CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **June 2, 2026 – PUBLIC HEARING**

FILE(S) #:
AZ-25-07 – Annexation & Zoning
DA-25-08 – Development Agreement
PP-25-08 – Preliminary Plat for Toscano Estates Subdivision

OWNER/APPLICANT/REPRESENTATIVE

Representative:
Becky McKay
Engineering Solution, LLP
1029 N. Rosario Street
Meridian, Idaho 83642

Applicant/Owner:
Fagundes Brothers LLC
Fred Fagundes Family Trust
Fagundes Family Trust Agreement
PO Box 2717
Merced, California 95344

REQUEST

Request: The Applicant is requesting approval of Annexation & Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 165 residential lots and 19 common lots. The property is located on the west side of Blessinger Road in Star, Canyon County, Idaho, and consists of 67.16 acres with a proposed density of 2.46 dwelling units per acre.

PROPERTY INFORMATION

Property Location: The subject property is generally located south of Hwy 44. Canyon County Parcel No. R339850100.

Surrounding Land Use/Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Agricultural (A) Canyon County	Estate Urban Residential	Agricultural
Proposed	Residential (R-3-DA)	Estate Urban Residential	Residential
North of site	Agricultural (A) Canyon County	Commercial/Industrial Corridor	Agricultural Residential
South of site	Residential (R-2-DA)	Estate Urban Residential	Residential - River Park/The Quarry Subdivision
East of site	Agricultural (A) Canyon County	Estate Rural Residential/Special Transition Overlay	Residential – Saddleman Ranch Subdivision
West of site	Residential (R-2-DA)	Estate Urban Residential	Residential - The Quarry at River Park Subdivision

Existing Site Characteristics: The property is currently vacant and being used for agricultural purposes.

Irrigation/Drainage District(s):

Canyon County Water Company
PO Box 11
Star, Idaho 83669

Flood Zone: This property is currently located in a Special Flood Hazzard Area.
FEMA FIRM Panel Number: 16027C0259G
Effective Date: 6/07/2019
Flood Zone: AE

Special On-Site Features:

- Areas of Critical Environmental Concern – No known areas.
- Evidence of Erosion – No evidence.
- Fish Habitat – No.
- Floodplain – Yes (Zone AE).
- Mature Trees – Yes.
- Riparian Vegetation – No.
- Steep Slopes – None.
- Stream/Creek – None.
- Unique Animal Life – No unique animal life has been identified.
- Unique Plant Life – No unique plant life has been identified.
- Unstable Soils – No known issues.

- ✪ Historical Assets – No historical assets have been observed.
- ✪ Wildlife Habitat – No known sensitive wildlife habitat observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	July 17, 2025
Neighborhood Meeting Held	August 27, 2025
Application Submitted & Fees Paid	October 27, 2025
Application Accepted	October 27, 2025
Residents within 300' Notified	May 7, 2026
Agencies Notified	April 6, 2026
Legal Notice Published	May 11, 2026
Property Posted	May 21, 2026

HISTORY

There is no record of previous land use applications associated with this parcel.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-1B-1: ANNEXATION AND ZONING; REZONE:

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards_of the proper district.

2. The city shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which

includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within one hundred eighty (180) days of the issuance of a final written decision approving the development agreement. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in ITD proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts, through mitigation measures as may be adopted by Council.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

2. The map amendment complies with the regulations outlined for the proposed district;

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.

5. The annexation (as applicable) is in the best interest of city.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(R) RESIDENTIAL DISTRICT: To provide regulations and districts for various residential neighborhoods. Gross density in a Residential (R) district shall be determined according to the numeral following the R. The numeral designates the maximum number of dwelling units per acre. In zoning designations of R-1, R-2, R-3, R-4 and R-5, housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all districts exceeding one dwelling unit per acre. Wells and septic systems may be permitted for larger lots in this land use designation that are not adjacent to municipal services, as determined by the Sewer District, and if approved by the applicable Health Department. Private streets may be approved in this district for access to newly subdivided or split property. This district does allow for some non-residential uses as specified in 8-3A-3.

(DA) DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	**R**
Dwelling:	
Multi-Family	C
Secondary	A
Single Family Attached	P
Single Family Detached	P
Two-Family Duplex	P

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

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/side load garage 20' to garage face	15'	7.5' [(2)]	20'

Notes:

1. Front yard setback shall be measured from the face of the garage to the face of the sidewalk, allowing for 20' of parking on the driveway without overhanging onto the sidewalk.
2. Zero-Lot-Line, reduced street side yard setbacks and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless approved by Council as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, LI, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone. A waiver may be requested if the adjacent property has the potential to redevelop as a non-residential use in the future.
4. As approved by the Fire District.
5. 35' height requirement unless a height exception is approved by Council through the Conditional Use Permit or Planned Unit Development Process.

8-3B-3: RESIDENTIAL DISTRICTS: ADDITIONAL RESIDENTIAL DISTRICT STANDARDS

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

1. Residential Elevations:

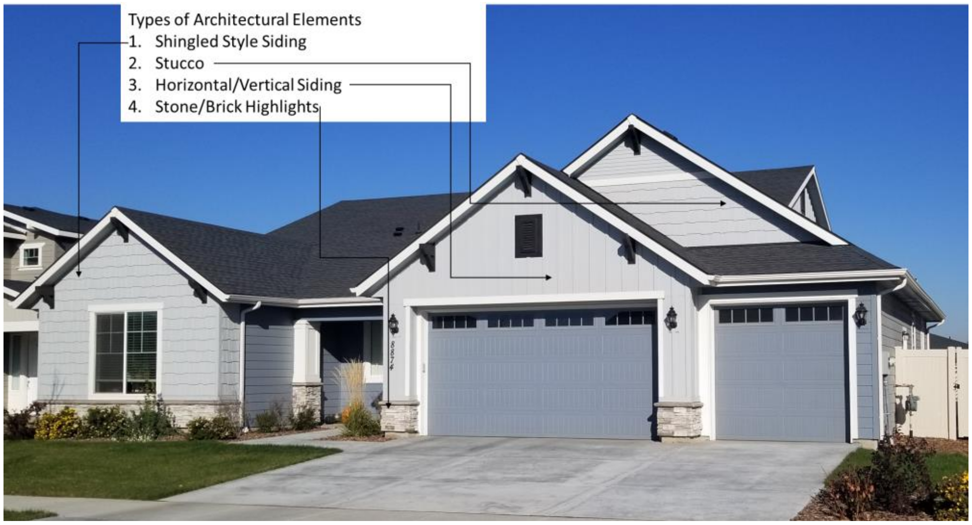
    i. Building elevations for all residential uses shall be submitted with any development application and will be included as part of any preliminary plat, development agreement and/or any other condition of approval.

    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.

8-3B-4 - FIGURE EXTERIOR ARCHITECTURAL ELEMENTS:


Types of Architectural Elements
1. Shingled Style Siding
2. Stucco
3. Horizontal/Vertical Siding
4. Stone/Brick Highlights

2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
4. Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.

        5. Additional landscaping buffers may also be required.

2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:

    a. 1 to 50 units = minimum of 5 architectural styles and/or floorplans
    b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans
    c. 101 and over units = minimum of 10 architectural styles and/or floorplans

3. Homeowners Associations. All subdivisions shall be maintained by a Homeowners Association with appropriate Conditions, Covenants and Restrictions (CC&R's). CC&R's are not enforceable by the City and are private contracts between the developer and the property owner.

4. 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.

8-3B-3: Residential Districts:

I. Transitional Lots. For proposed residential developments located adjacent to a Special Transition Area only, as determined on the current Comprehensive Plan Land Use Map, transitional standards listed below shall be required if reasonable evidence is presented that adjacent properties will not be further subdivided in the future. This shall be through a legal encumbrance that prevents the adjacent land from being further subdivided. These encumbrances shall include:
    1. Property with a Future Comprehensive Plan Land Use Map designation that does not allow future redevelopment to densities lower than one dwelling unit per acre.
    2. Subdivision CC&R's preventing further redevelopment;
    3. Easements granted to municipal or other political entities, voluntary development easements granted to conservation land trusts, or other, legal encumbrances conserving the property in perpetuity, such as deed restrictions.

    This specifically excludes statements from landowners regarding future intent without proof of legal encumbrance.

The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	Allowed Immediately Across the Road from Transitional Lot
Lots larger than 1.1-acre	1 acre lots	½ acre lots
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

8-4A-21: MAILBOXES:

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.

8-4E-1: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - APPLICABILITY:

The standards for common open space and site amenities shall apply to all residential developments with a density exceeding one dwelling unit per acre.

8-4E-2: COMMON OPEN SPACE AND SITE AMENITY REQUIREMENTS - STANDARDS:

A. Open Space and Site Amenity Requirement (see also Chapter 8 "Architectural Review"):

1. The total land area of all common open space shall equal or exceed fifteen percent (15%) of the total gross acreage of land area of the development. A minimum of 10% of the total gross acreage of the development shall be for useable area open space. Open

space shall be designated as a total of 15% minimum for residential developments in all zones with densities of R-2 or greater.

2. Each development is required to have at least one site amenity.

3. One additional site amenity shall be required for each additional twenty (20) acres of development area, plus one additional amenity per 75 residential units.

4. Developments with a density of 1 dwelling unit per acre or less may request a waiver of open space and amenities to the Council. Developments with a density of 2 dwelling units per acre or less may request a 50% reduction in total required open space and amenities to the Council.

5. For multi-family developments, see Section 8-5-20 for additional standards.

B. Qualified Usable Area Open Space: The following qualifies to meet the usable area open space requirements:

   1. Any open space that is active or passive in its intended use, and accessible or visible by all residents of the development, including, but not limited to:

      a. Open grassy area of at least fifty feet by one hundred feet (50' x 100') in area;

      b. Qualified natural areas, as determined by the Administrator;

      c. Ponds or water features where active fishing, paddle boarding, or other activities are provided (50% qualifies towards total required usable area open space, must be accessible by all residents to qualify. Ponds must be aerated. All ponds shall be provided with safety floatation devices (rings) located at reasonable distances, as determined by the administrator;

      d. A plaza.

      e. Common lots that include a pathway providing local or regional connectivity that is a minimum of 20' in width.

      f. Irrigation easements/ditches when a pathway is included (to be measured from the center of the ditch to the property line of the common lot).

   2. Additions to a public park or other public open space area.

   3. The buffer area along collector and arterial streets may be included in required overall common open space for residential subdivisions.

   4. Parkways along local residential streets with detached sidewalks that meet all the following standards may count toward the common open space requirement:

a. The parkway is a minimum of eight feet (8') in width from street curb to edge of sidewalk and includes street trees as specified otherwise herein.

b. Except for alley accessed dwelling units, the area for curb cuts to each residential lot or common driveway shall be excluded from the open space calculation. For purposes of this calculation, the curb cut area shall be a minimum area of twenty-six feet (26') by the width of the parkway.

c. Stormwater detention facilities do not qualify to meet the common area open space requirements, unless all of the following is met:

1. Must be at least fifty feet by one hundred feet (50' x 100') in area;
2. Specifically designed as a dual use facility, as determined by the administrator, to include minimal slopes, grass throughout, and guarantee of water percolation within 24 hours of storm event.
3. Is located in a development that has a second usable open space area that contains a qualified site amenity as herein defined.

5. Visual natural space, including open ditches, wetlands, slopes or other areas that may not be readily accessible to residents, and is provided with open-style fencing, may qualify for up to 20% of the required open space total, as determined by the Administrator.

C. Qualified Site Amenities: Qualified site amenities shall include, but not be limited to, the following:

1. Clubhouse;

2. Fitness facilities, indoors or outdoors;

3. Public art;

4. Picnic area; or

5. Recreation amenities:

a. Swimming pool with an enlarged deck and changing and restroom facility (pools shall count towards 3 required site amenities).

b. Children's play structures.

c. Sports courts.

d. Additional open space in excess of 10% qualified usable space.

e. RV parking for the use of the residents within the development.

f. School and/or Fire station sites if accepted by the district.

g. Pedestrian or bicycle circulation system amenities meeting the following requirements:

(1) The system is not required for sidewalks adjacent to public right of way;

(2) The system connects to existing or planned pedestrian or bicycle routes outside the development; and

(3) The system is designed and constructed in accord with standards set forth by the city of Star;

h. Pond and/or waterway amenities including, but not limited to docks, shade structures, ADA access, and fish stocking.

6. Community Gardens.

D. Location: The common open space and site amenities shall be located on a common lot or an area with a common maintenance agreement.

E. Maintenance:

1. All common open space and site amenities shall be owned by and be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.

8-6A-3: PRELIMINARY PLAT PROCESS

A. Preapplication Conference: The applicant shall complete a preapplication conference with the administrator or designee prior to submittal of an application for a preliminary plat. The purpose of this meeting is to discuss early and informally the purpose and effect of this title, and the criteria and standards contained herein.

B. Neighborhood Meeting: Applicants are required to hold a neighborhood meeting, in conformance with Section 8-1A-6C to provide an opportunity for public review of the proposed project prior to the submittal of an application. The applicant shall provide a summary of the meeting, including questions and concerns of the neighbors and how the submitted application addresses those issues.

C. Application Requirements: A complete subdivision application form and preliminary plat data as required in this title, together with fees shall be submitted to the administrator. At the discretion of the administrator or city engineer, appropriate supplementary information may also be required to sufficiently detail the proposed development within any special development area, including, but not limited to, hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development. Any unresolved access or traffic generation issues related to ACHD or ITD regulated roadways shall be resolved by the applicant prior to acceptance of any application. A letter from the appropriate transportation agency or servient property owner shall be submitted with the application.

D. Required Information and Data: The contents of the preliminary plat and related information shall be in such a form as stipulated by the City Council, however, additional maps or data deemed necessary by the administrator may also be required. The applicant shall submit to the administrator the following:

1. Two (2) copies of the preliminary plat of the proposed subdivision, drawn in accordance with the requirements hereinafter stated. Each copy of the preliminary plat shall be submitted on good quality paper, be professionally drafted, shall have the dimensions of not less than twenty-four inches by thirty-six inches (24" x 36"), and shall be drawn to a scale of not less than one inch to one hundred feet (1"=100') and contain a drafting date and north arrow.

2. For hillside developments, one (1) bound copy of the preliminary engineering plans (not meant to be cross sections or detailed designs) showing streets, water, sewers, sidewalks, and other required public improvements, together with preliminary site grading, drainage and irrigation plans of the proposed subdivision. Such engineering plans shall contain sufficient information and detail to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances and standards.

3. Two (2) copies of a landscape plan showing all open space, common areas, amenities, street trees and development signage;

4. Additional information on the preliminary plat and separately submitted information to include the following:

    a. The name of the proposed subdivision, as approved in advance by the Ada County Engineering office;
    b. The name, address, telephone and email of the applicant, developer, engineer and surveyor or drafter who prepared the preliminary plat;
    c. The names and addresses of all adjoining property owners and recorded plats within three hundred feet (300') of the external boundaries of the land being considered for subdivision.
    d. The land use and existing and proposed zoning of the proposed subdivision and the adjacent land;
    e. Streets, street names, rights of ways and roadway widths, including adjoining

streets or roadways;

f. Lot lines and blocks showing the dimensions and numbers of each, together with area of each lot in acres and square feet;
g. Contour lines, shown at five-foot (5’) intervals where the land slope is greater than ten percent (10%) and at two-foot (2’) intervals where land slope is ten percent (10%) or less, referenced to an established benchmark, including location and elevation;
h. Any proposed or existing utilities, including, but not limited to, power poles, storm and sanitary sewers, irrigation laterals, ditches, bridges, culverts, water mains and fire hydrants;
i. Any flood zone information including FEMA FIRM panels;
j. The legal description of the boundary of the property being subdivided with the seal of the surveyor of record;
k. Phasing plan showing all proposed phases of the development;
l. Preliminary irrigation analysis showing availability of water rights and distribution of irrigation to the lots within the proposed subdivision, or waiver request;
m. One (1) copy of a site report of the highest seasonal groundwater elevation prepared by a licensed engineer;
n. narrative, signed by the applicant, fully describing the proposed subdivision, including such information as number and type of uses on the lots (residential single, two or multi-family, commercial, etc.), common lots and the proposed uses of those lots (open space, parks, playgrounds, landscaping, or other uses) and any other information deemed necessary to explain the intent of the development including how it relates to other concurrently submitted applications (annexations, rezones, PUD’s, CUP’s, etc.).
o. Neighborhood meeting information including sign-in sheet, copy of meeting letter, copy of mailing labels, and detailed summary of neighbor questions and concerns and how the development has been designed to address those concerns;
p. A vicinity map showing the relationship of the proposed plat to the surrounding area (1/2-mile radius);
q. Deeds, affidavit of legal interest, address labels, postal service location approval, ACHD traffic study review status, electronic copies, or any other required information deemed necessary by the administrator to allow for proper review of the application;
r. A conceptual site plan shall be submitted for any non-residential developments showing building locations, parking and loading areas, traffic access drives and traffic circulation and trash enclosure locations;
s. Any additional required information for special area of developments including, but not limited to hillsides, wetlands or as further specified in this Title.

