
C44	325.00'	28.37'	28.36'	N58°04'46"E	5°00'05"
C45	325.00'	66.38'	66.26'	S61°25'47"W	11°42'07"
C46	75.00'	32.67'	32.41'	N68°03'24"E	24°57'22"
C47	75.00'	73.20'	70.33'	S27°37'07"W	55°55'13"
C48	125.00'	55.36'	54.91'	N42°53'29"E	25°22'28"
C49	125.00'	66.64'	65.85'	N14°55'53"E	30°32'45"
C50	125.00'	122.00'	117.21'	N27°37'07"E	55°55'13"
C51	52.00'	8.27'	8.26'	N21°56'12"E	9°06'51"
C52	52.00'	50.81'	48.81'	N10°36'37"W	55°58'46"
C53	52.00'	19.01'	18.91'	N49°04'32"W	20°57'05"
C54	52.00'	28.73'	28.36'	N75°22'41"W	31°39'12"
C55	52.00'	54.50'	52.04'	S58°46'10"W	60°03'07"
C56	52.00'	161.32'	103.98'	N62°22'53"W	177°45'02"
C57	275.00'	28.08'	28.07'	S58°30'15"W	5°51'04"
C58	275.00'	28.08'	28.07'	S64°21'19"W	5°51'04"
C59	275.00'	56.17'	56.07'	S61°25'47"W	11°42'07"
C60	175.00'	73.27'	72.74'	S79°16'30"W	23°59'20"
C61	75.00'	6.19'	6.18'	S12°02'51"W	4°43'32"

Line Table		
Line #	Direction	Length
L1	S34°25'17"E	50.00'
L2	N55°34'43"E	22.33'
L3	S34°25'17"E	115.00'
L4	N55°34'43"E	112.17'
L5	N85°44'40"E	47.22'
L6	S88°43'50"E	70.00'
L7	N01°16'10"E	115.00'
L8	S88°43'50"E	51.32'
L9	N79°20'07"E	69.41'
L10	N71°11'46"E	30.77'
L11	N53°34'53"E	91.91'
L12	N36°37'12"E	94.43'
L13	S35°00'01"W	69.29'
L14	S82°33'51"W	107.85'
L15	N61°15'34"W	25.96'
L16	S04°15'46"W	76.52'
L17	S14°24'37"W	43.43'
L18	N78°55'38"E	7.63'
L19	S26°45'09"W	7.63'
L20	S14°24'37"W	43.43'

Line Table		
Line #	Direction	Length
L21	S14°22'02"E	8.31'
L22	N70°06'02"W	8.31'
L23	N42°27'23"W	26.52'
L24	S49°54'12"E	19.79'
L25	N13°04'34"E	6.03'
L27	S51°24'00"W	35.49'
L28	S01°12'16"E	23.00'
L29	S42°09'40"W	6.03'



CODY M. MCCAMMON, PLS 11779
 IDAHO SURVEY GROUP
 9955 W. EMERALD ST
 BOISE, ID 83704

SHEET 4 OF 6



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NOTE:
 SEE SHEET 1 OF 6 FOR NOTES.

TRAPPER RIDGE SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development Inc., an Idaho Corporation is the owner of the property described as follows:

A portion of Lot 1, Block 1 of New Hope Subdivision as filed in Book 74 of Plats at Pages 7,640 and 7,641, records of Ada County, Idaho located in the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 5 North, Range 1 West and Government Lot 2 of Section 6, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 2 from which the Southwest corner of said Government Lot 2 bears North 88°42'59" West, 1317.56 feet; thence on the east boundary line of said New Hope Subdivision, North 00°58'45" East, 1367.57 feet to the Northeast corner of said Government Lot 2; thence continuing on said east boundary line, North 00°20'29" West, 307.81 feet to the Northeast corner of Trapper Ridge Subdivision No. 3 as filed in Book of Plats at Pages and , records of Ada County, Idaho, and the REAL POINT OF BEGINNING;

thence on the northerly boundary line of said Trapper Ridge Subdivision No. 3 the following sixteen (16) courses and distances:

- South 89°39'31" West, 221.68 feet;
North 34°25'17" West, 50.00 feet;
South 55°34'43" West, 22.33 feet;
North 34°25'17" West, 115.00 feet;
South 55°34'43" West, 112.17 feet;
South 67°16'50" West, 291.08 feet;
South 85°44'40" West, 47.22 feet;
North 88°43'50" West, 70.00 feet;
South 01°16'10" West, 115.00 feet;
North 88°43'50" West, 51.32 feet;
South 01°16'10" West, 165.00 feet;
North 88°43'50" West, 181.48 feet;
South 79°20'07" West, 69.41 feet;
South 71°11'46" West, 30.77 feet;
South 53°34'53" West, 91.91 feet;
South 36°37'12" West, 94.43 feet to the west boundary line of said New Hope Subdivision;

thence on said west boundary line the following two (2) courses and distances:

- North 01°01'16" East, 188.30 feet;
North 00°05'56" West, 1,319.14 feet to the north boundary line of said New Hope Subdivision coincident with the north boundary line of the Southwest 1/4 of the Southeast 1/4 of said Section 31;

thence on said north boundary lines, South 89°28'40" East, 190.86 feet to the centerline of the Farmer Union Canal;

thence on said centerline and continuing on the northerly boundary line of said New Hope Subdivision the following eighteen (18) courses and distances:

- South 26°52'43" East, 367.11 feet;
62.98 feet on the arc of a curve to the right having a radius of 108.92 feet, a central angle of 33°07'39", and a long chord which bears South 10°18'53" East, 62.10 feet;
South 06°14'56" West, 186.63 feet;
377.49 feet on the arc of a curve to the left having a radius of 143.00 feet, a central angle of 151°14'55", and a long chord which bears South 69°22'31" East, 277.04 feet;
North 35°00'01" East, 69.29 feet;
79.68 feet on the arc of a curve to the left having a radius of 305.81 feet, a central angle of 14°55'46", and a long chord which bears North 27°32'08" East, 79.46 feet;
63.01 feet on the arc of a reverse curve to the right having a radius of 34.25 feet, a central angle of 105°24'22", and a long chord which bears North 72°46'26" East, 54.49 feet;
51.58 feet on the arc of a reverse curve to the left having a radius of 68.87 feet, a central angle of 42°54'46", and a long chord which bears South 75°58'46" East, 50.38 feet;
North 82°33'51" East, 107.85 feet;
76.89 feet on the arc of a curve to the left having a radius of 50.00 feet, a central angle of 88°06'45", and a long chord which bears North 38°30'29" East, 69.54 feet;
North 05°32'54" West, 185.96 feet;
92.94 feet on the arc of a curve to the right having a radius of 39.00 feet, a central angle of 136°32'15", and a long chord which bears North 62°43'14" East, 72.46 feet;
South 49°00'39" East, 204.59 feet;
120.61 feet on the arc of a non tangent curve to the left having a radius of 74.82 feet, a central angle of 92°21'44", and a long chord which bears North 81°02'32" East, 107.97 feet;
126.69 feet on the arc of a non tangent curve to the left having a radius of 150.57 feet, a central angle of 48°12'38", and a long chord which bears North 10°45'45" East, 122.99 feet;
North 13°20'36" West, 211.06 feet;
50.72 feet on the arc of a curve to the right having a radius of 22.00 feet, a central angle of 132°05'02", and a long chord which bears North 52°41'55" East, 40.21 feet;
South 61°15'34" East, 25.96 feet to the east boundary line of said New Hope Subdivision coincident with the west boundary line of Collina Vista Subdivision No. 1 as filed in Book 119 of Plats at Pages 18278 through 18284, records of Ada County, Idaho;

thence on said east boundary line, South 00°20'29" East, 989.03 feet to the POINT OF BEGINNING.