5. Additional information in the application as determined by the administrator may include the following:

a. Building elevations, including multi-family uses, non-residential uses, clubhouses, well houses, or other elevations deemed necessary to assist the Council in their decision regarding a development;
b. Colored site plan and renderings of a subdivision detailing residential lot locations, open space and common areas, buffers, roadways, waterways and irrigation ditches, fencing, signs and landscaping.

E. Acceptance: Upon receipt of the preliminary plat, and compliance with all other requirements as provided for herein, the administrator shall certify the application as complete and shall affix the date of acceptance.

c. F. Decision: A decision on a preliminary plat for a parcel of land is made by the City Council after receiving a recommendation from the administrator and a public hearing is held.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Estate Urban Residential

Suitable primarily for single family residential use. Densities in this land use area are a maximum of 3 dwelling units per acre. Densities not exceeding 1 to 2 units per acre are to be encouraged in areas of the floodplain, ridgeline developable areas, hillside developable areas, and where new residential lots are proposed immediately adjacent to existing residential lots of greater than one acre where those existing larger lots are not likely to be subdivided in the future. Clustering is allowed to preserve open space.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.

- Work to create a vibrant Central Business District.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.3 Policies Related Mostly to the Urban Residential Planning Areas:

A. The Estate and Neighborhood Residential Land Use is to encourage urban style development densities to limit urban sprawl.
B. Low densities within the Estate and Neighborhood Residential Land Use are to be designed within the floodplain, ridgeline developable areas, hillside developable areas and where new residential lots are proposed adjacent to existing residential lots of one acre and larger where those existing larger lots are not likely to be subdivided in the future.
C. Site layout adjacent to and within the Special Transition Overlay Area shall provide for a transition in density and lot sizing.
D. High Density residential uses should be located in close proximity to commercial centers located near highway corridors and on upper floors within the Central Business District land use area. High Density residential uses otherwise should not be dispersed throughout the community and should not be located along the Boise River.
E. High Density residential may be limited to ensure compatibility and transition between uses adjacent to the site.
F. High Density residential design specifications may include increased setbacks for multi-story buildings and increased landscape buffers.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Require more open space and trees in subdivisions.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.

- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW
COMPREHENSIVE PLAN & DEVELOPMENT CODE COMPLIANCE

ANNEXATION/ZONING:

The Annexation and Zoning request of the 67.16 acres from Agricultural to Residential (R-3-DA) with a Development Agreement on the applicant's property will allow for the development of the property in a manner that will be consistent with the intent of the current Comprehensive Plan Map. The Future Land Use Map designates the property as Estate Urban Residential. The overall residential density of the development is 2.46 dwelling units per acre which is consistent with the Estate Urban Residential (Maximum 3 Units per Acre) land use designation.

The Comprehensive Plan encourages the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development *(Goal 8.3)*. The Estate and Neighborhood Residential Land Use designation encourages urban style development densities to limit urban sprawl *(Policy 8.3).* The Plan also encourages flexibility in site design and innovative land uses and supports well-planned, pedestrian-friendly developments *(8.5.9),* and encourages commercial facilities to locate on transportation corridors. *(Policy 8.5.6)*

Special Transitional Overlay Area:

The Comprehensive Plan Future Land Use Map also designates the existing County residential development (Saddleman Ranch Subdivision) adjacent to the southeast boundary of the proposed development as Special Transitional Overlay Area. The existing subdivision contains lots ranging in size from 3 -5-acres. The applicant met with the residents of Saddleman Ranch, and they requested larger lots along Blessinger Road and a wider landscape buffer to accommodate a berm and fence for additional buffering. The developments are also separated by Blessinger Road. The lots against Blessinger range in size from 12,701 square feet to 24,873 square feet. As the applicant has worked with the residents, as long as they are accepting of the lot sizes provided by the applicant, Staff is supportive if this transition, as the neighboring lots could redevelop in the future.

> Section 8-3B-3: The allowed Transitional Density for new development adjacent to Special Transition Areas, shall be as follows:

Existing Transitional Lot Sizes	Allowed Immediately Adjacent Minimum Lot Size	**Allowed Immediately Across the Road from Transitional Lot**
Lots larger than 1.1-acre	1 acre lots	**½ acre lots**
Lots of 1 to 1.1-acre	½ acre lots	1/3 acre lots
Lots smaller than 1-acre	1/3 acre lots	R-3 density Maximum

Sewer and Water will be provided by the Star Sewer and Water District and is in close proximity to the property. Annexation into the Sewer and Water District will be required.

The roads in the preliminary plat will consist of Landruff Lane, which will be a major collector, local residential roads, two entrances, with one being divided. Landruff Lane will be 47 feet from back of curb to back of curb with a 13-foot drainage swell and 7-foot wide, detached sidewalk. The local streets will be 36 feet from back of curb to back of curb with an 8-foot landscape strip and 5-foot-wide detached sidewalk. Blessinger is being improved and will have a 17-foot drainage swell with a 7-foot detached sidewalk. The main entrance off Blessinger Road will be a divided entrance with 21-foot lanes of travel and a 10-foot landscape divider. The second entrance will be off Landruff Lane .

As per Highway District 4 policy, all sidewalks are located outside of the right of way, which will put ownership and maintenance on the HOA. It is also the policy of HD4 to have all street drainage above ground. Staff is supportive of subgrade drainage options and sidewalks within the right of way. The city is in the process of revising how roads within Canyon County are reviewed, approved and maintained, and will work with the developer in the future on design of the roadways.

The Unified Development Code, Section 8-4E-2, requires a development of this size to have a minimum of six (6) site amenities. The total open space within the development is 23.59 acres, or 35.13 percent of the site. The total qualified open space is 17.20 acres or 25.61 percent of the site.

Amenities within the development include a pickleball court, playground equipment, Bocce Ball court, ponds, gazebo and covered sitting areas, plaza, multi-use pathway, open grass areas with benches and interconnected open space with connected pathway network.

ADDITIONAL DEVELOPMENT FEATURES:

- Sidewalks

  Internal sidewalks are proposed at five-foot (5′) widths and will be detached throughout the subdivision with an eight (8′) foot landscape strip. Sidewalks along Landruff Lane, the main entrance off Hwy 44 and the local collector will be 7 foot wide and detached. Along the south side of the Lawrence Kennedy Canal will be a twelve-foot-wide multi-use pathway.

- Lawrence Kennedy Pathway

  The proposed pathway along the south side of the Lawarence Kennedy Canal is proposed to be paved and 12-foot-wide. **A public easement shall be recorded at final plat for the pathway.**

- 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 streetlight plan and design with the application packet. The proposed design satisfies City code. **The proposed plan does not meet the requirements of a streetlight at each cul-de-sac and intersection. The Applicant shall work with Staff on a plan that meets city requirements. This will be required before the final plat can be signed.**

- Street Names

  Applicant will work with City Staff and Canyon County on the approval of the street names. This will be required at final plat.

- Subdivision Name

  Applicant will work with City Staff and Canyon County on the approval of the subdivision name. This will be required at final plat. The Toscano subdivision name shall remain through final platting of the development.

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

- Setbacks – The applicant is not requesting any set back waivers, and the proposed preliminary plat will adhere to the R-3 setbacks outlined in this report.

- Block lengths – **Not all blocks meet the 750′ block length requirement and will require a waiver from the Council.**

- Mailbox Cluster – Applicant is working with the appropriate Postmaster to obtain approval on the location of mailbox clusters. This will be required at final plat. Mailbox clusters shall be covered and provided with lighting.

- Phasing – The Applicant is proposing multiple phases until full build out. They are asking for flexibility on the phasing due to market conditions. The initial proposal is for full build- out after 6 phases of development and approximately 5 years.

- Mitigation fees – All future building permits shall be subject to emergency service mitigation fees, as determined by Council.

- Future Home Elevations/Building Permits – The applicant shall meet all future residential building standards associated with Section 8-3B-3J of the UDC. **The applicant has submitted building elevations for review by Staff and Council. The submitted elevations appear to satisfy UDC Section 8-3B-3. Carriage lights on the outside of the homes is not permitted. All outside lighting shall be downward facing only.**

- Structure Height – Applicant is proposing that all residential structures will be thirty-five (35′) in height or less.

DEVELOPMENT AGREEMENT:

Through the Development Agreement process, the applicant is proposing to work with the City and neighboring property owners to provide further insurances that the development will be built as presented and/or modified by the Council through the review process. Items that should be considered by the applicant and Council include the following:

- Granting/Recordation of public access easement for pathway along canal
- ITD Proportionate Share Fees;
- Street Trees;
- Compliance With Weed Abatement Code;
- Compliance with Dust Mitigation Code;
- Future Emergency Mitigation Fees;
- Maintenance of Residential Sidewalks;
- Transitional lots
- Waiver of Block Length
- Phasing Plan

AGENCY/DEPARTMENT RESPONSES

Middleton School Dist.	April, 2025
ITD	May 23, 2026
Highway District #4	December 17, 2025
Star City Engineer	May 28, 2026
Star Fire District	May 23, 2026

PUBLIC RESPONSES

No public comments have been received to date.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, the proposed annexation and zoning request and associated applications including the preliminary plat meets the requirements, standards and intent for development as they relate to the Comprehensive Plan and Unified Development Code. The proposed maximum allowed density of 2.46 dwelling units per acre is within the range of 1-3 dwelling units per acre allowed in the Estate Urban Residential Comprehensive Plan Land Use Map. Staff is supportive of the diversity in lot sizes, housing sizes and density that the (R-3) zoning designation will provide.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will also be brought back to the Council for review of proposed Conditions of Approval for the rezone.

FINDINGS

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

ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

   The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:

   - ✓ *Protection of property rights.*

- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

   The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

   The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

   The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

The Council must find that this annexation is reasonably necessary for the orderly development of the City.

PRELIMINARY PLAT FINDINGS:

1. The plat is in compliance with the Comprehensive Plan.

The City must find that this Plat follows designations, spirit and intent of the Comprehensive Plan regarding residential development and meets several of the objectives of the Comprehensive Plan such as:

1. *Designing development projects that minimize impacts on existing adjacent properties, and*
2. *Managing urban sprawl to protect outlying rural areas.*

2. Public Services are available or can be made available and are adequate to accommodate the proposed development.

   The City must find that Agencies having jurisdiction on this parcel were notified of this action, and that it has not received notice that public services are not available or cannot be made available for this development.
3. There is public financial capability of supporting services for the proposed development;

   The City must find that they have not been notified of any deficiencies in public financial capabilities to support this development.

4. The development will not be detrimental to the public health, safety or general welfare;

   The City must find that it has not been presented with any facts stating this Preliminary Plat will be materially detrimental to the public health, safety and welfare. Residential uses are a permitted use.

5. The development preserves significant natural, scenic or historic features;

   The City must find that there are no known natural, scenic, or historic features that have been identified within this Preliminary Plat.

CONDITIONS OF APPROVAL

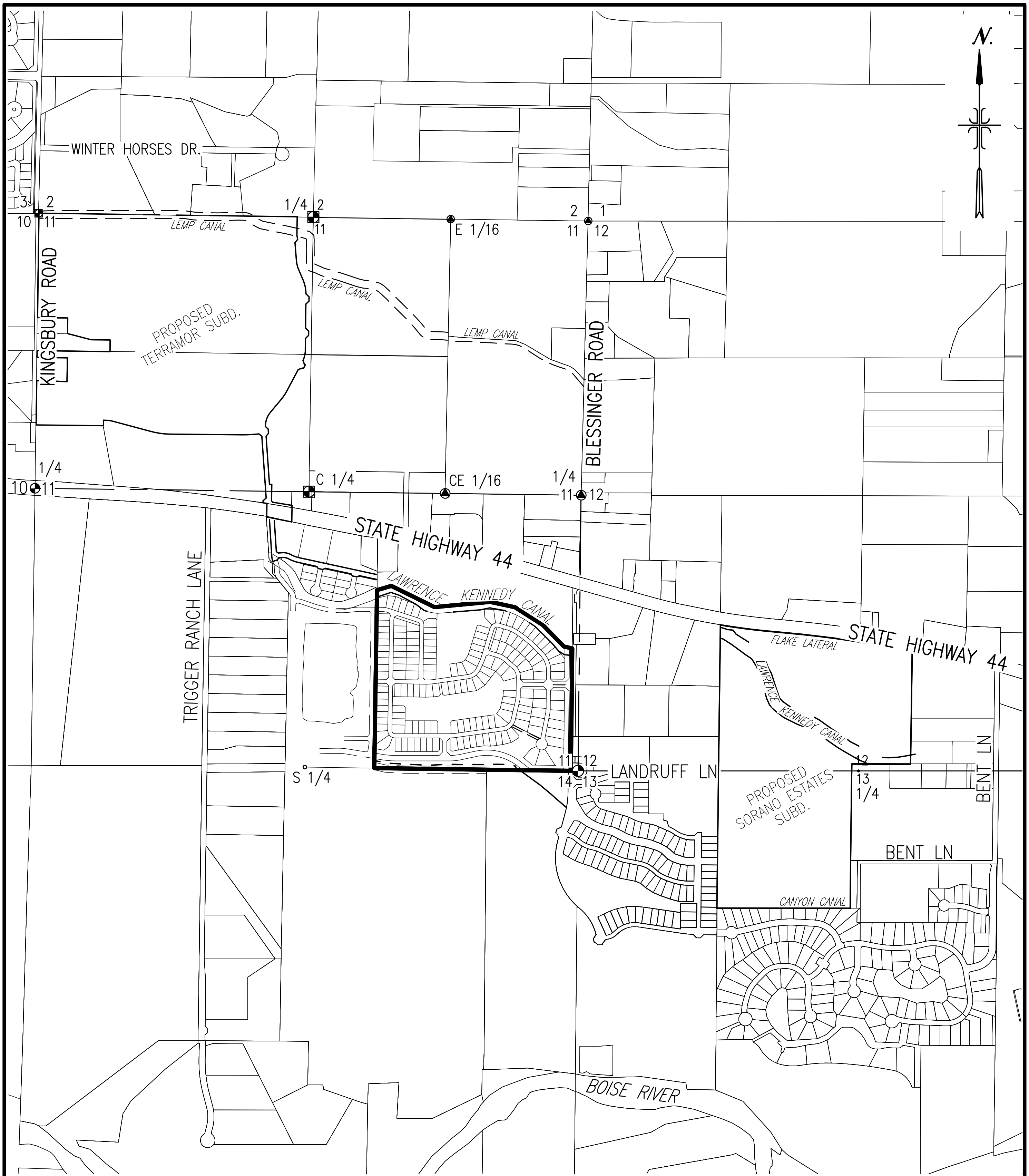
1. The approved Preliminary Plat for the Toscano Estates Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The applicant shall receive approval of all Floodplain applications and meet all FEMA requirements, if applicable, prior to approval of the final plat. The applicant shall also submit a Permit to Develop in an Area of Special Flood Hazard to the Floodplain Manager for review and approval prior to any development work on the property.**
3. **The applicant has entered into a Development Agreement with the City, agreeing to proportionate share assessment by ITD regarding impacts to the State Highway System. These fees are currently being calculated at $1,000.00 per residential lot. These fees will be collected by the City of Star, by phase, prior to final plat signature.**
4. **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.**
5. **All sidewalks and planter strips shall be built to UDC standards, unless otherwise approved by Council.**

6. **The applicant shall comply with the Residential Standards for all new houses, as required in Section 8-3B-3 of the UDC.**
7. **A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service and the location of the mailbox cluster. The mailbox cluster must be covered and reasonably lit.**
8. **The Applicant shall work with Staff for approval of subdivision name and street names. Names shall be reflected correctly on the final plat prior to signature.**
9. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision. Streetlights shall be continuous throughout the subdivision and shall be maintained by the Homeowners Association. **Streetlights shall be installed and energized prior to issuing of building permits.** Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall submit a streetlight plan that meets location requirements prior to Final Plat approval. Streetlights shall comply with the Star City Code regarding light trespass and "Dark Sky" initiative.**
10. **A public access easement shall be recorded for the pathway along the Lawrence Kennedy Lateral prior to signature of final plat.**
11. Street trees along all streets shall be installed per Chapter 8, including Section 8-8C-2-M(2) Street Trees. If the trees will be installed by the builder, Certificate of Occupancy may be withheld until trees have been verified they are installed per code.
12. The property associated with this approved Preliminary 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.
13. The property associated with this approved Preliminary 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.
14. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
15. 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.
16. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
17. A copy of the CC&R's shall be submitted to the City of Star at Final Plat.

18. 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, including annexation into the District.
19. 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, unless amended in the Development Agreement or CUP conditions.
20. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
21. All common areas shall be owned and maintained by the Homeowners Association.
22. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
23. A sign application is required for any subdivision signs.
24. **Any additional Condition of Approval as required by Staff and City Council.**

COUNCIL DECISION

The Star City Council ____________ File Numbers AZ-25-07, DA-25-08, PP-24-08 for Toscano Estates Subdivision on __________ _____, 2026.



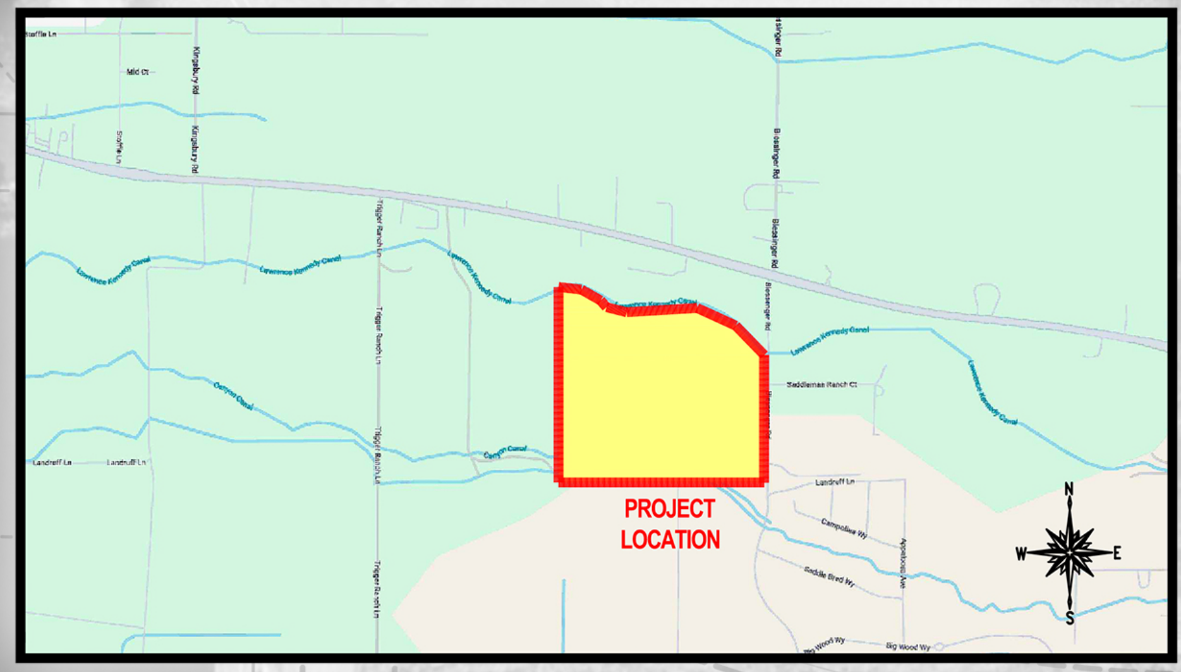
VICINITY MAP

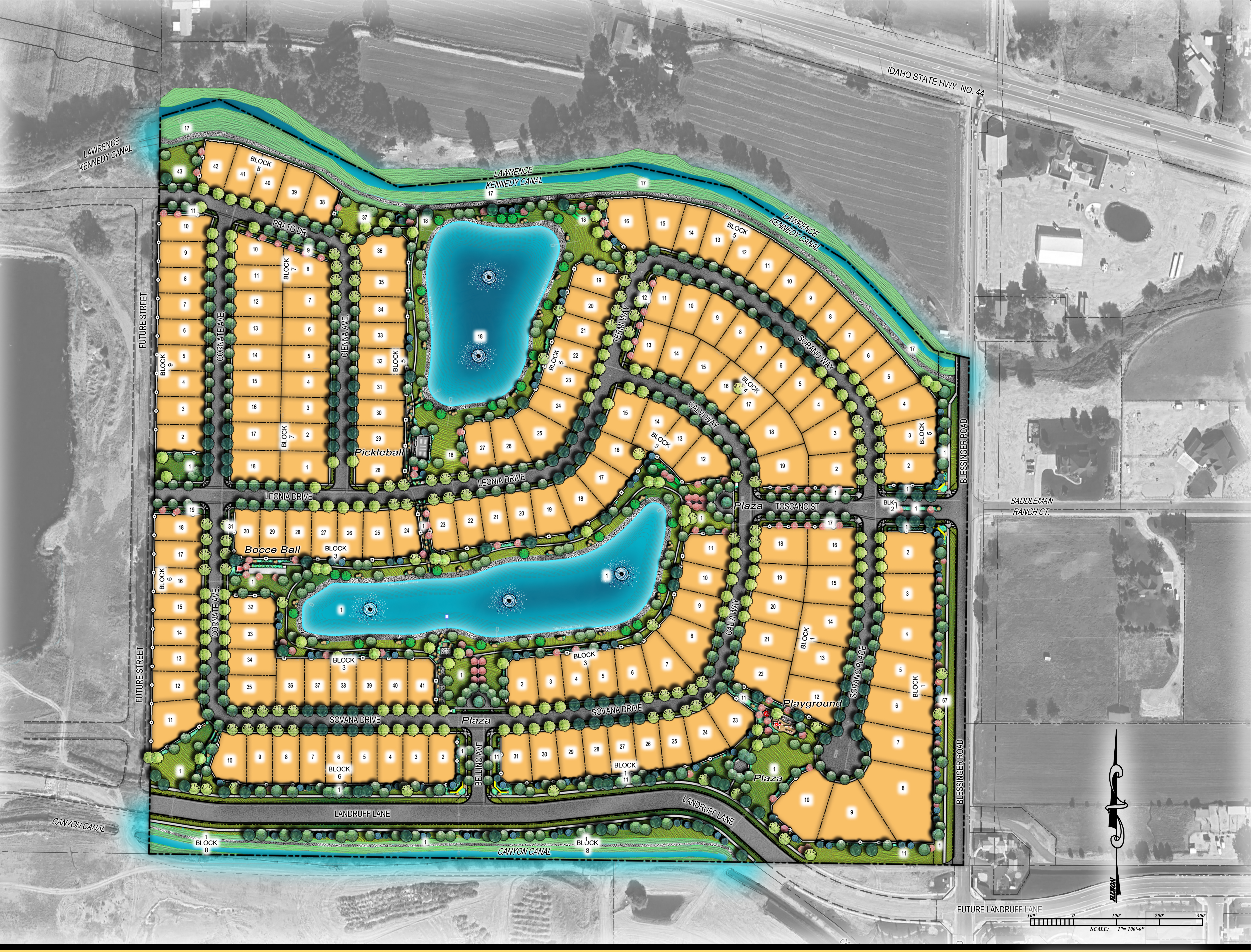
TOSCANO ESTATES SUBDIVISION

N.T.S.

LOCATED IN A PORTION OF THE SE 1/4 SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M
CANYON COUNTY, IDAHO

SITE LOCATION MAP





SITE DEVELOPMENT FEATURES

TOTAL PRELIMINARY PLAT ACRES	67.17 ACRES
TOTAL BUILDING LOTS	165
TOTAL OPEN SPACE	23.51 ACRES
% OF TOTAL AREA	35%
QUALIFIED OPEN SPACE:	20.23 ACRES
% OF TOTAL AREA	30.11%
COMMON AREA & PLAZA	5.57 ACRES
LANDRUFF & BLESSINGER COLLECTOR BUFFER	3.43 ACRES
LAWRENCE KENNEDY & CANYON CANAL	2.01 ACRES
PEDESTRIAN PATHS, STORM DRAINS & ST. ISLAND	1.48 ACRES
8' WIDE PARKWAY	1.34 ACRES
50% OF PONDS	3.24 ACRES
NON- QUALIFIED OPEN SPACE	3.28 ACRES

LANDSCAPING REQUIREMENTS

* ROADWAY LANDSCAPE BUFFERS (8-8D-2.J):

BLESSINGER RD. (COLLECTOR):
20' STREET BUFFER: 1,045 LF STREET BUFFER
SHADE TREES @ 2/100' =21 TREES REQUIRED
21 TREES PROPOSED
EVERGREENS @ 2/100' =21 EVERGREEN TREES REQUIRED
31 EVERGREEN TREES PROPOSED
FLOWERING TREES @ 2:1 =8 TREES PROPOSED
SHRUBS @ 12/100' =130 PROVIDED
5' HIGH BUFFER/ SCREEN REQUIRED
6' HEIGHT SOLID VINYL FENCE PROVIDED

LANDRUFF DR. (COLLECTOR):
20' STREET BUFFER: 2,932 LF STREET BUFFER
SHADE TREES @ 2/100' =59 TREES REQUIRED
59 TREES PROPOSED
EVERGREENS @ 2/100' =59 EVERGREEN TREES REQUIRED
64 EVERGREEN TREES PROPOSED
SHRUBS @ 12/100' =170 PROVIDED
5' HIGH BUFFER/ SCREEN REQUIRED
6' HEIGHT SOLID VINYL FENCE PROVIDED

* PARKWAY STRIPS / STREET TREES (8-8D-2.M):
1 TREE / 35' @ 13,755 / 35 = 393 TREE REQUIRED
= 393 TREES PROPOSED

* TOTAL COMMON LOT AREA (8-4D-5):
1 TREE / 4000 SF @ 1,024,095 / 35 = 256 TREES REQUIRED
285 SHADE TREES + 74 CONIFERS = 359 TREES PROVIDED

* COMMON OPEN SPACE (8-4E-2.B): *See sheet L3.00, for additional information.*
TOTAL COMMON OPEN SPACE = 23.5 ACRES (35%)
TOTAL USABLE COMMON OPEN SPACE = 17.07 ACRES (25.41%)

* NOTE:
CONIFERS AND ORNAMENTAL TREES WHEN NOT REQUIRED ARE SUBSTITUTED AT 2:1 PER SHADE TREE (*when used in common areas landscape buffers*).

* MITIGATION FOR REMOVAL OF EXISTING TREES:
NO EXISTING TREES WITHIN PHASE 1

* SITE AMENITIES (8-4E-2.C):
1 + 1/20 ACRES + 1/75 BUILDING LOTS = 6 REQUIRED AMENITIES
AMENITIES PROVIDED: = 8

(2) SPORTS COURT	PICNIC AREAS
PEDESTRIAN CIRCULATION SYSTEM	PLAY STRUCTURES
ADDITIONAL OPEN SPACE IN EXCESS OF 10%	(2) PONDS

Toscano Estates

Star, Idaho

SOUTH BECK& BAIRD

TOSCANO ESTATES SUBDIVISION

Annexation/Rezone, Preliminary Plat, Floodplain Review and Development Agreement Narrative

October 24, 2025

Introduction

Fagundes Brothers LLC seeks the City of Star's approval of development applications for Toscano Estates Subdivision. Located south of State Highway 44 (SH 44) and west of Blessinger Road in Canyon County, Idaho, the property consists of 67.16 acres and is currently used for agricultural purposes. The Lawrence Kennedy Canal adjoins the north boundary and is under the jurisdiction of Drainage District No. 2. The Canyon Canal and Dulberg Canal are under the jurisdiction of Canyon County Water Company, Ltd., and are located along the southern boundary of the subject property.

The Toscano Estates site plan reflects the Star Comprehensive Plan Land Use Map designation of Estate Urban Residential development. Included in the submittal are applications for approval of an annexation/rezone, preliminary plat, with a development agreement, and a floodplain development review. The annexation/rezone request includes 67.16 acres with zoning designation of R-3DA. The preliminary plat includes 165 single-family dwelling units and 19 common lots (14 open space lots; 2 collector buffer lots; 2 lots encompassing the Canyon/Dulberg Canals and Lawrence Kennedy Canal; and 1 landscape island lot.)

The Toscano Estates development includes a total of 23.59 acres of open space, or 35.13 percent (including the Lawrence Kennedy Canal and Canyon/Dulberg Canals). The project incorporates a paved 12-foot-wide multi-use pathway along the south side of the Lawrence Kennedy Canal, 5- and 7-foot-wide detached sidewalks, and 5-foot-wide pedestrian paths throughout the open space of the development. The multi-use pathway system and pedestrian network will contribute to the premiere quality of the community, providing interconnectivity within the project and the adjacent residential development.

Annexation/Rezone

The annexation and rezone application includes a zoning designation of R-3DA. The zoning request is consistent with the Star Comprehensive Plan Future Land Use Map which identifies the property as Estate Urban Residential with a maximum density of three dwelling units per acre. The proposed gross density of development is 2.46 dwelling units per acre. Star Sewer and Water District (SSWD) will provide potable water and central sewer for the proposed development after annexation into the district. According to SSWD, sewer capacity and adequate potable water will be in place to provide service to the project.

The proposed Toscano Estates Subdivision is consistent with the City of Star Economic Corridors Access and Roadway Connection Management Plan, the Star West Neighborhood Transportation Plan adopted by Highway District No. 4 (HD#4), and the City of Star's Comprehensive Plan. The

Transportation Plan includes the extension of a collector road (Landruff Lane) along the south boundary from east to west. The development of a collector roadway within Toscano Estates will connect the River Park Estates project to the proposed Quarry at River Park Subdivision.

The allocation of lots is as follows:

Land Use	Zone	Acreage	Lots	Percent
Single-family Detached	R-3DA	33.62	165	50.05
Right-of-Way (Blessinger)	R-3DA	0.71	N/A	1.06
Right-of-Way	R-3DA	9.24	N/A	13.77
Open Space/Common Lots	R-3DA	17.67	15	26.31
Canyon/Dulberg Canals	R-3DA	2.90	2	4.32
Lawrence Kennedy Canal	R-3DA	3.00	1	4.47
Street Island	R-3DA	0.02	1	.02
Total		67.16	184	100.00

Project Overview

Toscano Estates Subdivision incorporates multiple sizes of single-family lots ranging from 7,330 to 24,873 square feet. A large portion of the lots will be located around the two proposed ponds and along the Lawrence Kennedy Canal, providing for an open, airy feel within the neighborhood. With the variety of lot sizes, there will be an assortment of homes styles and sizes. The development will have access to Blessinger Road and the proposed collector roadway, Landruff Lane. The development will have significant open space and pedestrian pathways.

The variety of residential dwellings, with varying lot widths and depths, will provide options for young and growing families, families with older children, empty nesters, and singles. Buyers will be able to choose a lot and residence that meets their personal needs, fits their lifestyle and is an appropriate size for their family.

The identity of the community will be focused on the primary common areas which serve as gathering places with the following amenities:

- Pickleball Court
- Playground Equipment
- Bocce Ball Court
- Ponds
- Gazebo and Covered Sitting Areas
- Plazas
- Multi-Use Pathway

- Open Grass Areas with Benches
- Interconnected Open Spaces Utilizing an Extensive Pathway Network

A 12-foot-wide multi-use pathway will be installed along the south side of the Lawrence Kennedy Canal with park benches, manicured lawn areas and native grasses. The development will appeal to walkers, joggers and cyclists who want an extensive network of 5- and 12-foot-wide pathways. Toscano Estates will be a pedestrian-friendly development within the City of Star, providing recreation for the residents and the community at large.

Toscano Estates will be characterized by its high-quality design and unique community character. A variety of housing types and sizes will be offered, but, regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community will be approved by an architectural control committee through an internal design review process. This will ensure consistent quality throughout the project from the builder. Elevations of the single-family dwellings are included with the application for inclusion in the development agreement. All proposed residential structures will comply with the new residential design standards outlined in the Uniform Development Code.