Containing 22.044 acres, more or less.

CERTIFICATE OF OWNERS CONTD..

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water and sewer service from the Star Sewer and Water District and the District has agreed in writing to serve all the lots in this subdivision.

Challenger Development, Inc.

Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual 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.

Cody M. McCammon



P.L.S. No. 11779

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this ___ day of ___, 20___, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the president of Challenger Development, Inc., the corporation which executed the within instrument and acknowledged to me that he executed the same.

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

Notary Public for Idaho
Residing in ___, Idaho



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EAGLE, ID 83616 www.baileyengineers.com

TRAPPER RIDGE SUBDIVISION NO. 4

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the Star Sewer and Water District and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Central District Health Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, 20_____.

ACHD President

APPROVAL OF 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 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, Star, Idaho Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County Idaho, hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor

CERTIFICATE OF 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

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

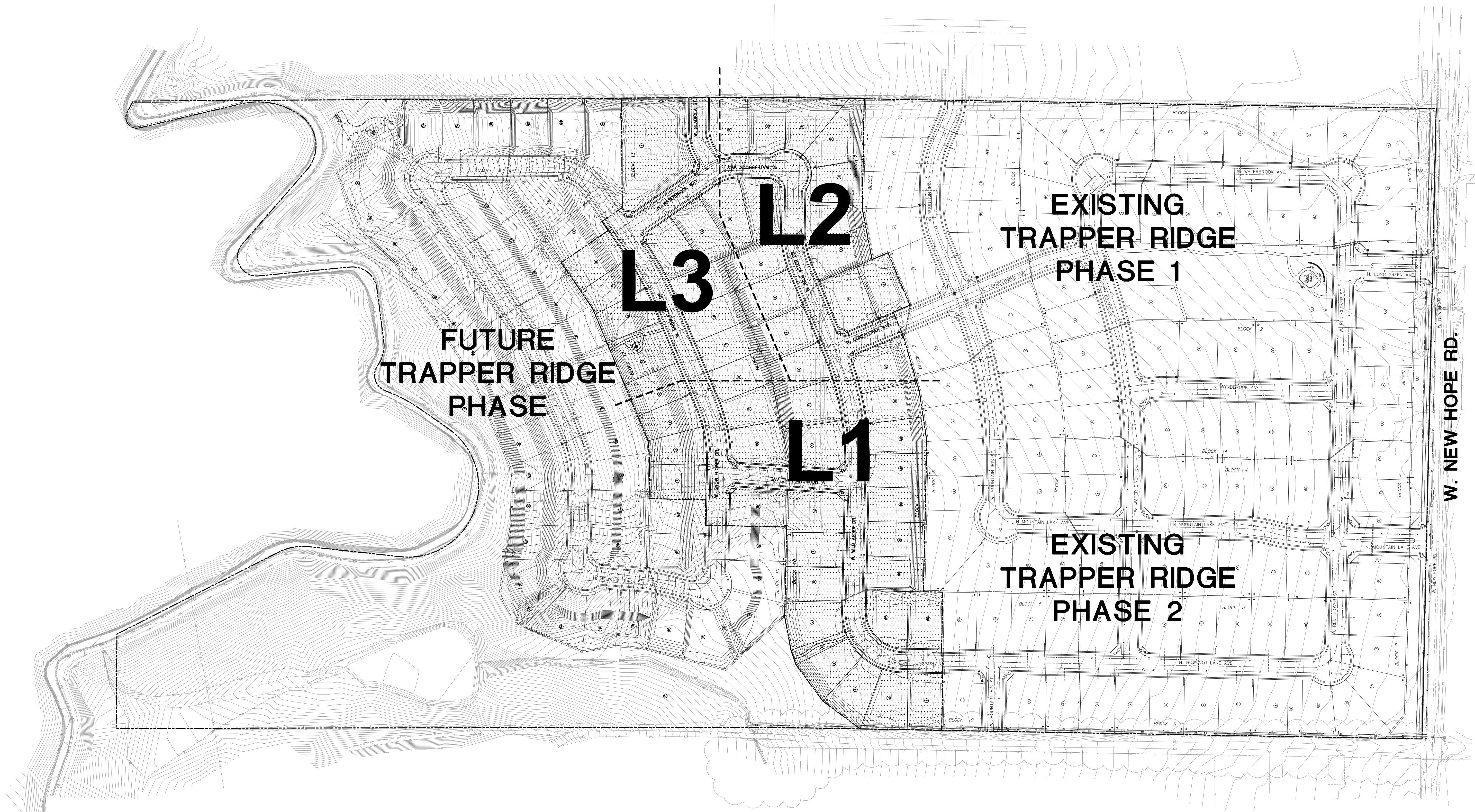
I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ .M. on this _____ day of _____, 20_____, in Book _____ of plats at Pages _____.

Instrument No. _____

Deputy Ex-Officio Recorder



CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
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**FUTURE
TRAPPER RIDGE
PHASE**

L3

L2

L1

**EXISTING
TRAPPER RIDGE
PHASE 1**

**EXISTING
TRAPPER RIDGE
PHASE 2**

W. NEW HOPE RD.

NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L3) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L4 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHT L5 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

JENSENBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1609 Tyrrel Lane, Ste 130 Boise, ID 83708
 Ph. (208) 343-7776 www.jensensbelts.com

SCALE 1" = 100'