The overall gross residential density of the community is 2.46 dwelling units per acre. The average size of the lots for single-family detached dwellings is 8,875 square feet. The community will be constructed over the next 5 years with approximately 6 phases. The applicant respectfully requests phasing flexibility. Market conditions vary over time and may require a decrease in the number of lots within a phase, which would increase the number of phases.

Surrounding Neighborhood Character

The surrounding area is currently under development or planned for urban residential development. The property abuts an agricultural parcel zoned A to the north which is designated for commercial development. The Lawrence Kennedy Canal separates the two properties. The adjoining properties to the west and south are zoned R-2DA and are being developed as The Quarry at River Park and River Park Estates Subdivisions. The uses to the east include Saddleman Ranch Subdivision, a rural residential development zoned A in Canyon County.

Comprehensive Plan

The Star Comprehensive Plan Land Use Map designates the subject property as Estate Urban Residential. The estate urban residential designation allows for densities ranging from 1 to 3 dwelling units per acre. This designation is suitable for detached, attached single-family and limited multi-family. The Comprehensive Plan encourages transitional lot sizes next to existing residential development that is unlikely to be redeveloped in the future. Larger estate lots are proposed in the cul-de-sac located west of the existing rural residential development known as Saddleman Ranch Estates. A wider landscape lot is proposed along Blessinger Road with a width of 44 feet to allow the developer to install a berm and fence combination to provide additional buffering to the estate lots located on the east side of Blessinger Road. The wider buffer provided was at the request of the residents within Saddleman Estates.

Floodplain

The subject property falls within FEMA Flood Zone AE. The property is shown on the FIRM Panel 16027C0258G, dated June 7, 2019. The subject parcel has two base flood elevations delineated on the map that range from 2443.7 to 2445.4. The development will be subject to the floodplain ordinance and all applicable federal and state regulations. Based on our analysis of the base flood elevation, the property will require 2.4 to 4.7 feet of fill to match the BFE. We intend to utilize fill material from the two proposed ponds within the project and will require importing of additional filling material.

Community Amenities and Open Space

The total open space within the development is 23.59 acres, or 35.13 percent of the site. The total includes 3.0 acres of the Lawrence Kennedy Canal and 2.09 acres of the Canyon and Dulberg Canals. Excluding the three canals, the open space provided is 18.50 acres, or 27.55 percent. A central common area is proposed consisting of 6.92 acres. The lot includes a pond; bocce ball court; covered shelter area; two plaza areas; and pathways. A second large common area is proposed in the northern portion of the site consisting of 4.74 acres. The common area includes a pond; pickleball court; covered shelter; benches; and pathways providing connections to the paved 12-foot-wide multi-use pathway along the Lawrence Kennedy Canal.

A pocket park is provided in the southeast portion of the development and consists of 2.46 acres. Amenities within the lot include play equipment; a gazebo; plaza; and pathways.

The qualified open space is 17.20 acres, or 25.61 percent of the development. This calculation includes the following:

- Central Common Area: 5.10 acres (excludes 50% of the pond area)
- Northern Common Area: 3.41 acres (excludes 50% of the pond)
- Pocket Park and Landruff Collector Buffer: 3.30 acres
- Landruff Collector Buffer, Dahlberg and Canyon Canals: 1.44 acres (excludes canal easements)
- Blessinger Road Buffer: 1.27 acres
- Pedestrian Paths, Storm Drainage and Street Island: 0.32 acres
- Toscano Buffers: 0.26 acres
- Lawrence Kennedy Canal Lot: 0.76 acres (excludes canal and includes 12-foot-wide multi-use pathway)
- 8' Local Street Landscape Buffers: 1.34 acres

The Toscano Estates development provides extensive pedestrian connections, with pathways in the common areas, along the Lawrence Kennedy Canal, and interconnecting with a 7-foot-wide multi-use detached sidewalk along Landruff Lane and the internal 5-foot-wide detached walks. There are multiple amenities that provide recreational opportunities for the future residents and their families. The total common area provided exceeds the 15 percent required by the UDC, and the qualified (useable) open space exceeds the 10 percent required. Based on the UDC, the project is required to provide 7 amenities for recreation of the residents; the amenities provided equate to 8 based on the UDC.

Transportation and Traffic Impact Study

A traffic impact study (TIS) for this development was prepared by CR Engineering in 2024 and updated in 2025. The study was submitted to HD#4 and the Idaho Transportation Department (ITD) for review and comment on January 31, 2024. HD#4 provided comments on April 4, 2024, requesting the traffic engineer combine the traffic impact studies for Sorano and Toscano Estates into one study. A revised TIS combining the two developments was submitted to HD#4 and ITD on January 29, 2025. Based on HD#4 comments, revised TIS calculations were resubmitted to HD#4 and ITD on June 7, 2025. ITD provided comments on September 12, 2025. HD#4 has approved the TIS and is scheduling the approval before the Highway District Commissioners.

The Toscano Estates development consists of 165 single-family lots. The development is estimated to generate 1,600 trips per weekday at buildout. The AM peak traffic generation is 117 trips, with the PM peak generating 358 trips.

The estimated site traffic distribution patterns are as follows:

- 25 percent west of the site traveling on SH-44.
- 5 percent north of the site traveling on Blessinger Road north to SH-44.
- 70 percent of the site traveling on SH-44.

Reviewing the necessary intersection improvements related to the background traffic in 2028, it is apparent that Blessinger Road and SH-44 intersection will need a traffic signal along with a northbound left-turn lane and a southbound left-turn lane. Bent Lane is being considered as a restricted intersection allowing right-in, right-out and left-in movements. These improvements are required with or without the additional traffic generated by the project. Considering the 2033 Horizon Year Background Traffic Conditions: Blessinger Road and SH-44 intersection will require widening with a northbound approach with one left-turn and one shared through/right-turn lane; southbound approach with one left-turn and one shared through/right-turn lane; eastbound approach with one left-turn, one through, and one shared through/right-turn lane; and westbound approach with one left-turn, one through, and one shared through/right-turn lane.

The proportionate share of the site traffic generated by the Toscano Estates development, as a percentage of the 2028 build-out year total traffic, is as follows:

- Blessinger Road and SH-44 intersection: Average of the PM & AM Peak = 5.8 percent
- Bent Lane and SH-44 intersection: Average of the PM & AM Peak = 3.6 percent
- Blessinger Road and Landruff Drive intersection: Average of the PM & AM Peak = 0.0 percent
- Bent Lane and Landruff Drive intersection: Average of PM & AM Peak = 13.7 percent

The traffic impact study considered other approved and in-process developments within the general vicinity. These projects include the Quarry, River Park Estates, Hacienda Estates, Star River Ranch No. 3 (Legado), Star River Ranch Nos. 1&2, Koa Subdivision, Falling Star, Rooser Hollows, and Terramor Subdivision.

The developer of the proposed Toscano Estates will construct a portion of an east-west collector street referred to as Landruff Lane. Landruff will be extended west from River Park Estates No. 2 and connect the collector to the section of Landruff Lane proposed within the Quarry at River Park. A 52-foot-wide right-of-way for Landruff Lane is planned with a 47-foot-wide street section along with an 18-foot-wide landscape buffer/swale and a 7-foot-wide detached sidewalk. This is consistent with Star West Neighborhood Transportation Plan. Landscape buffers along Landruff Lane will vary from 40 to 50 feet in width. The applicant is proposing drainage swales along the collector roadway.

Toscano Street will be the primary entrance off Blessinger Road which is designated as a collector. Toscano Street will have 25-foot-wide landscape buffers and a plaza within the open space as the focal point. Blessinger Road will be widened to 23.5 feet from centerline with vertical curb, 17 feet for landscaped swales and a detached 7-foot-wide sidewalk. The total landscape buffer lot width will be 44 feet.

All other proposed streets are local residential roadways with 40 feet of right-of-way; a 36-foot-wide street section; an 8-foot-wide landscape buffer; and 5-foot-wide detached walks.

Infrastructure

Water:
The development will be served by Star Sewer and Water District by an existing 12-inch water main located in Blessinger Road. The applicant will be required to extend a 12-inch water main in future Landruff Lane. An eventual connection of a secondary water source will be made through the Quarry, connecting the area south of State Highway 44 to the SSWD well on the west side of Kingsbury Road. The well has been constructed and will be operational when a 16-inch water main is installed within the Terramor development.

Sewer:
Sewer service for the project will be provided by Star Sewer and Water District. The development will sewer to the west into the future Quarry Subdivision. The entire development will utilize the lift station within the Boise Hunter Homes development, River Park Estates.

Gravity Irrigation:
The Lawrence Kennedy Canal will remain in its historical location. The existing easement within the Toscano project varies from 50 to 66 feet wide and is based upon 25 feet from the top of bank for maintenance purposes. A paved 12-foot-wide multi-use pathway/maintenance roadway is proposed on the south side of the Lawrence Kennedy Canal.

The Canyon and Dulberg Canals are located along a portion of the southern boundary. The two facilities are parallel with each other. The Canyon Canal will remain in its historical location. Canyon Canal Water Company has indicated that the Toscano property is the last delivery for the Dulberg Canal and would like to abandon the Dulberg, redirecting the flow into the Canyon Canal. The applicable easement for the Canyon Canal is 25 feet from the top of bank. An existing gravel maintenance roadway is located on the north side of the waterway. The development will not alter the canal facility, and a separate lot has been provided to accommodate the waterway and the applicable easement.

The internal ditches shown on the topographic map provide irrigation and drainage for the subject property and will be abandoned.

Pressure Irrigation:
A representative of the Canyon Canal Water Company recommended the pressure irrigation pump station be located at the pond within the central amenity lot. The pond will store the 24-hour water rights and provide for peak usage. The point of delivery will be changed from the Dulberg Canal to the Canyon Canal. The two proposed ponds will be aerated and interconnected with an overflow to the Lawrence Kennedy Canal.

Storm Drainage Facilities:
GeoTek, Inc., installed a series of test holes and piezometers on the site in August of 2021 and a geotechnical evaluation was prepared for the property. The initial test holes indicated the groundwater is at a depth of 4.3 to 5.5 feet within the irrigation season. Traditional methods of storm drainage design will be acceptable at the subject site. Storm drainage will be retained on site, with discharge of the pre-development flow in the Lawrence Kennedy Canal with approval of Drainage District No. 2. The collector and local streets will utilize above-ground retention and detention facilities within common areas and swales. All storm drainage facilities will be designed in accordance with Highway District No. 4, City of Star, and Idaho Department of Environmental Quality standards.

Preliminary Plat

The applicant is requesting preliminary plat approval for 165 single-family lots and 19 common lots on 67.16 acres. Approximately 75 lots, or 45 percent, are located around the ponds and along the south side of the Lawrence Kennedy Canal. Approximately 27 lots, or 17 percent of the lots, back up to a collector buffer. These lots are more desirable because they do not have homes directly behind them. Walking and recreational opportunities are provided with the paths; a multi-use pathway; pickleball court; playground equipment; gazebo; covered sitting areas; bocce ball court; and plaza areas. The Lawrence Kennedy Canal provides a natural buffer between the townhomes and single-family dwellings.

The area along the west side of Blessinger Road has transitional lots with sizes ranging from 9,916 to 24,873 square feet. In my meetings with residents of Saddleman Ranch Subdivision and an unplatted estate parcel, it was their desire to have larger lots along Blessinger Road and a wider landscape area that could accommodate a berm and fence for additional buffering.

The standard single-family lots range from 7,330 square feet to 12,610 square feet. The average size in the development will be 8,875 square feet.

The preliminary plat site data is as follows:

- Total Site Area: 67.16 acres
  - Single-Family Lots: 33.62 acres (50.05 percent)
  - Right-of-way for Blessinger: 0.71 acre (1.06 percent)
  - Right-of-way for Landruff and Internal Streets: 9.24 acres (13.77 percent)
  - Open Space/Common Lots: 17.67 acres (26.31 percent)
  - Canyon/Dulberg Canals Lot: 2.90 acres (4.32 percent)
  - Lawerence Kennedy Canal Lot: 3.00 acres (4.47 percent)
  - Street Island: 0.02 acre (0.02 percent)

- Total Lots: 184
  - Single-family lots: 165
  - Open Space/Common lots: 14
  - Blessinger Buffer Lots: 2
  - Dulberg, Canyon, Lawrence Kennedy Canal Lots: 2
  - Street Island: 1

- Residential Gross Density: 2.46 dwelling units per acre
- Existing Zoning: A (Canyon County)
- Proposed Zoning: R-3DA

- Total Open Space: 23.59 acres
  - Central Common Area: 6.92 acres
  - Northern Common Area: 4.74 acres
  - Pocket Park: 3.30 acres
  - Blessinger Buffer: 1.27 acres
  - Landruff Collector Buffer/Dulberg/Canyon Canals:2.90 acres
  - Toscano Buffer: 0.26 acre
  - Pedestrian Paths, Storm Drainage and Street Island: 0.32 acre
  - End Block Buffers and Storm Drainage: 0.89 acre
  - Lawrence Kennedy Canal: 3.00 acres

- Qualified Open Space: 17.20 acres (25.61 percent)
  - Central Common Area (excludes 50% of pond area): 5.10 acres
  - Northern Common Area (excludes 50% of pond area): 3.41 acres
  - Pocket Park and Landruff Collector Buffer: 3.30 acres
  - Landruff Collector Buffer, Dulberg and Canyon Canals: 1.44 acres
  - Blessinger Road Buffer: 1.27 acres
  - Pedestrian Paths, Storm Drainage and Island: 0.32 acre
  - Toscano Buffer: 0.26 acre
  - Lawrence Kennedy Canal/Multi-use Pathway (excludes easement area): 0.76 acre
  - 8-foot-wide Local Street Buffers: 1.34 acres

- Site Amenities:
  - Two Plazas
  - Pickleball Court

Bocce Ball Court
Playground Equipment
Multi-Use Pathway and Paths
Gazebo
Covered Sitting Area
Ponds

The proposed development will be beneficial to the City of Star. The project is compatible with the existing and proposed residential developments in the area. The site plan reflects the effort to provide transitional lot sizes next to the existing estate residential subdivision. The applicant is not requesting any variances with the application. Public services will be provided to the development which include public streets, central sewer and water facilities, and other utilities.

We look forward to presenting the Toscano Estates project to the Star City Council.