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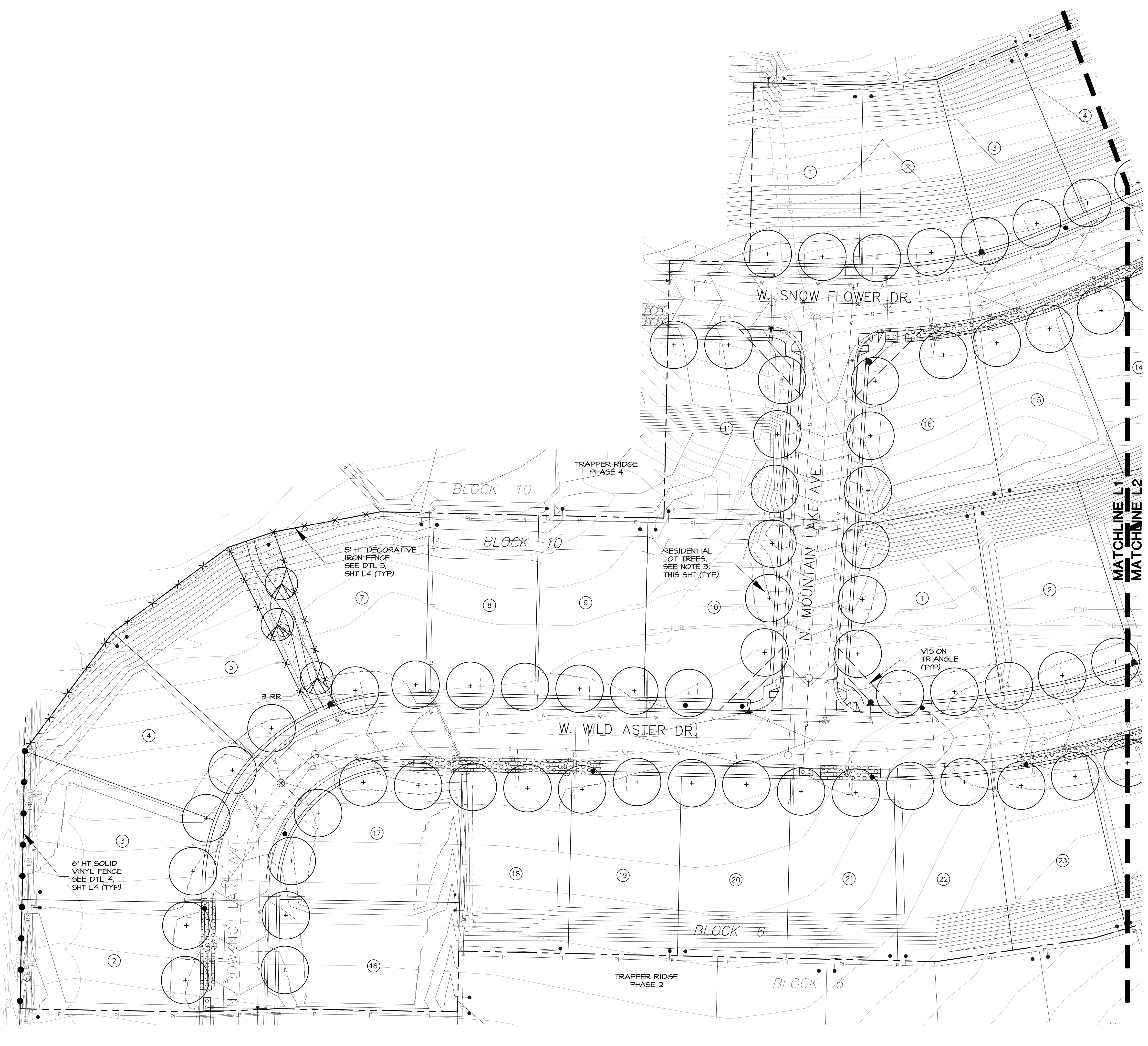
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REVISED	NO.	DATE	DESCRIPTION
	1	5/2/20	STREET TREES
	2	10/16/23	A.CHD COMMENTS

FINAL PLAT LANDSCAPE PLAN
TRAPPER RIDGE SUBDIVISION NO. 3
TRILOGY DEVELOPMENT, INC.

DATE:
04-04-20
 PROJECT:
JBA-2040

SHEET
L0



PLANT SCHEDULE (REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
AP	AUSTRIAN PINE
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
RO	RED OAK
SHADE/STREET TREES (CLASS II)	
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS GRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BL	DARK PURPLE BLOOMERANG LILAC
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
GF	GOLDFLAME SPIREA
IH	IVORY HALO DOGWOOD
SN	SUMMERWINE NINEBARK
SH	SPILLED NINE WEIGELA

- LAWN
- 6' VINYL FENCE ALONG EAST & WEST PERIMETER BACK OF LOT LINES & COMMON AREAS (TYP) SEE DTL 4, SHT L4
- 5' DECORATIVE IRON FENCE ALONG NORTH BACK OF LOTS (TYP) SEE DTL 5, SHT L4
- EXISTING 6' VINYL FENCE TO REMAIN ALONG EAST PROPERTY LINE (TYP)

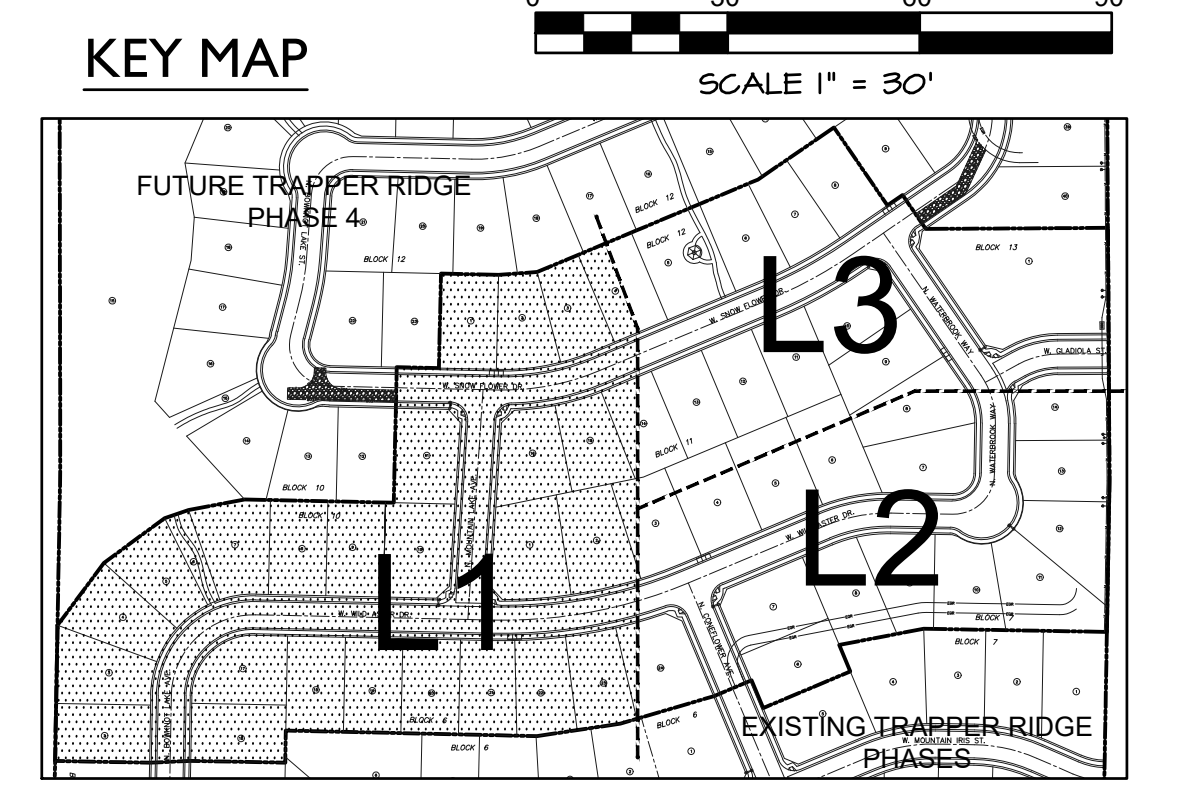
NOTES

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- REFERENCE SHEET L5 FOR LANDSCAPE AND IRRIGATION (PERFORMANCE) SPECIFICATIONS.
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NORTH

 SCALE 1" = 30'



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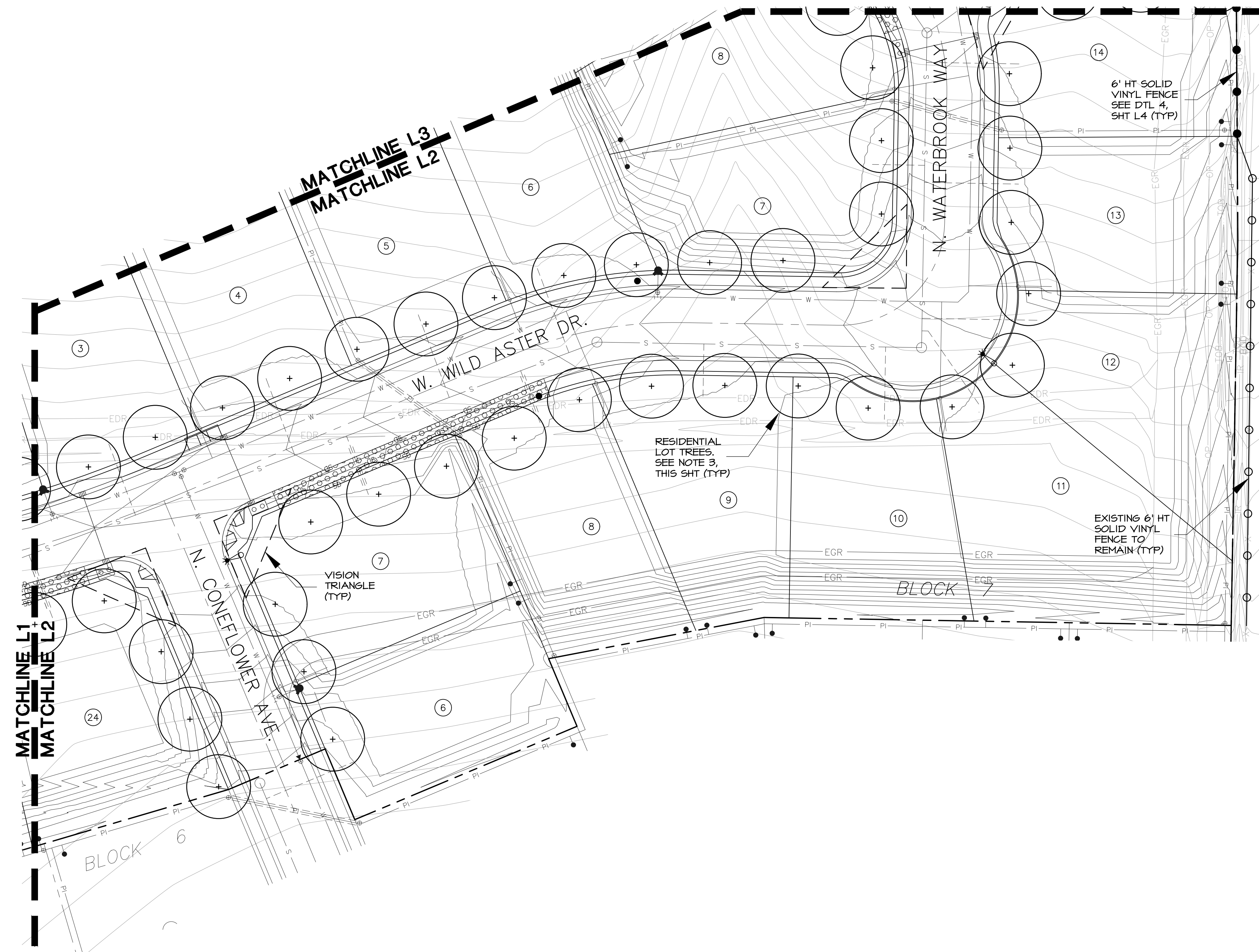


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	2	10/16/23	A.C.H.D. COMMENTS

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FINAL PLAT LANDSCAPE PLAN
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 TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
 PROJECT: JBA-2040
 SHEET
L1



PLANT SCHEDULE (REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
AP	AUSTRIAN PINE
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
RO	RED OAK
SHADE/STREET TREES (CLASS II)	
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
RR	ROYAL RAINDROPS GRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BL	DARK PURPLE BLOOMERANG LILAC
BO	BLUE OAT GRASS
CR	RED FLOWER CARPET ROSE
GF	GOLDFLAME SPIREA
IH	IVORY HALO DOGWOOD
SN	SUMMERWINE NINEBARK
SN	SPILLED NINE WEIGELA

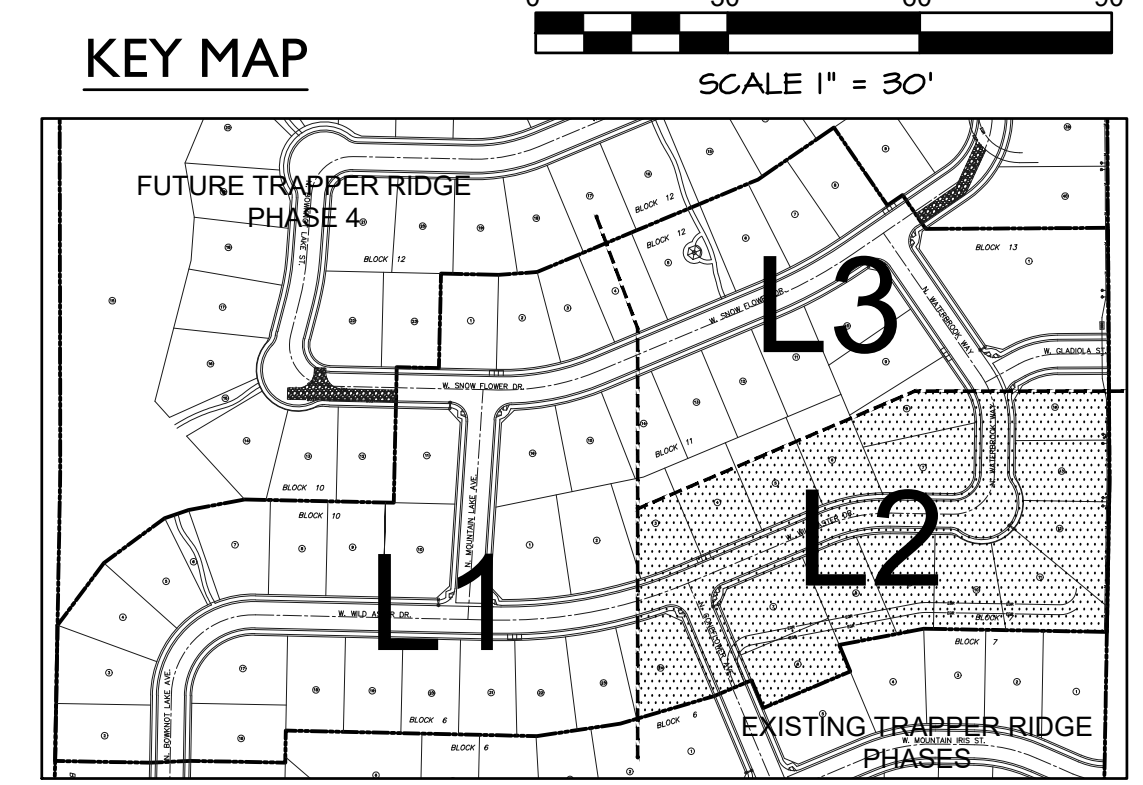
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NOTES

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NORTH

SCALE 1" = 30'