Submitted by:

ENGINEERING SOLUTION, LLP

Becky McKay

Becky McKay, Partner and Chief Planner

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

ANNEXATION & ZONING - REZONE - **DEANNEXATION** APPLICATION

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

FILE NO.: AZ-25-07
Date Application Received: 10/27/2025 Fee Paid: ________
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Fagundes Brothers LLC
Applicant Address: P. O. Box 2717, Merced, CA Zip: 95344
Phone: 209-534-6252 Email: nallinder@yahoo.com

Owner Name: Fagundes Brothers LLC
Owner Address: P. O. Box 2717, Merced, CA Zip: 95344
Phone: 209-534-6252 Email: nallinder@yahoo.com

Representative (e.g., architect, engineer, developer):
Contact: Becky McKay Firm Name: Engineering Solutions, LLP
Address: 1029 N. Rosario Street, Meridian, ID Zip: 83642
Phone: 208-938-0980 Email: beckym@engsol.org

Property Information:

Site Address: 0 Blessinger Road Parcel Number: R339850100

Total Acreage of Site: 67.16
Total Acreage of Site in Special Flood Hazard Area: 67.16
Proposed Zoning Designation of Site: R-3-DA

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	A	Estate Urban Residential	Vacant
Proposed	R-3-DA	Estate Urban Residential	Single-family Residential
North of site	A	Commercial/Industrial Corridor	Agricultural
South of site	R-2-DA	Estate Urban Residential	Quarry at River Park/River Park Estates Subs
East of site	A	Special Transition Overlay Area - Low Density Residential	Saddleman Ranch Subdivision
West of site	R-2-DA	Estate Urban Residential	Quarry at River Park (proposed)

Special On-Site Features *(Yes or No – If yes explain)*:

Areas of Critical Environmental Concern - No
Evidence of Erosion - No
Fish Habitat - No
Floodplain - Yes - (Zone AE)
Mature Trees - Yes - Along the Lawrence Kennedy Canal, Dulberg Canal, and West boundary
Riparian Vegetation - No
Steep Slopes - No
Stream/Creek - No
Unique Animal Life - No
Unique Plant Life - No
Unstable Soils - No
Wildlife Habitat - No
Historical Assets - No

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted. ***When combining with other applications (Prelim Plat, CUP, etc.), please include one paper copy for all applications****)*

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with the Planning Department required prior to neighborhood meeting. Date of Pre-App Meeting: 7/17/25	BN
X	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. **(Please contact the City for addresses & labels)** (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	BN
X	Completed and signed Annexation & Zoning/Rezone Application	BN
X	All Annexations & Rezones require a Development Agreement *Applicant agrees to enter into a Development Agreement with this application. Applicant's Signature: Becky McKay	BN
X	An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority. A hearing date before the Council shall not be scheduled until the traffic impact study has been approved and the transportation authority (ACHD, ITD, Highway District #4) has issued a staff report on the development application.	BN
X	Fee: (Include Development Agreement 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
X	Narrative fully describing the proposed project (must be signed by applicant)	BN
X	Legal description of the property to be annexed and/or rezoned: • Include a metes & bounds description to the section line/centerline of all adjacent roadways, stamped and signed by a registered professional land surveyor, with a calculated closure sheet.	BN

	• Scaled exhibit map showing the boundaries of the legal description in compliance w/the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01h. • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map. • Submit word.doc and pdf version with engineer's seal.	
X	Recorded warranty deed for the subject property	BN
X	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 is authorized to submit this application.	BN
X	Vicinity map showing the location of the subject property with minimum 1-mile radius	BN
X	Copy of any associated applications (i.e. CUP/PUD Site Plan/Preliminary Plat). If this application is not accompanied by a plat or site plan, a conceptual development plan for the property is required.	BN
X	List of name(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	BN
X	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the entire property being considered as shown on record in the County Assessor's office. **Please contact the City to request addresses and labels (additional fee required).**	BN
X	Electronicversions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat/site plan or concept plan, irrigation district information, shall be submitted in original pdf format (no scans for preliminary plat/site, concept plans) on a thumb drive only (no discs) with the files named with project name and plan type.	BN
To be provided	Signed Certification of Posting with pictures (see attached posting requirements and certification form) – To be completed by applicant a minimum of 10-days prior to public hearing. Staff will notify applicant in writing of hearing and posting date.	
X	Property shall be annexed into Star Sewer and Water District prior to Final Plat approval, building permits, if applicable. Please contact SSWD for details at 208-286-7388.	

APPLICANT ACKNOWLEDGEMENT**:

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

Becky McKay
Applicant/Representative Signature

October 24, 2025
Date

City of Star
P.O. Box 130
Star, Idaho 83669
P: 208-286-7247

PRELIMINARY PLAT APPLICATION

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

FILE NO.: PP-25-08
Date Application Received: 10/27/2025 Fee Paid: ____________
Processed by: City: BN

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative X

Applicant Name: Fred Fagundes, Member, Fagundes Brothers LLC
Applicant Address: P. O. Box 2717, Merced, CA Zip: 95364
Phone: 209-534-6252 Email: ____________

Owner Name: Fagundes Brothers, LLC
Owner Address: P. O. Box 2717, Merced, CA Zip: 95344
Phone: 209-534-6262 Email: ____________

Representative (e.g., architect, engineer, developer):
Contact: Becky McKay Firm Name: Engineering Solutions, LLP
Address: 1029 N. Rosario Street, Meridian, ID Zip: 83642
Phone: 208-938-0980 Email: beckym@engsol.org

Property Information:

Subdivision Name: Toscano Estates Subdivision
Site Location: South of State Highway 44 and West of Blessinger Road

Approved Zoning Designation of Site: A
Parcel Number(s): R33985010 0

Zoning Designations:

	Zoning Designation	Comp Plan Designation	Land Use
Existing	A	Estate Urban Residential	Vacant
Proposed	R-3-DA	Estate Urban Residential	Single-family Residential
North of site	A	Commercial/Industrial Corridor	Agricultural
South of site	R-2-DA	Estate Urban Residential	Quarry at River Park Estates Subdivision (proposed) and River Park Estates Sub.
East of site	A	Special Transition Overlay Area – Low Density Residential	Saddleman Ranch Sub.
West of site	R-2-DA	Estate Urban Residential	Quarry at River Park Estates Subdivision (proposed)

SITE DATA (to be noted on the Preliminary Plat):

Total Acreage of Site – 67.16

Breakdown of Acreage of Land in Contiguous Ownership – 67.16

Total Acreage of Site in Special Flood Hazard Area – 67,17

Dwelling Units per Gross Acre (Density) – 2.46

Minimum Lot Size - 7,330 s.f.

Minimum Lot Width - 60 feet

Total Number of Lots – 184
- Residential – 165
- Commercial – 0
- Industrial – 0
- Common – 19

Total Number of Residential Units –
- Single-family – 165
- Duplex – 0
- Multi-family – 0

Percent of Site and Total Acreage of Common Area (min 15% of entire site) – 35.12% / 23.59 acres

Percent of Site and Total Usable Open Space Area (min 10% of entire site) – 25.61% /17.20 acres

Percent of Common Space to be used for drainage – 10% (underground)

Describe Common Space Areas (amenities, landscaping, structures, etc.) – Pickleball court, bocce ball court, play equipment, gazebo, plaza, ponds and pathways

Public Streets – 40'-52' min. ROW and 36'-47' back-to-back Private Streets – N/A

Describe Pedestrian Walkways (location, width, material) – There will be 5- and 7-foot-wide detached sidewalks, 5-foot-wide pathways, and 12-foot-wide multi-use pathway along the Lawrence Kennedy Canal

FLOOD ZONE DATA: (This Info Must Be Filled Out Completely Prior to Acceptance):

Total Acreage of Site in Special Flood Hazard Area – 67.16

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): #160xxxxxxC, 160xxxxxxE, etc.: 16027C0259G
FIRM effective date(s): mm/dd/year 6/7/2019
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE
Base Flood Elevation(s): 2443.7 – 2445.4 ft.

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.

d. Please see link for help with FEMA information https://msc.fema.gov/portal/search.

e. All maps will delineate flood plain lines.

PUBLIC SERVICES (Describe what services are available and agency providing service):

Potable Water – Star Sewer and Water District
Irrigation Water- Canyon County Water Company, Ltd.
Sanitary Sewer- Star Sewer and Water District
Fire Protection – Star Fire Protection District
Schools – Middleton School District
Roads – Highway District No. 4

SPECIAL ON-SITE FEATURES *(Yes or No – If yes explain in your narrative)*:

Areas of Critical Environmental Concern - No
Evidence of Erosion - No
Historical Assets - No
Riparian Vegetation - No
Stream/Creek - No
Unique Animal Life - No

Floodplain - Yes
Fish Habitat - No
Mature Trees - Yes
Steep Slopes - No
Unstable Soils - No
Unique Plant Life – No

Application Requirements:

(Applications are required to contain each of the following unless otherwise noted. ***Incomplete submittals will not be accepted. When combining with other applications (Annexation, CUP, etc.) please include one electronic copy for all applications****)*

Applicant (√)	Description	Staff (√)
X	Pre-application meeting with Planning Department required prior to neighborhood meeting. **Date of Pre-App Meeting: 7/17/25**	BN
X	Neighborhood Meeting: A copy of the neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application. City shall provide names and addresses to the Applicant. Please contact the City to request 300' radius. **Date of Neighborhood Meeting: 8/27/25**	BN
X	Completed and signed preliminary plat application	
X	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 is authorized to submit this application.	BN
X	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
X	Narrative explaining the project. (must be signed by applicant)	BN
X	Legal description of the subdivision (word.doc and pdf version with engineer's seal) Include a metes & bounds description to the section line/centerline of all adjacent roadways,	BN

	stamped and signed by a registered professional land surveyor, with a calculated closure sheet	
X	Recorded warranty deed for the subject property	BN
N/A	Approval of the proposed subdivision name from Ada County Surveyor's office.	
X	Electronic copy in pdf. format of vicinity map showing the location of the subject property	BN
X	Electronic copy in pdf. format of preliminary plat	BN
X	Electronic copy in pdf. format of landscape plan	BN
X	Electronic copy in pdf. format of preliminary site grading & drainage plans	BN
X	Electronic copy in pdf. format of streetlight **design** and **location** information. Streetlights shall meet all City "Dark Sky" requirements.	BN
X	Electronic copy in pdf. format of phasing plan shall be included in the preliminary plat if the project is to be phased.	BN
X	Electronic copy in pdf. format of all proposed building elevations, including front and rear (when rear of building is backing up to a collector or arterial street), shall be provided.	BN
To be provided	Letter of authorization from the local Post Office approving mailbox delivery to subdivision including location(s) of mailbox clusters. Locations shall be indicated on preliminary plat.	
X	List of name(s) and addresses of all canal or irrigation ditches within or contiguous to the proposed development.	BN
X	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist. (If requested by City Engineer)	BN
X	Special Flood & Slope Information – Must be included on preliminary plat and application form if present on-site.	BN
X	Written confirmation from the Transportation Authorities that a traffic impact study is not required and/or has been submitted for review to Ada County Highway District/Highway District No. 4/Idaho Transportation Department.	BN
X	Electronic versions of submitted application including neighborhood meeting information, signed application, narrative, legal description, warranty deed, vicinity map, preliminary plat, landscape plan, preliminary site grading & drainage plans, irrigation district information, streetlight design & location, confirmation of a traffic impact study 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. We encourage you to also submit a colored version of the preliminary plat and/or landscape plan for presentation purposes prior to City Council.	BN
To be provided	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	
X	Property shall be annexed into Star Sewer and Water District prior to final plat approval. Please contact SSWD for details.	

FEE REQUIREMENT:

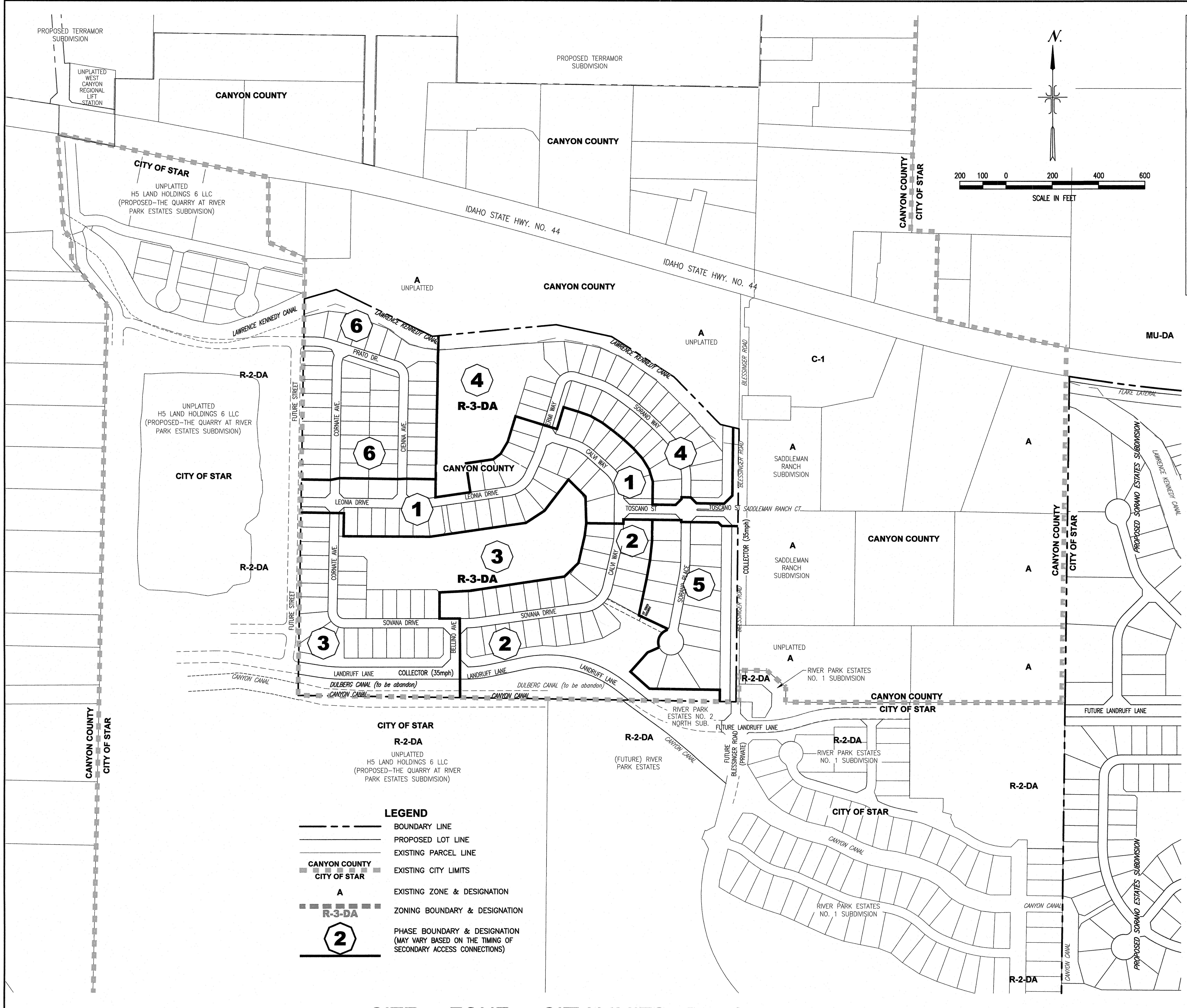
*** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application****. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or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

Becky McKay

Applicant/Representative Signature

10/24/2025

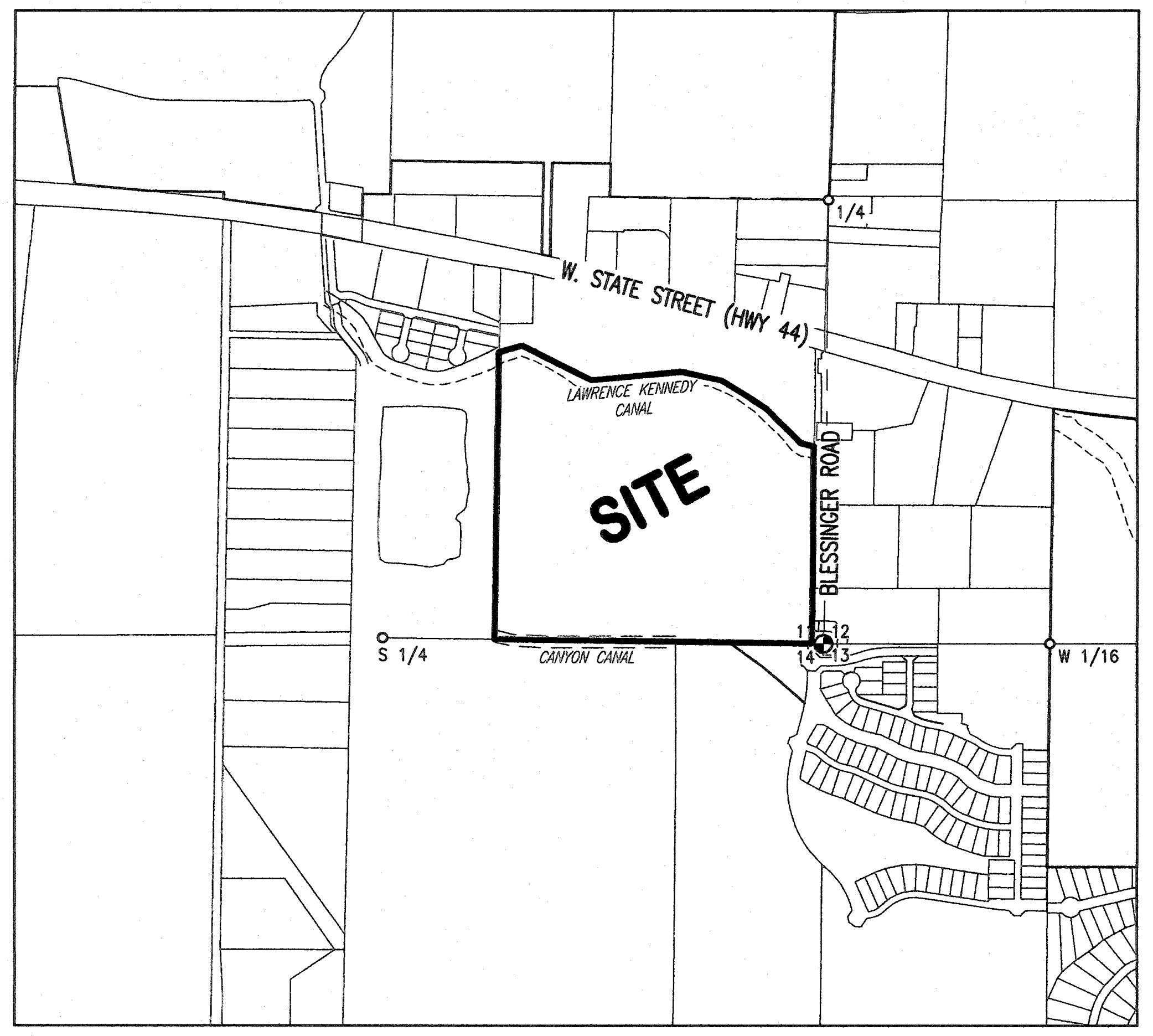
Date


PROPOSED TERRAMOR SUBDIVISION
UNPLATTED WEST CANYON REGIONAL LIFT STATION
CANYON COUNTY
CITY OF STAR
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
IDAHO STATE HWY. NO. 44
A
UNPLATTED
C-1
MU-DA
R-2-DA
R-3-DA
LAWRENCE KENNEDY CANAL
FUTURE STREET
PRATO DR.
CORNATE AVE.
CIENNA AVE.
LEONIA DRIVE
CALVI WAY
SERRANO WAY
TOSCANO ST
SOVANA DRIVE
BELLINO AVE
SORANO PLACE
LANDRUFF LANE
COLLECTOR (35mph)
DULBERG CANAL (to be abandon)
CANYON CANAL
BLESSINGER ROAD
SADDLEMAN RANCH CT.
SADDLEMAN RANCH SUBDIVISION
RIVER PARK ESTATES NO. 1 SUBDIVISION
RIVER PARK ESTATES NO. 2 NORTH SUB.
FUTURE LANDRUFF LANE
FUTURE BLESSINGER ROAD (PRIVATE)
(FUTURE) RIVER PARK ESTATES
PROPOSED SORANO ESTATES SUBDIVISION
FLAKE LATERAL
N.
200 100 0 200 400 600
SCALE IN FEET
1
2
3
4
5
6