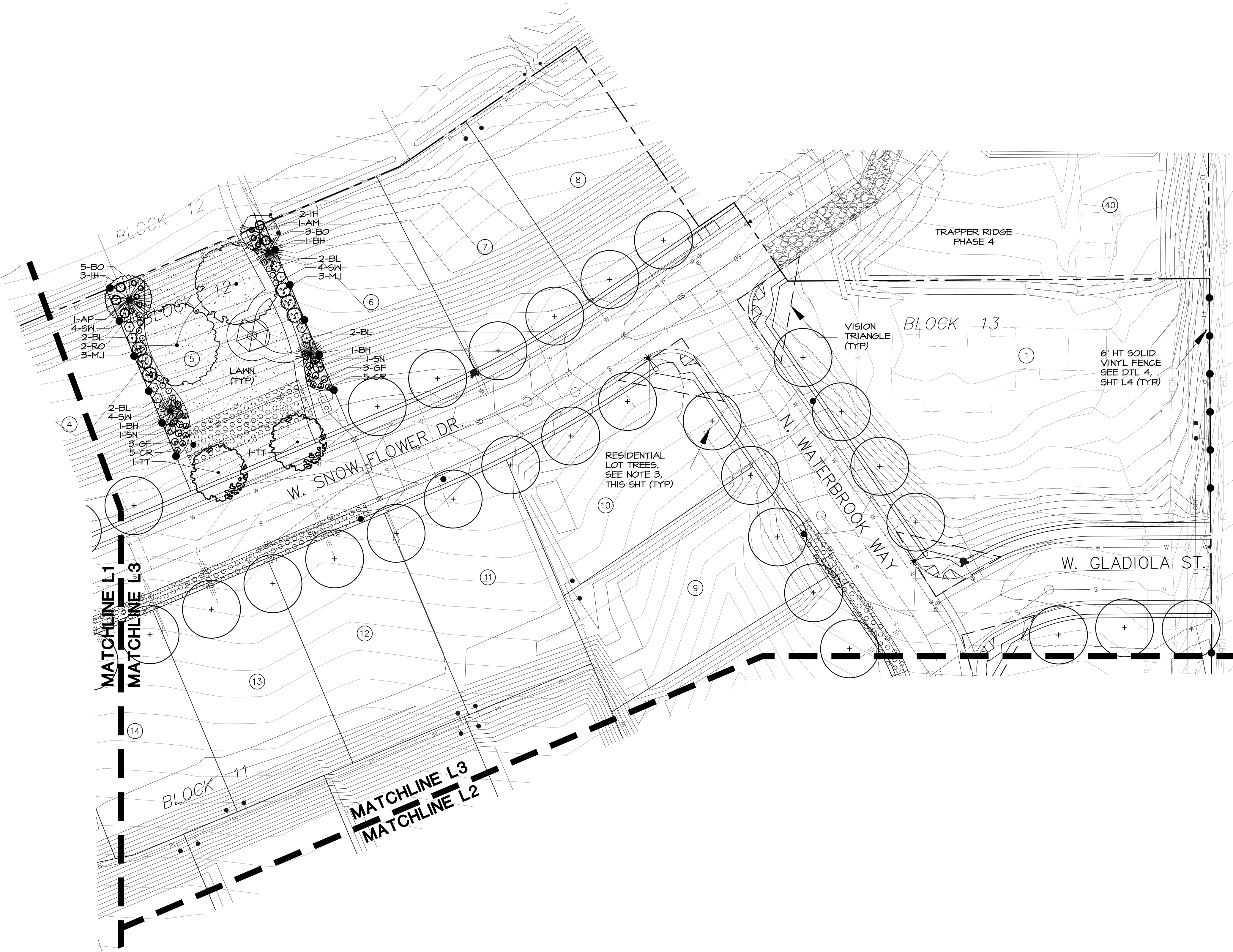


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FINAL PLAT LANDSCAPE PLAN
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TRILOGY DEVELOPMENT, INC.

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PLANT SCHEDULE (REFERENCE SHEET L4)

SYM	COMMON NAME
EVERGREEN TREES	
AP	AUSTRIAN PINE
BH	BLACK HILLS SPRUCE
MJ	MOONGLOW JUNIPER
SHADE TREES (CLASS III)	
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IH	IVORY HALO DOGWOOD
SN	SUMMERWINE NINEBARK
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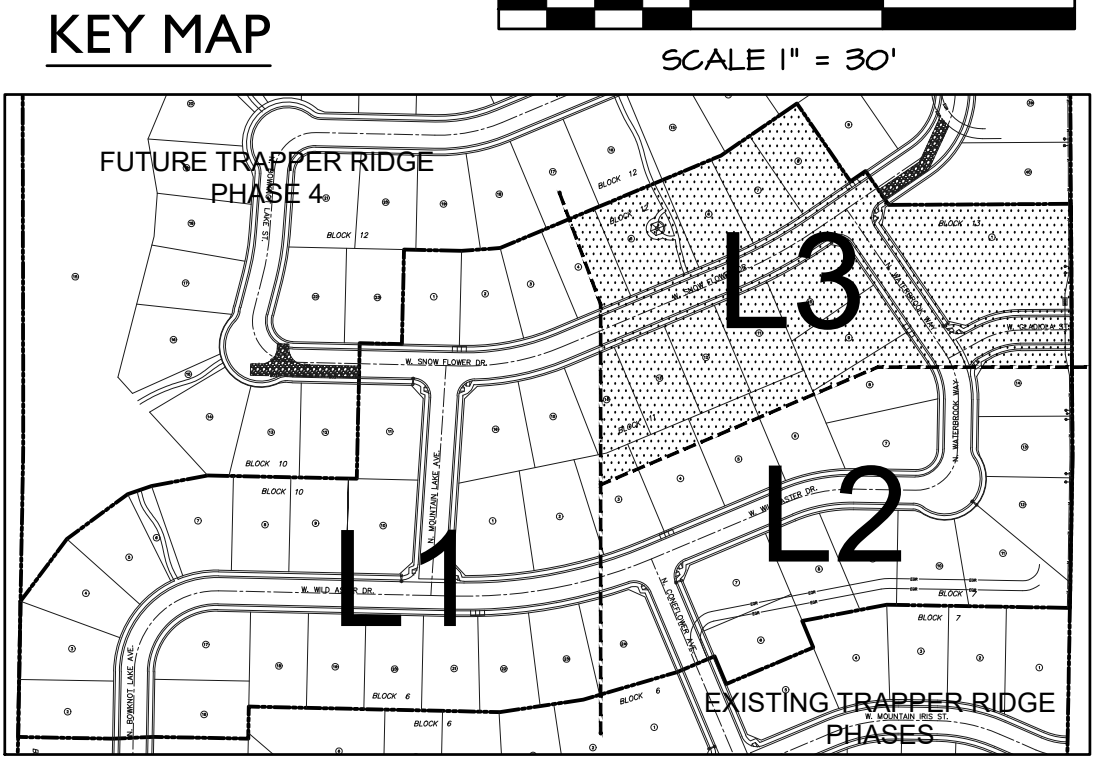
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NORTH

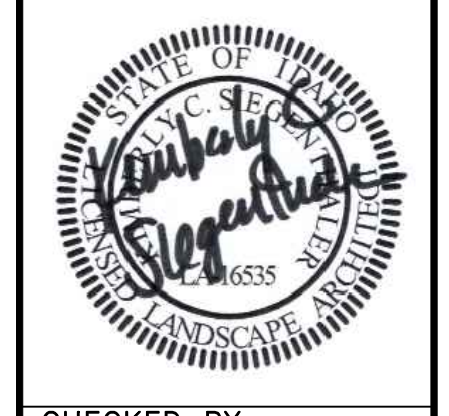
SCALE 1" = 30'