LEGEND

— — —	BOUNDARY LINE
——	PROPOSED LOT LINE
——	EXISTING PARCEL LINE
CANYON COUNTY ▨ ▨ ▨ CITY OF STAR	EXISTING CITY LIMITS
A	EXISTING ZONE & DESIGNATION
▨ ▨ ▨ R-3-DA	ZONING BOUNDARY & DESIGNATION
2	PHASE BOUNDARY & DESIGNATION (MAY VARY BASED ON THE TIMING OF SECONDARY ACCESS CONNECTIONS)

SITE - ZONE - CITY LIMITS - PHASE PLAN



VICINITY MAP
1" = 1000'

PRELIMINARY PLAT DATA

SITE AREA	67.16 ACRES
SINGLE–FAMILY RESIDENTIAL LOTS (50.05%)	33.62 ACRES
RIGHT–OF–WAY (S. BLESSINGER RD.) (1.06%)	0.71 ACRES
RIGHT–OF–WAY (INTERNAL) (13.77%)	9.24 ACRES
OPEN SPACE/COMMON LOTS (26.31%)	17.67 ACRES
CANYON CANAL/DULBERG CANAL LOTS (4.32%)	2.90 ACRES
LAWRENCE KENNEDY CANAL LOT (4.47%)	3.00 ACRES
STREET ISLAND, BLOCK 2 (0.02%)	0.02 ACRES
SINGLE–FAMILY LOTS	165
OPEN SPACE/COMMON/PARK LOTS	14
BLESSINGER BUFFER LOTS	2
DULBERG, CANYON & LAWRENCE KENNEDY CANAL LOTS	2
STREET ISLAND, BLOCK 2	1
TOTAL LOTS	184
GROSS DENSITY	2.46 DU/AC
EXISTING ZONE	A
PROPOSED ZONE	R3–DA
ZONE R–3–DA (SINGLE–FAMILY)	
MINIMUM LOT SIZE	7,330 S.F.
AVERAGE LOT SIZE	8,875 S.F.
TOTAL OPEN SPACE (35.12%)	23.59 ACRES
CENTRAL COMMON AREA (PLAZAS, BOCCE BALL, COVERED SITTING, PATHWAYS & POND)	6.92 ACRES
NORTHERN COMMON AREA (PICKLEBALL COURT, COVERED SITTING, PATHWAYS & POND)	4.74 ACRES
POCKET PARK & LANDRUFF COLLECTOR BUFFERS (PLAZA, COVERED SITTING, PLAYGROUND, PATHWAYS & STORM DRAIN)	3.30 ACRES
BLESSINGER ROAD BUFFER	1.27 ACRES
LANDRUFF COLLECTOR BUFFER, DAHLBERG & CANYON CANALS	2.90 ACRES
TOSCANO BUFFER	0.26 ACRES
PEDESTRIAN PATHS, STORM DRAIN & ST. ISLAND	0.32 ACRES
END BLOCK BUFFERS & STORM DRAIN	0.88 ACRES
LAWRENCE KENNEDY CANAL LOT (WITH A 12' MULTI–USE PATHWAY)	3.00 ACRES
QUALIFIED OPEN SPACE (25.61%)	17.20 ACRES
CENTRAL COMMON AREA (PLAZAS, BOCCE BALL, COVERED SITTING, PATHWAYS & 50% POND)	5.10 ACRES
NORTHERN COMMON AREA (PICKLEBALL COURT, COVERED SITTING, PATHWAYS & 50% POND)	3.41 ACRES
POCKET PARK & LANDRUFF COLLECTOR BUFFERS (PLAZA, COVERED SITTING, PLAYGROUND & PATHWAYS)	3.30 ACRES
LANDRUFF COLLECTOR BUFFER, DAHLBERG & CANYON CANALS (EXCLUDES CANYON CANAL EASEMENT)	1.44 ACRES
BLESSINGER ROAD BUFFER	1.27 ACRES
PEDESTRIAN PATHS, STORM DRAIN & ST. ISLAND	0.32 ACRES
TOSCANO BUFFER	0.26 ACRES
LAWRENCE KENNEDY CANAL LOT (EXCLUDES CANAL EASEMENT, INCLUDES 12' MULTI–USE PATHWAY)	0.76 ACRES
8' WIDE LOCAL STREET LANDSCAPE BUFFERS	1.34 ACRES

SITE AMENITIES:

- PLAZAS
- PICKLEBALL COURT
- BOCCE BALL COURT
- PLAYGROUND
- MULTI–USE PATHWAY & PATHS
- GAZEBO
- COVERED SITTING AREAS
- PONDS

SHEET INDEX

SHT NO.	SHT NAME	DESCRIPTION
1 OF 5	TITLE	TITLE SHEET
2 OF 5	EXIST	PRELIMINARY SITE TOPOGRAPHY PLAN
3 OF 5	PRE–1	PRELIMINARY PLAT
4 OF 5	DTL–1	PROPOSED STREET DETAILS
5 OF 5	UTIL–1	PROPOSED UTILITY PLAN & SITE GRADING/DRAINAGE PLAN

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(Norman Allinder)

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PROFESSIONAL ENGINEER
LICENSED
20305
9/05/25
STATE OF IDAHO
JOSHUA H. MANN

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TOSCANO ESTATES SUBDIVISION

TITLE SHEET - ZONE - PHASE

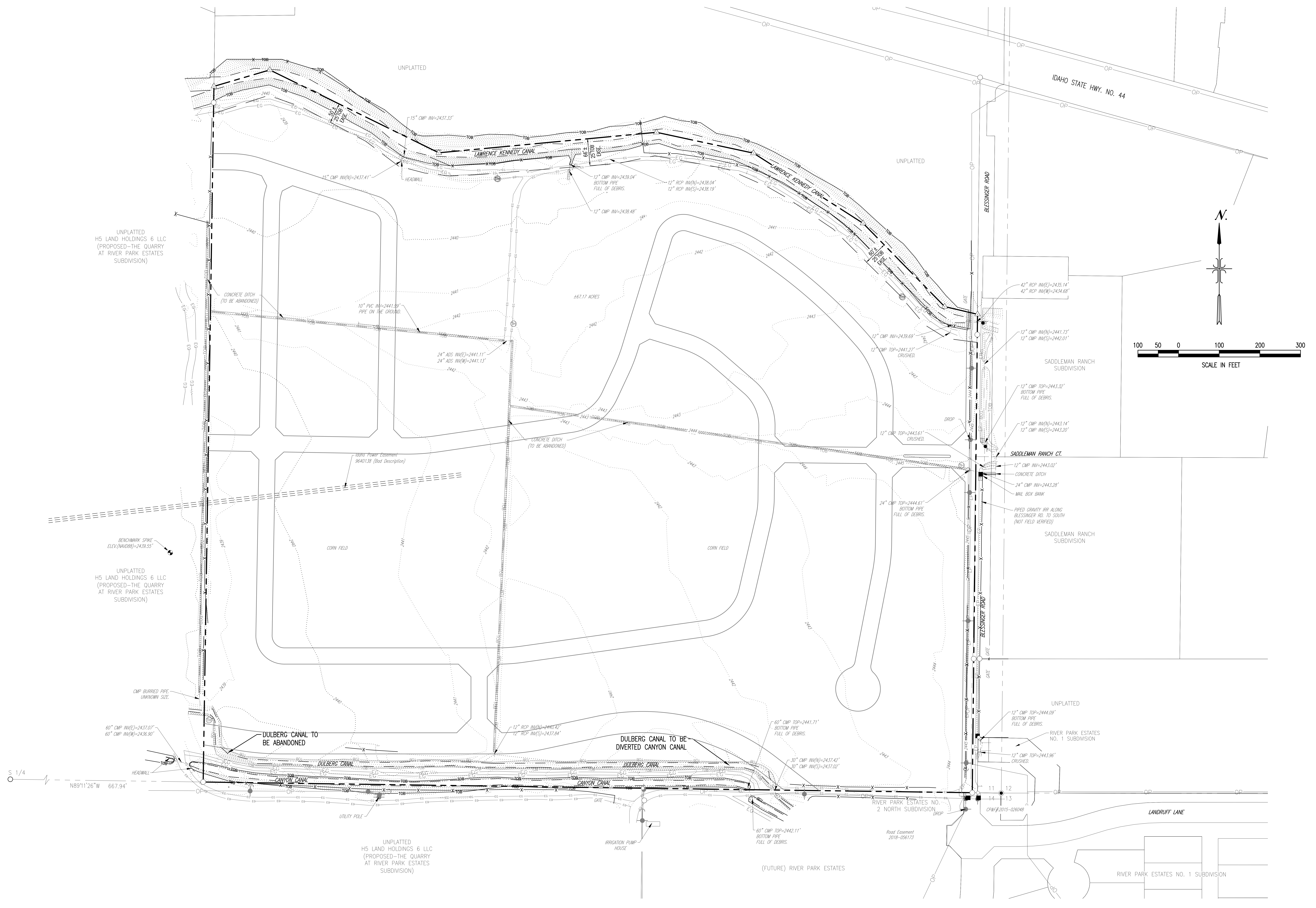
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	AS SHOWN
DWG.DATE	09/05/25
PROJ. NO.	210926

SHEET 1 OF 5

TITLE

/210926/PREL/SHTS/TITLE.DWG


UNPLATTED
IDAHO STATE HWY. NO. 44
LAWRENCE KENNEDY CANAL
15" CMP INV=2437.33'
15" CMP INV(N)=2437.41'
HEADWALL
12" CMP INV=2439.04' BOTTOM PIPE FULL OF DEBRIS.
12" RCP INV(N)=2438.04' 12" RCP INV(S)=2438.19'
12" CMP INV=2438.48'
UNPLATTED
BLESSINGER ROAD
N.
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
CONCRETE DITCH (TO BE ABANDONED)
10" PVC INV=2441.59' PIPE ON THE GROUND.
±67.17 ACRES
24" ADS INV(E)=2441.11' 24" ADS INV(W)=2441.13'
42" RCP INV(E)=2435.14' 42" RCP INV(W)=2434.68'
GATE
12" CMP INV(N)=2441.73' 12" CMP INV(S)=2442.01'
12" CMP INV=2439.69'
12" CMP TOP=2441.27' CRUSHED.
100 50 0 100 200 300
SCALE IN FEET
SADDLEMAN RANCH SUBDIVISION
12" CMP TOP=2443.32' BOTTOM PIPE FULL OF DEBRIS.
DROP
12" CMP INV(N)=2443.14' 12" CMP INV(S)=2443.20'
12" CMP TOP=2443.61' CRUSHED.
SADDLEMAN RANCH CT.
12" CMP INV=2443.02'
CONCRETE DITCH
24" CMP INV=2443.28'
MAIL BOX BANK
Idaho Power Easement 9640138 (Bad Description)
CONCRETE DITCH (TO BE ABANDONED)
24" CMP TOP=2444.61' BOTTOM PIPE FULL OF DEBRIS.
PIPED GRAVITY IRR ALONG BLESSINGER RD. TO SOUTH (NOT FIELD VERIFIED)
SADDLEMAN RANCH SUBDIVISION
BENCHMARK SPIKE ELEV.(NAVD88)=2439.55'
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
CORN FIELD
CORN FIELD
BLESSINGER ROAD
GATE
GATE
UNPLATTED
CMP BURRIED PIPE. UNKNOWN SIZE.
12" CMP TOP=2444.09' BOTTOM PIPE FULL OF DEBRIS.
RIVER PARK ESTATES NO. 1 SUBDIVISION
60" CMP INV(E)=2437.07' 60" CMP INV(W)=2436.90'
DULBERG CANAL TO BE ABANDONED
12" RCP INV(N)=2440.42' 12" RCP INV(S)=2437.84'
DULBERG CANAL TO BE DIVERTED CANYON CANAL
60" CMP TOP=2441.71' BOTTOM PIPE FULL OF DEBRIS.
12" CMP TOP=2443.96' CRUSHED.
DULBERG CANAL
CANYON CANAL
30" CMP INV(N)=2437.42' 30" CMP INV(S)=2437.02'
S 1/4
HEADWALL
N89°11'26"W 667.94'
11 12
14 13
CP&F 2015-026048
RIVER PARK ESTATES NO. 2 NORTH SUBDIVISION
DROP
LANDRUFF LANE
UTILITY POLE
IRRIGATION PUMP HOUSE
60" CMP TOP=2442.11' BOTTOM PIPE FULL OF DEBRIS.
Road Easement 2018-056173
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
(FUTURE) RIVER PARK ESTATES
RIVER PARK ESTATES NO. 1 SUBDIVISION
TOB
EG
OP
2440
2441
2442
2443
2444