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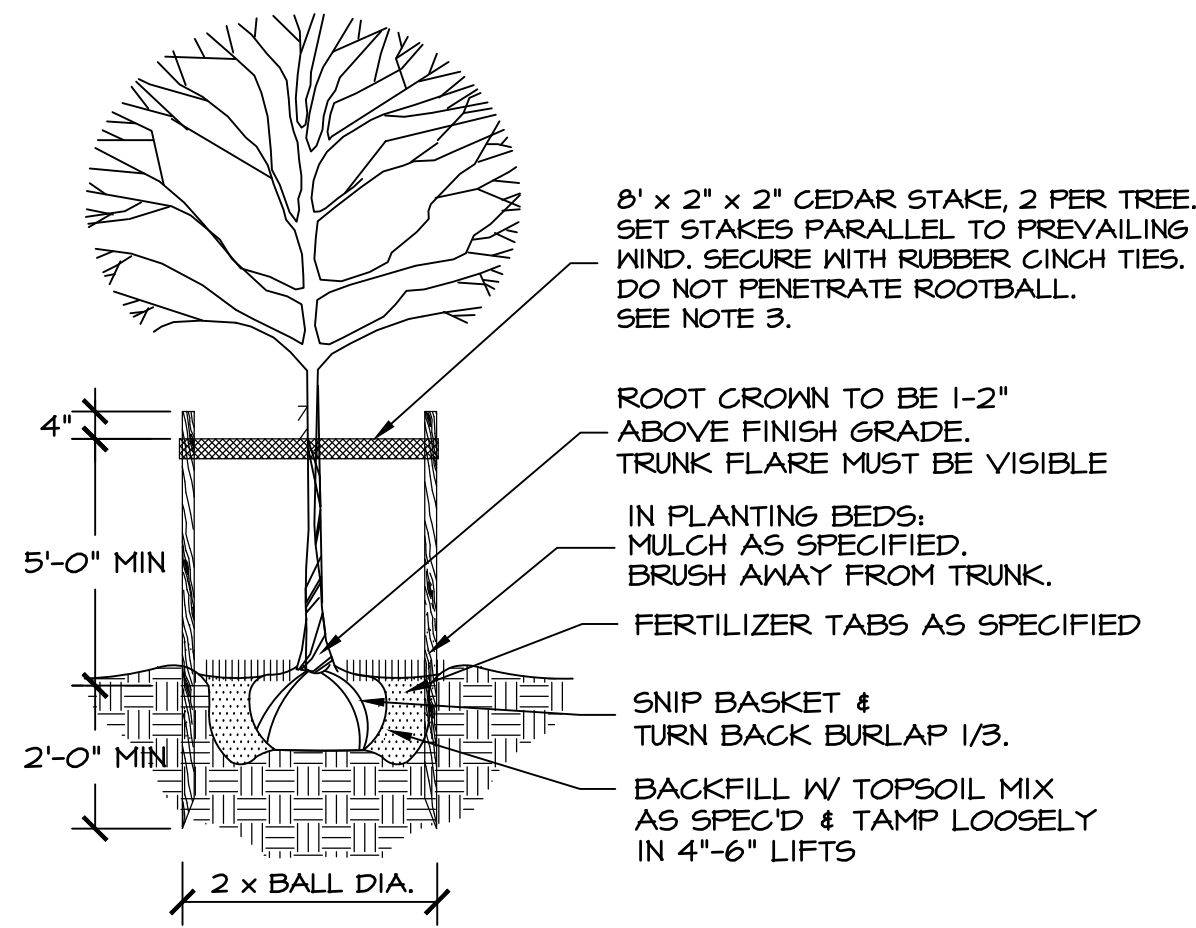
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FINAL PLAT LANDSCAPE PLAN

TRAPPER RIDGE SUBDIVISION NO. 3

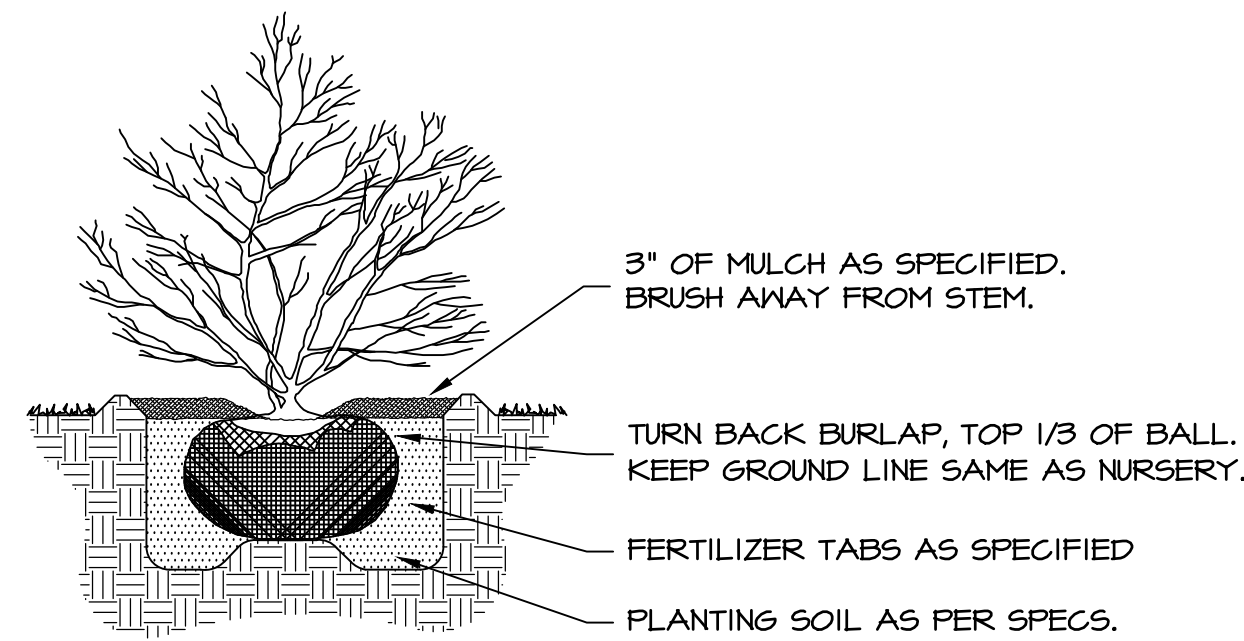
TRILOGY DEVELOPMENT, INC.

DATE: 04-04-20
PROJECT: JBA-2040
SHEET
L3



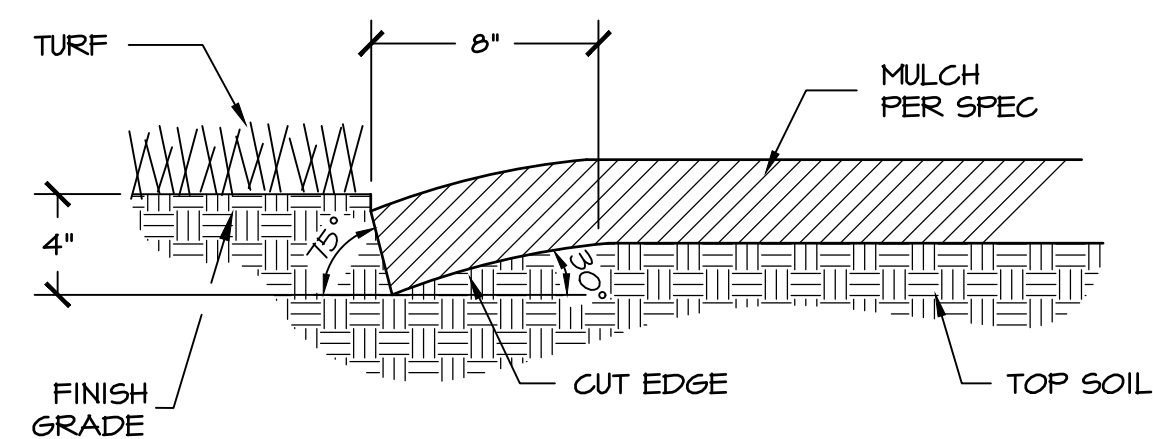
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
 3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE 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. TREE TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