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TOSCANO ESTATES SUBDIVISION

SITE TOPOGRAPHY PLAN

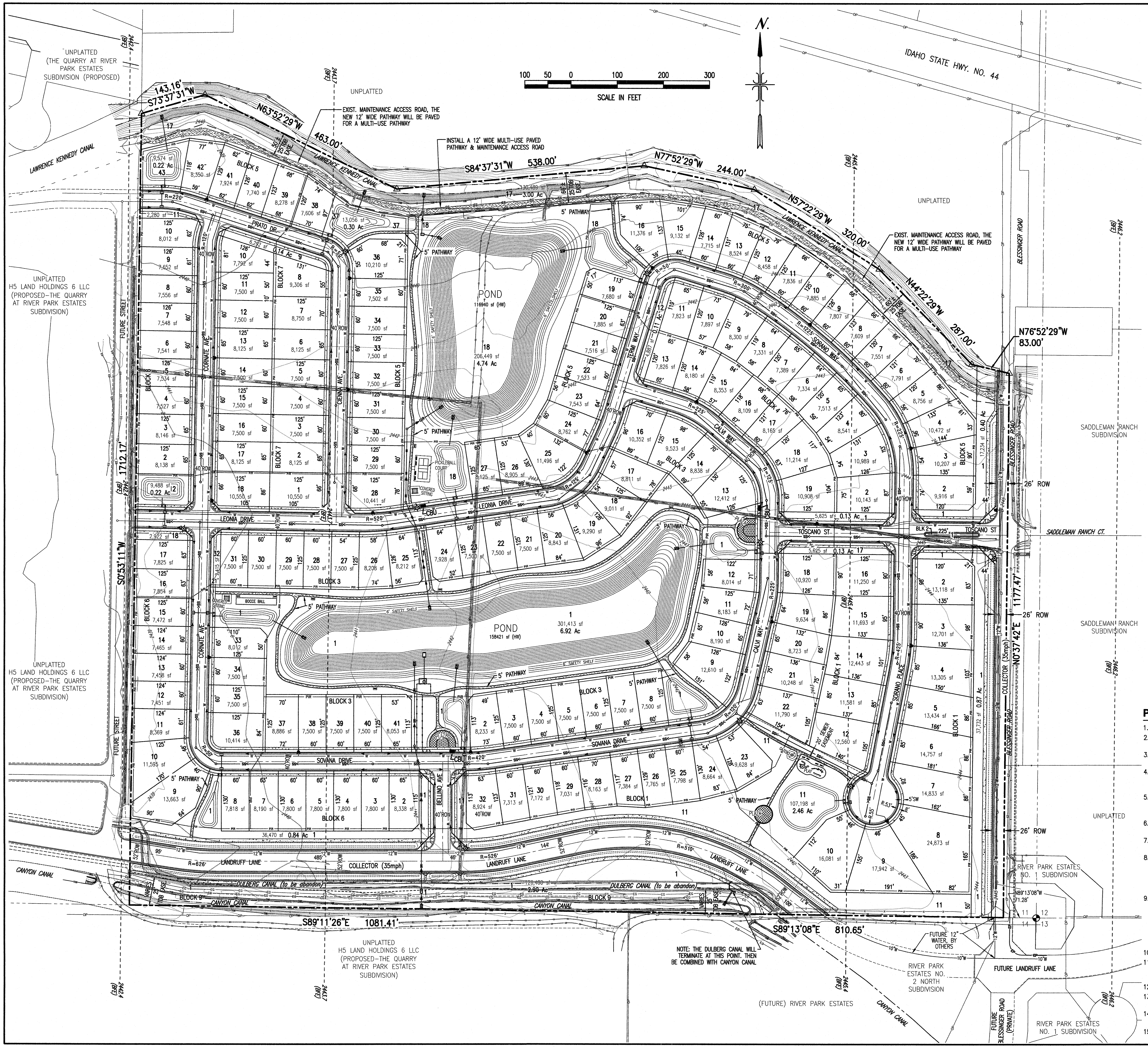
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	1"=100'
DWG.DATE	09/05/25
PROJ. NO.	210926

SHEET 2 OF 5

EXIST

/210926/PREL/SHTS/EX-TOP.DWG


N.
100 50 0 100 200 300
SCALE IN FEET
UNPLATTED (THE QUARRY AT RIVER PARK ESTATES SUBDIVISION (PROPOSED)
UNPLATTED
IDAHO STATE HWY. NO. 44
EXIST. MAINTENANCE ACCESS ROAD, THE NEW 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY
INSTALL A 12' WIDE MULTI-USE PAVED PATHWAY & MAINTENANCE ACCESS ROAD
EXIST. MAINTENANCE ACCESS ROAD, THE NEW 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY
143.16'
S73°37'31"W
N63°52'29"W
463.00'
S84°37'31"W 538.00'
N77°52'29"W 244.00'
N57°22'29"W 320.00'
N44°22'29"W 287.00'
N76°52'29"W 83.00'
1712.17'
S0°53'11"W
N0°37'42"E 1177.47'
S89°11'26"E 1081.41'
S89°13'08"E 810.65'
LAWRENCE KENNEDY CANAL
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
FUTURE STREET
PRATO DR.
CORNATE AVE
CENNI AVE
LEONIA DRIVE
TOSCANO ST
SADDLEMAN RANCH CT.
CALVI WAY
SORANO WAY
SORANO PLACE
SOVANA DRIVE
BELLINO AVE
LANDRUFF LANE
COLLECTOR (35mph)
DULBERG CANAL (to be abandon)
CANYON CANAL
BLESSINGER ROAD
COLLECTOR (35mph)
POND 116940 sf (HW)
18 206,449 sf 4.74 Ac
POND 158421 sf (HW)
1 301,413 sf 6.92 Ac
11 107,198 sf 2.46 Ac
1 128,480 sf 2.90 Ac
17 3.00 Ac
5' PATHWAY
PICKLEBALL COURT
COVERED SITTING
BOCCE BALL
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
SADDLEMAN RANCH SUBDIVISION
SADDLEMAN RANCH SUBDIVISION
UNPLATTED
26' ROW
RIVER PARK ESTATES NO. 1 SUBDIVISION
RIVER PARK ESTATES NO. 2 NORTH SUBDIVISION
RIVER PARK ESTATES NO. 1 SUBDIVISION
(FUTURE) RIVER PARK ESTATES
FUTURE 12" WATER, BY OTHERS
FUTURE LANDRUFF LANE
FUTURE BLESSINGER ROAD (PRIVATE)
NOTE: THE DULBERG CANAL WILL TERMINATE AT THIS POINT. THEN BE COMBINED WITH CANYON CANAL
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
CANYON CANAL
20' SEWER EASEMENT

LEGEND

BOUNDARY LINE
RIGHT-OF-WAY LINE
LOT LINE
CENTERLINE
EASEMENT LINE
EXIST. CONTOUR LINE
EXISTING WATER LINE
FUTURE SANITARY SEWER
PROPOSED WATER WITH FIRE HYDRANT
PROPOSED PRESSURE IRRIGATION
BASE FLOOD ELEVATION (BFE)
PROPOSED STREET LIGHT
PROPOSED CURB FLOW
PROPOSED PATHWAY (PAVED OR CONCRETE)
PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND

SINGLE-FAMILY SETBACK DATA (R-3)

FRONT GARAGE:	20'	(MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15'	(MEASURED FROM BACK OF SIDEWALK)
REAR:	15'	
INTERIOR SIDE:	7.5'	
STREET SIDE:	20'	

PRELIMINARY PLAT DATA

SITE AREA	67.16 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS (50.05%)	33.62 ACRES
RIGHT-OF-WAY (S. BLESSINGER RD.) (1.06%)	0.71 ACRES
RIGHT-OF-WAY (INTERNAL) (13.77%)	9.24 ACRES
OPEN SPACE/COMMON LOTS (26.31%)	17.67 ACRES
CANYON CANAL/DULBERG CANAL LOTS (4.32%)	2.90 ACRES
LAWRENCE KENNEDY CANAL LOT (4.47%)	3.00 ACRES
STREET ISLAND, BLOCK 2 (0.02%)	0.02 ACRES
SINGLE-FAMILY LOTS	165
OPEN SPACE/COMMON/PARK LOTS	14
BLESSINGER BUFFER LOTS	2
DULBERG, CANYON & LAWRENCE KENNEDY CANAL LOTS	2
STREET ISLAND, BLOCK 2	1
TOTAL LOTS	184
GROSS DENSITY	2.46 DU/AC
EXISTING ZONE	A
PROPOSED ZONE	R3-DA
ZONE R-3-DA (SINGLE-FAMILY)	
MINIMUM LOT SIZE	7,330 S.F.
AVERAGE LOT SIZE	8,875 S.F.
TOTAL OPEN SPACE (35.12%)	23.59 ACRES
CENTRAL COMMON AREA (PLAZAS, BOCCE BALL, COVERED SITTING, PATHWAYS & POND)	6.92 ACRES
NORTHERN COMMON AREA (PICKLEBALL COURT, COVERED SITTING, PATHWAYS & POND)	4.74 ACRES
POCKET PARK & LANDRUFF COLLECTOR BUFFERS (PLAZA, COVERED SITTING, PLAYGROUND, PATHWAYS & STORM DRAIN)	3.30 ACRES
BLESSINGER ROAD BUFFER	1.27 ACRES
LANDRUFF COLLECTOR BUFFER, DAHLBERG & CANYON CANALS	2.90 ACRES
TOSCANO BUFFER	0.26 ACRES
PEDESTRIAN PATHS, STORM DRAIN & ST. ISLAND	0.32 ACRES
END BLOCK BUFFERS & STORM DRAIN	0.88 ACRES
LAWRENCE KENNEDY CANAL LOT (WITH A 12' MULTI-USE PATHWAY)	3.00 ACRES
QUALIFIED OPEN SPACE (25.61%)	17.20 ACRES
CENTRAL COMMON AREA (PLAZAS, BOCCE BALL, COVERED SITTING, PATHWAYS & 50% POND)	5.10 ACRES
NORTHERN COMMON AREA (PICKLEBALL COURT, COVERED SITTING, PATHWAYS & 50% POND)	3.41 ACRES
POCKET PARK & LANDRUFF COLLECTOR BUFFERS (PLAZA, COVERED SITTING, PLAYGROUND & PATHWAYS)	3.30 ACRES
LANDRUFF COLLECTOR BUFFER, DAHLBERG & CANYON CANALS (EXCLUDES CANYON CANAL EASEMENT)	1.44 ACRES
BLESSINGER ROAD BUFFER	1.27 ACRES
PEDESTRIAN PATHS, STORM DRAIN & ST. ISLAND	0.32 ACRES
TOSCANO BUFFER	0.26 ACRES
LAWRENCE KENNEDY CANAL LOT (EXCLUDES CANAL EASEMENT, INCLUDES 12' MULTI-USE PATHWAY)	0.76 ACRES
8' WIDE LOCAL STREET LANDSCAPE BUFFERS	1.34 ACRES

SITE AMENITIES:
- PLAZAS
- PICKLEBALL COURT
- BOCCE BALL COURT
- PLAYGROUND
- MULTI-USE PATHWAY & PATHS
- GAZEBO
- COVERED SITTING AREAS
- PONDS

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES FALL WITHIN FEMA FLOOD HAZARD ZONE AE. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019.
3. DIRECT LOT ACCESS TO BLESSINGER ROAD AND LANDRUFF LANE IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
4. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
5. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
6. THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF CANYON COUNTY WATER COMPANY, LTD. ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID COMPANY.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED.
8. IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY, LTD., IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES TO BE PAID THROUGH FEES ASSESSED BY THE TOSCANO ESTATES H.O.A. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TOSCANA ESTATES H.O.A. OR ITS ASSIGNS.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT 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.
10. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
11. COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
12. LOT 1, BLOCK 8 IS SUBJECT TO AN EASEMENT FOR CANYON COUNTY WATER COMPANY, LTD.
13. LOT 17 BLOCK 5 IS SUBJECT TO AN EASEMENT FOR THE LAWRENCE KENNEDY CANAL UNDER JURISDICTION OF DRAINAGE DISTRICT NO. 2.
14. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
15. CENTERLINE CURVES WITH A 50' RADIUS SHALL HAVE "NO PARKING" SIGNS POSTED A MINIMUM 50' AWAY FROM PC AND PT OF CURVE.

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TOSCANO ESTATES SUBDIVISION

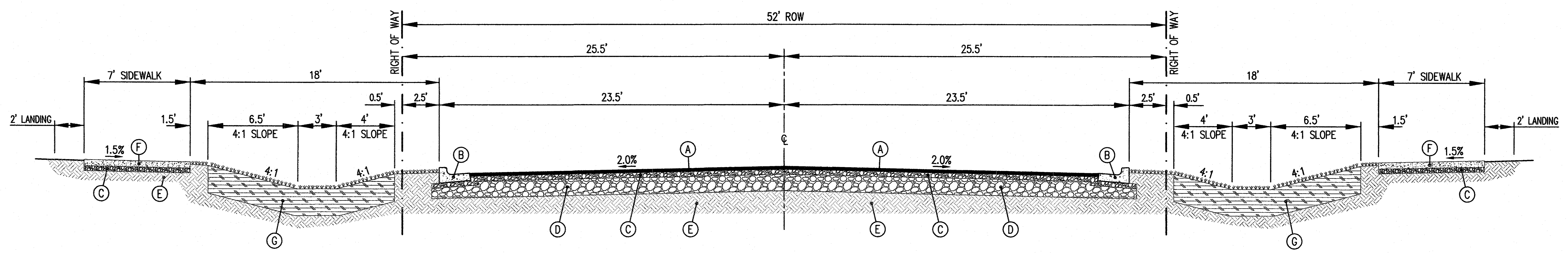
PRELIMINARY PLAT

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	1"=100'
DWG.DATE	09/05/25
PROJ. NO.	210926
SHEET	3 OF 5

PRE-1

/210926-PRE.DWG

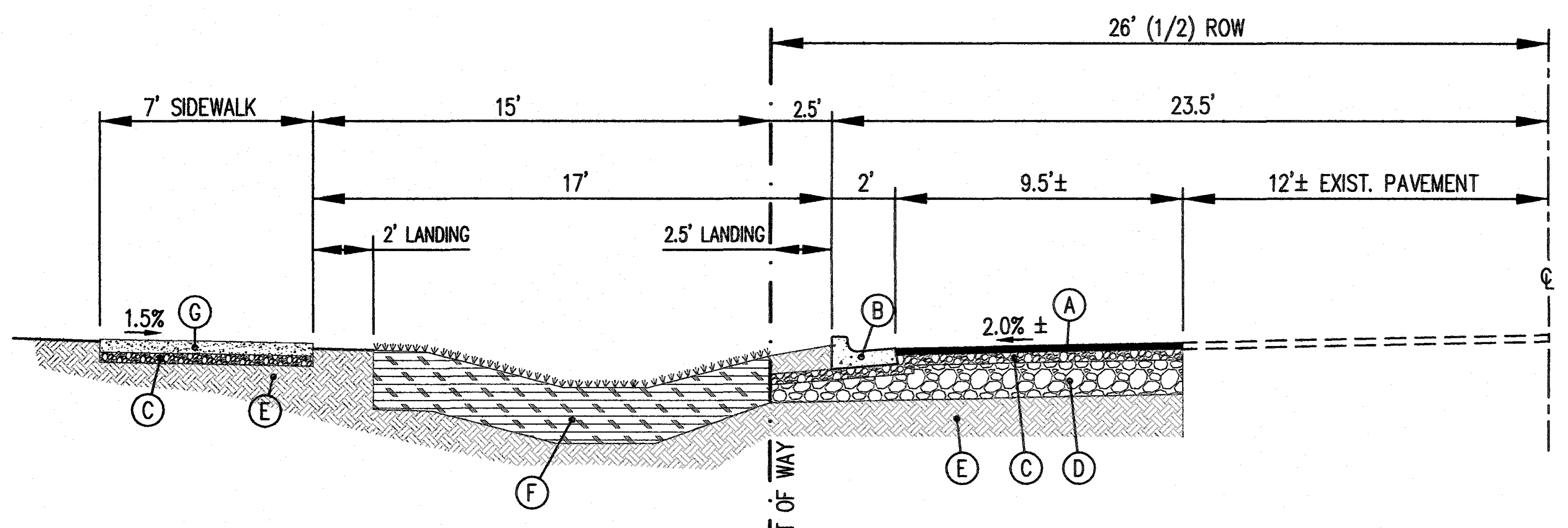


Ⓐ 3" ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓓ PIT RUN GRAVEL
Ⓔ COMPACTED STABLE SUBGRADE
Ⓕ 5" CONCRETE SIDEWALK
Ⓖ 24" UNCOMPACTED BIORETENTION SOIL MEDIA (BSM), PER ACHD BIORETENTION SWALE, BMP 30 (2017 ACHD STORMWATER DESIGN GUIDELINES).

NOTE:
BASE AND SUB-BASE SHALL EXTEND 2' MINIMUM BEHIND CURB.