① TREE PLANTING/STAKING
NOT TO SCALE

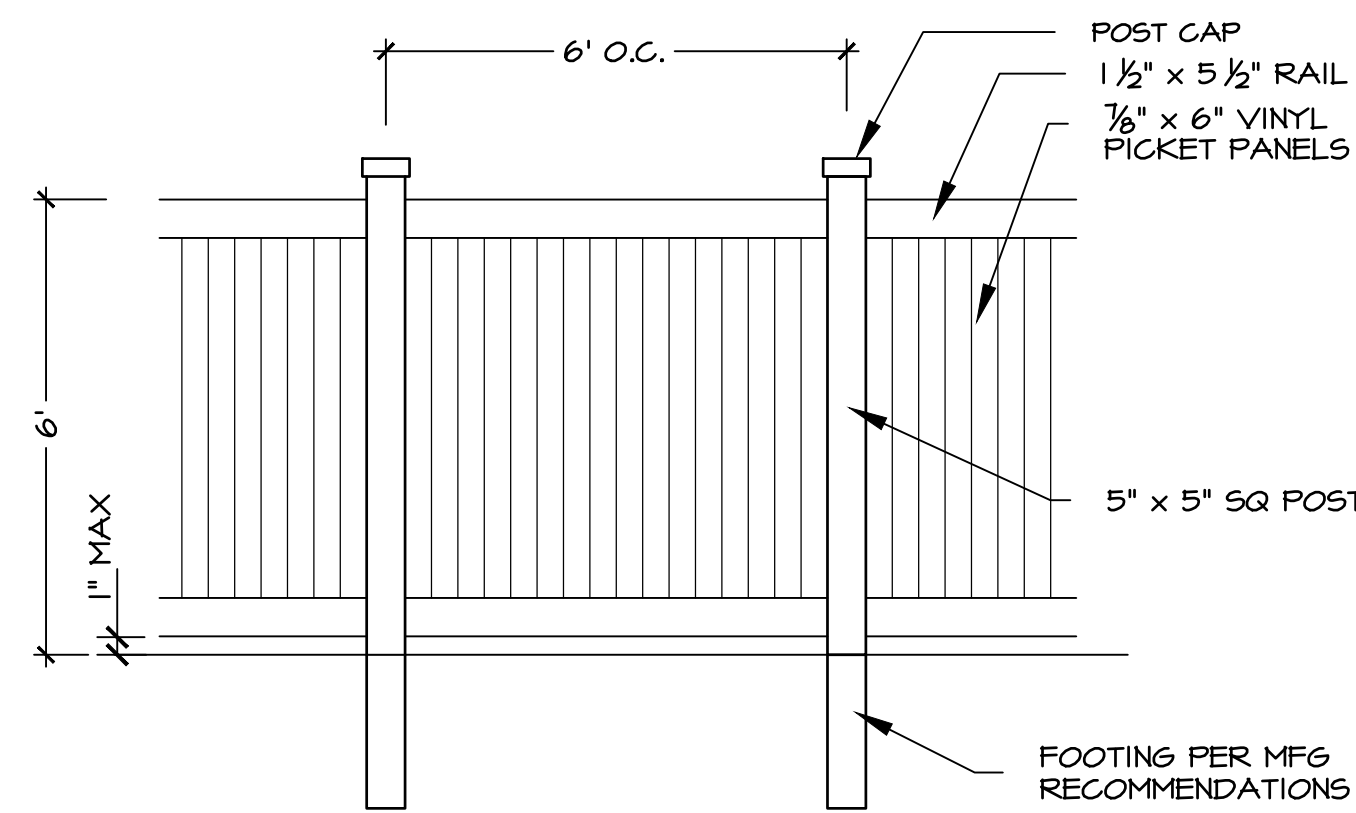


NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

② SHRUB PLANTING
NOT TO SCALE

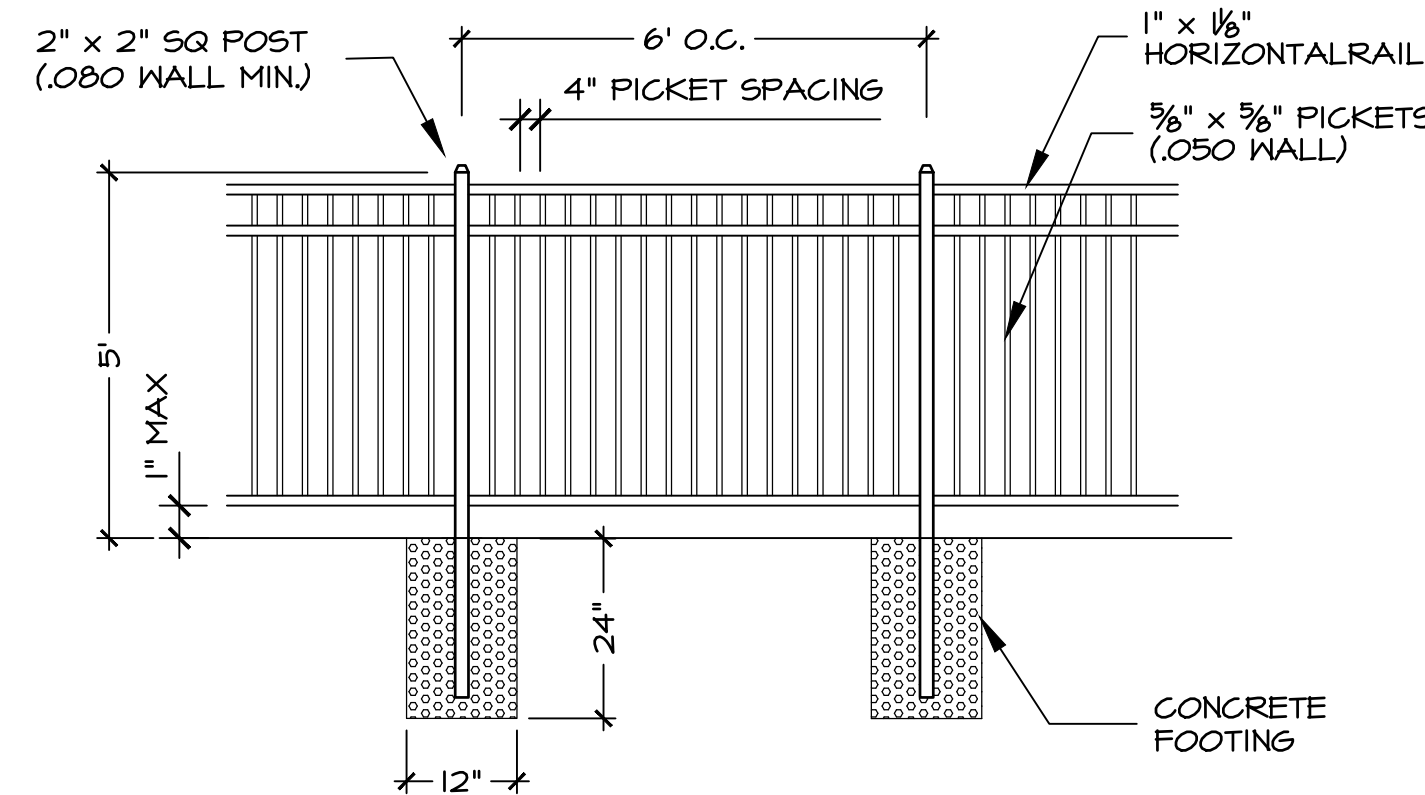


③ PLANTER CUT BED EDGE
NOT TO SCALE



- NOTES:**
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

④ VINYL PRIVACY FENCE
NOT TO SCALE

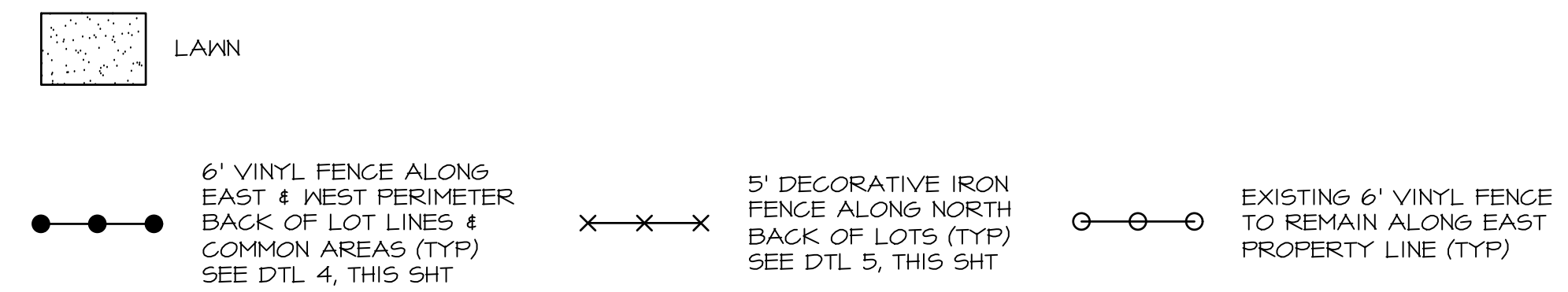


- NOTES:**
1. DECORATIVE IRON FENCE STYLE MAY VARY SLIGHTLY.

⑤ DECORATIVE IRON FENCE
NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
AP	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B4B
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B4B
SHADE TREES (CLASS III)			
RO	RED OAK	QUERCUS RUBRA	2\"/>



NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. NEW HOPE ROAD WILL MEET THE REQUIREMENT TO INSTALL ONE (1) TREE PER 35' LINEAR FEET. REFER TO SHT L5 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHT L5 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. 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\"/>



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REVISED	NO.	DATE	DESCRIPTION
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SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes provisions for the following items:

- 1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.

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.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting.

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.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be planted within 24 hours after stripping.
B. Trees and Shrubs: Provide freshly dug trees and shrubs.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately.
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.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage.
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.

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 required.
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.

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.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work.
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, roots, stumps, stones larger than 1 inch 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.
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.
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.

- Other components shall conform to the following limits:
pH 6.5 to 7.5
Soluble Salts 600 ppm maximum
Silt 25-50%
Clay 10-30%
Sand 20-50%
3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval.

C. Soil Testing

- 1. Soil tests are required for this project (see above for requirements).
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.

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: 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.
C. Herbicide: Pre-emergent for topical application in planting beds.
D. Plant Materials

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.
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 Broadleaved Evergreens: Provide evergreens of sizes shown or listed.
E. Sod

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.
1. Broken pads or pads with uneven ends will not be acceptable.
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.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or reewood, free of knot holes and other defects.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

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.
C. Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.

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.
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.
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.
B. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment.

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.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burtopped (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.
B. Set container grown stock, as specified, for balled burtopped 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.
D. Mulch pits, and planted areas.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over twigs, branches, stems, twigs and foliage.

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 described.
C. Lay sod within 24 hours from time of stripping.
D. Sod Placement:
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tilling, 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

- 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.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tilling, 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.

3.9 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.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

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:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
2. 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.
3. 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.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials.
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.
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% (full head-to-head)
2. Layout system to obtain optimum coverage using manufacturer's standard heads.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide install approved fixed tee or coupling device for air blow winterization.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location.
7. Provide for drainage without erosive damage.

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. Schedule:
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.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polytype" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
5. 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.
2. Manufacturer: Rainbird or Hunter.
B. Manufacturer: Rainbird or Hunter.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.
D. Sprinkler Control System
1. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems.
2. Capacity: Submit number of circuits as indicated.
3. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
4. Circuit Control: each circuit variable from approximately 5 to 60 minutes.
5. Inclusion switch for manual or automatic operation of each circuit.
6. 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 of control unit, type AWC-UJ, UL approved.

2.4 VALVING

- 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.
C. Drip Control Zone Kit: Hunter PCZ-101.
D. Standard sprinkler valve shall be Rainbird PEB-PRS-B.
E. Quick coupler valve: brass or bronze construction with hinged top.
F. Final inspection:
1. Clean, adjust, and balance all systems.
2. Remote control valves are properly balanced;
3. Heads are properly adjusted for radius and arc of coverage;
4. The installed system is workable, clean and efficient.
G. Winterization: Winterize system at the end of first season of system operation.
Review procedures with Owner Representative.

END OF SECTION

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 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings.
C. Install system and components in strict accordance with manufacturer's 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.
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.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work.
C. Winterization procedures.

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 ISPMWC 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.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer requirements for complete operation.
B. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Install valve box on bricks - four required.
3. Install top flush with finish grade.
4. 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.
B. PVC pipe joints, solvent welded, except as indicated.
C. Provide for drainage without erosive damage.
D. Teehline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch or lawn.
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
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.
E. Flush Valves: Install flush valve at end of each drip line run.

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

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.
C. Install controller per manufacturers requirements.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
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.
4. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
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.
D. Final inspection:
1. Clean, adjust, and balance all systems.
2. Remote control valves are properly balanced;
3. Heads are properly adjusted for radius and arc of coverage;
4. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation.
Review procedures with Owner Representative.

END OF SECTION



CHECKED BY: KCS
DRAWN BY: JJJN

Table with 2 columns: NO., DESCRIPTION.
Row 1: 1, 5/2/20, STREET TREES
Row 2: 2, 10/17/23, ACHD, COMMENTS

FINAL PLAT LANDSCAPE PLAN TRAPPER RIDGE SUBDIVISION NO. 3 TRILOGY DEVELOPMENT, INC.



DATE: 04-04-20
PROJECT: JBA-2040
SHEET 15

Shawn Nickel

From: Barbara Norgrove
Sent: Tuesday, February 11, 2025 10:01 AM
To: Shawn Nickel
Subject: FW: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

FYI

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, February 11, 2025 9:59 AM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: RE: Agency Transmittal - Trapper Ridge Sub Final Plat PH 4

Hello,

After careful review of the transmittal submitted to ITD on January 27, 2025 regarding, Trapper Ridge Sub Final Plat PH 4, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208)-334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety •••▶ YOUR Mobility •••▶ YOUR Economic Opportunity

From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Monday, January 27, 2025 2:08 PM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Mreno@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; data@landprodata.com; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Kerry.schmidt@intgas.com; ctodd@staridaho.org; jtensen@staridaho.org; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdclerk@gmail.com



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 - Trapper Ridge Sub Final Plat PH 4

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