TYPICAL 3-LANE COLLECTOR STREET SECTION - 52' RIGHT-OF-WAY

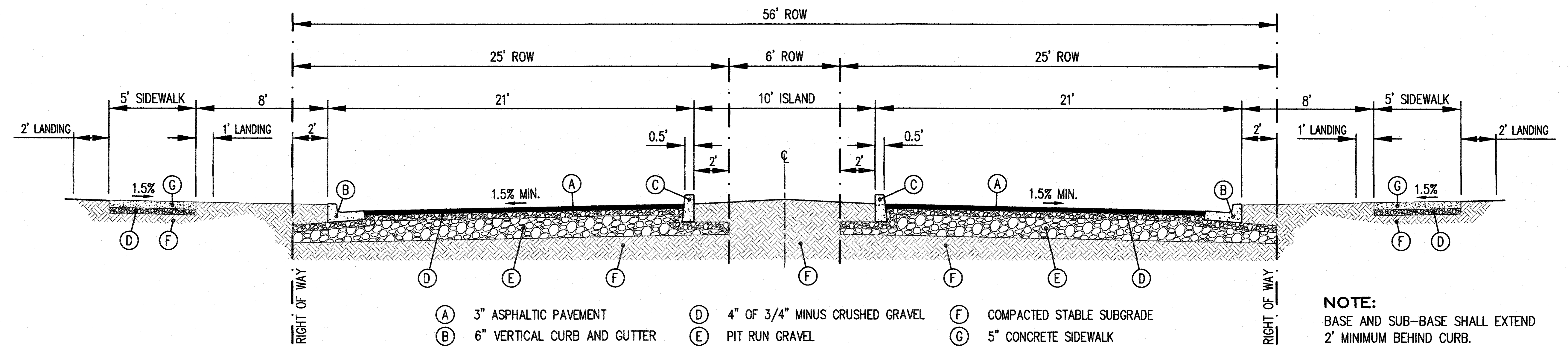
6" VERTICAL CURB - DETACHED SIDEWALK
LANDRUFF DRIVE
N.T.S



Ⓐ ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 4" (MIN.) OF 3/4" MINUS CRUSHED GRAVEL
Ⓓ PIT RUN GRAVEL
Ⓔ COMPACTED STABLE SUBGRADE
Ⓕ BORROW DITCH
Ⓖ 5" CONCRETE SIDEWALK

BLESSINGER ROAD-COLLECTOR 1/2 STREET SECTION - 25.5' (1/2) RIGHT-OF-WAY

6" VERTICAL CURB - BORROW DITCH - DETACHED SIDEWALK
N.T.S

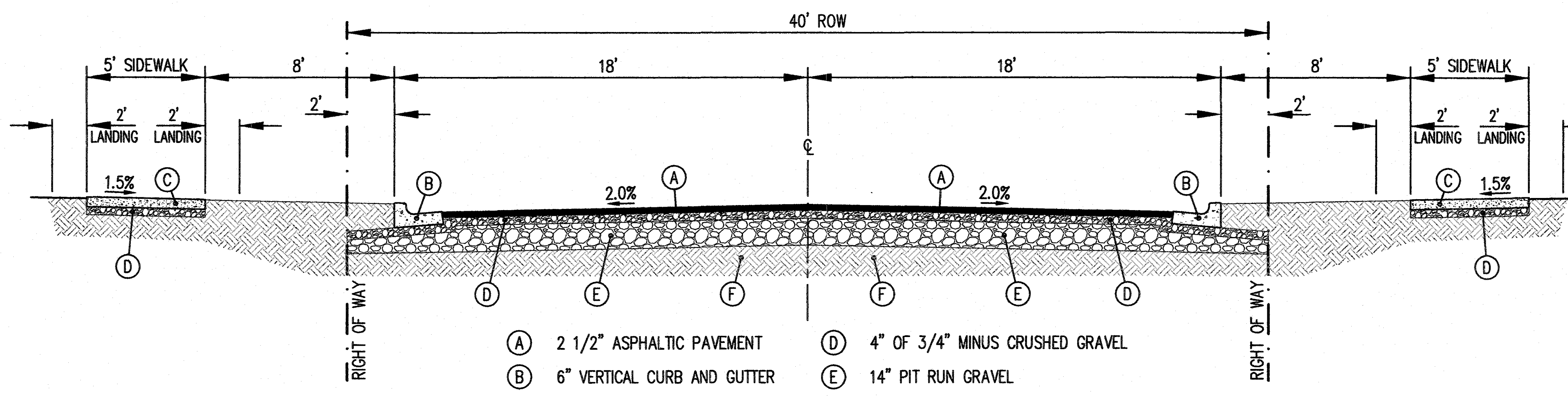


Ⓐ 3" ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 6" VERTICAL (ISLAND) CURB
Ⓓ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓔ PIT RUN GRAVEL
Ⓕ COMPACTED STABLE SUBGRADE
Ⓖ 5" CONCRETE SIDEWALK

NOTE:
BASE AND SUB-BASE SHALL EXTEND 2' MINIMUM BEHIND CURB.

TOSCANO STREET (ENTRANCE) - STREET SECTION (ISLAND) - 56' RIGHT-OF-WAY

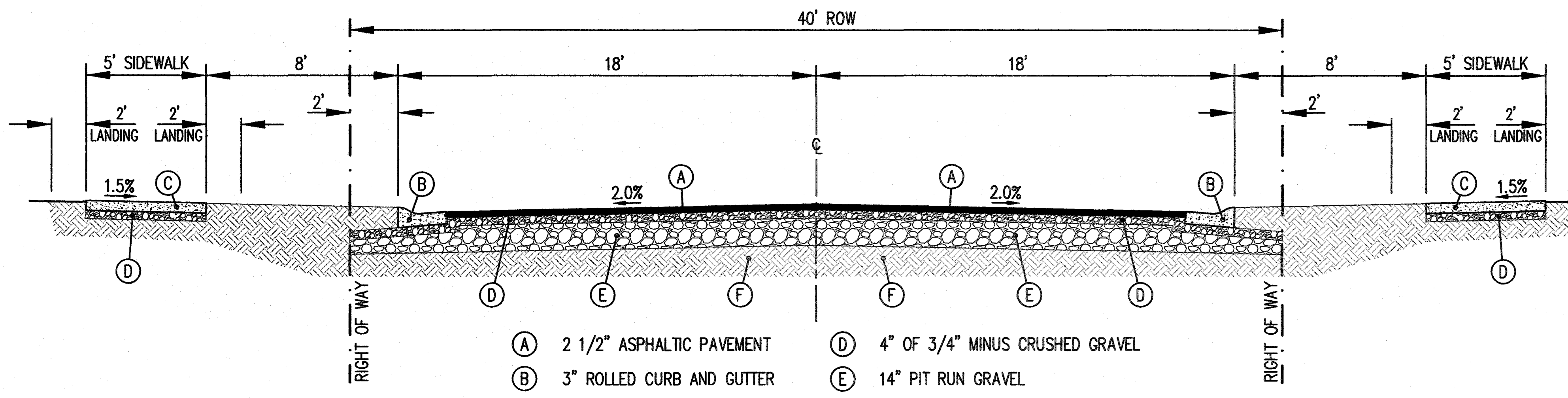
ISLAND - 6" VERTICAL CURB - DETACHED SIDEWALK
TOSCANO STREET
N.T.S



Ⓐ 2 1/2" ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 5" CONCRETE SIDEWALK
Ⓓ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓔ 14" PIT RUN GRAVEL
Ⓕ COMPACTED STABLE SUBGRADE

TYPICAL LOCAL STREET SECTION - 40' RIGHT-OF-WAY

6" VERTICAL CURB - DETACHED SIDEWALK
TOSCANO STREET AND BELLINO AVENUE
N.T.S



Ⓐ 2 1/2" ASPHALTIC PAVEMENT
Ⓑ 3" ROLLED CURB AND GUTTER
Ⓒ 5" CONCRETE SIDEWALK
Ⓓ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓔ 14" PIT RUN GRAVEL
Ⓕ COMPACTED STABLE SUBGRADE

TYPICAL LOCAL STREET SECTION - 40' RIGHT-OF-WAY

3" ROLLED CURB - DETACHED SIDEWALK
N.T.S

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PROFESSIONAL ENGINEER
LICENSED
20305
9/5/25
STATE OF IDAHO
JOSHUA H. MANN

REVISIONS

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TOSCANO ESTATES SUBDIVISION

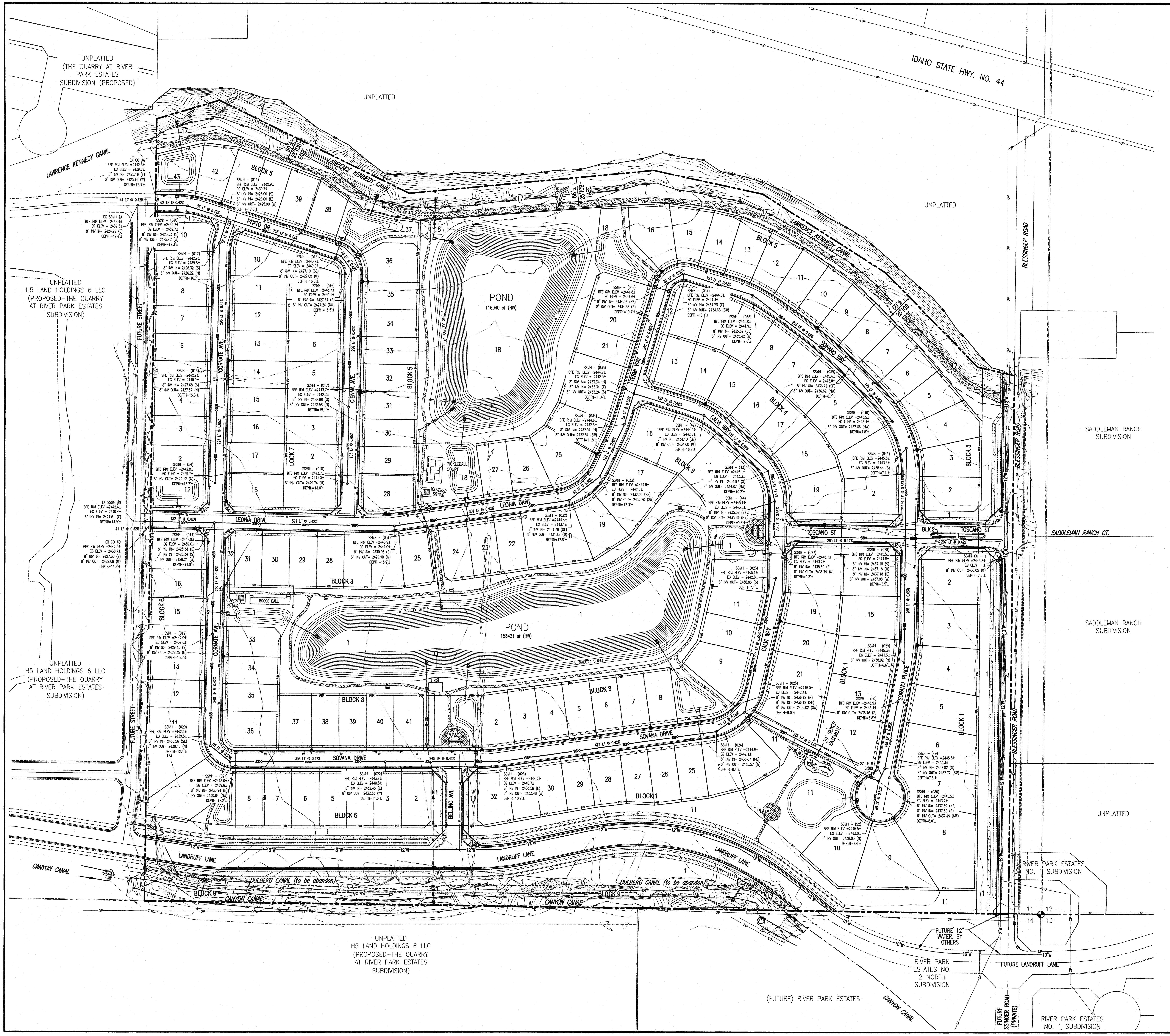
PROPOSED - STREET DETAILS

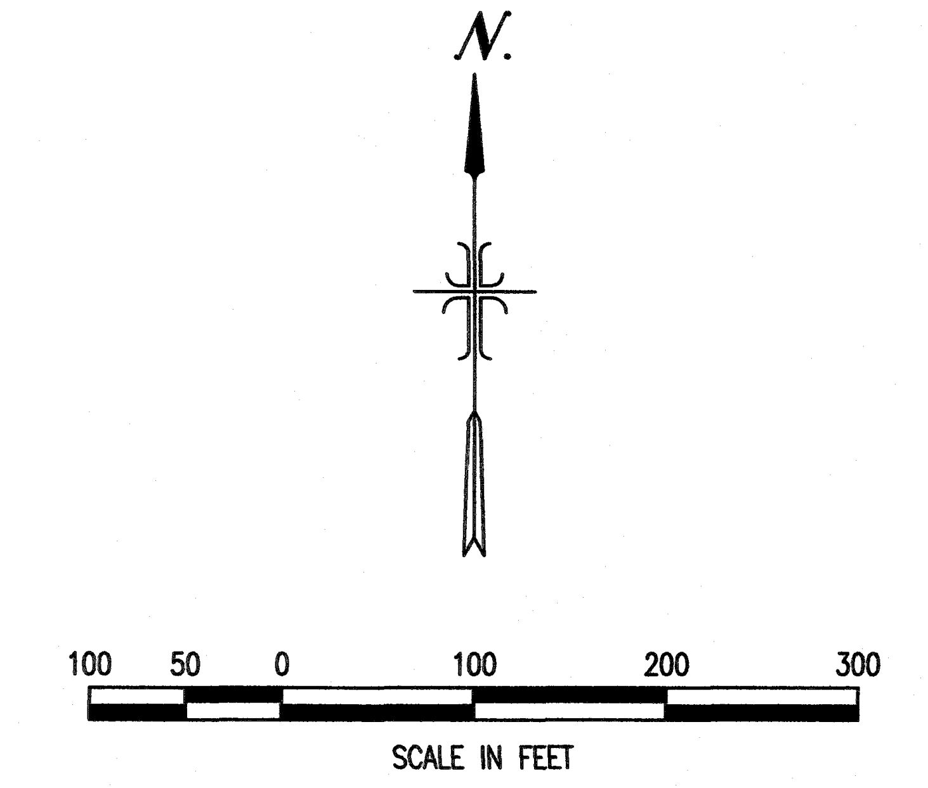
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	N.T.S.
DWG.DATE	09/05/25
PROJ. NO.	210926
SHEET	4 OF 5

DTL-1

/210926/PREL/SHTS/DTL.DWG


UNPLATTED (THE QUARRY AT RIVER PARK ESTATES SUBDIVISION (PROPOSED)
UNPLATTED
IDAHO STATE HWY. NO. 44
UNPLATTED
LAWRENCE KENNEDY CANAL
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
FUTURE STREET
CORNATE AVE
GENNA AVE
PRATO DR.
LEONIA DRIVE
TERMI WAY
SORANO WAY
CALVI WAY
TOSCANO ST
SORANO PLACE
SOVANA DRIVE
BELLINO AVE
LANDRUFF LANE
BLESSINGER ROAD
SADDLEMAN RANCH CT.
SADDLEMAN RANCH SUBDIVISION
POND 116940 sf (HW)
POND 158421 sf (HW)
PICKLEBALL COURT
COVERED SITTING
BOCCE BALL
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 9
CANYON CANAL
DULBERG CANAL (to be abandon)
RIVER PARK ESTATES NO. 3 SUBDIVISION
FUTURE 12" WATER, BY OTHERS
RIVER PARK ESTATES NO. 2 NORTH SUBDIVISION
FUTURE LANDRUFF LANE
(FUTURE) RIVER PARK ESTATES
FUTURE BLESSINGER ROAD (PRIVATE)
RIVER PARK ESTATES NO. 1 SUBDIVISION
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
UNPLATTED



LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- 2450 EXIST. CONTOUR LINE
- 12W EXISTING WATER LINE
- 10"S FUTURE SANITARY SEWER
- W PROPOSED WATER WITH FIRE HYDRANT
- 10"S SS< PROPOSED SANITARY SEWER
- PIR PROPOSED PRESSURE IRRIGATION
- ☼ PROPOSED STREET LIGHT
- → PROPOSED CURB FLOW
- PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
- PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND
- R/W PROPOSED COLLECTOR STREET SWALE

PRELIMINARY PLAT UTILITY NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES FALL WITHIN FEMA FLOOD HAZARD ZONES AE. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019.
3. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT "0" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
4. THIS SUBDIVISION FALLS WITHIN THE CANYON COUNTY WATER COMPANY, LTD. ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICT.
5. IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY, LTD., IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES TO BE PAID THROUGH FEES ASSESSED BY THE TOSCANO ESTATES H.O.A. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TOSCANA ESTATES H.O.A. OR ITS ASSIGNS.
9. COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
10. LOT 1, BLOCK 8 IS SUBJECT TO AN EASEMENT FOR CANYON COUNTY WATER COMPANY, LTD.
11. LOT 17 BLOCK 5 IS SUBJECT TO AN EASEMENT FOR THE LAWRENCE KENNEDY CANAL UNDER JURISDICTION OF DRAINAGE DISTRICT NO. 2.
12. LOT 38, BLOCK 1 IS INTENDED FOR ACCESS AND MAINTENANCE OF THE GRAVITY IRRIGATION BOX, BY CANYON COUNTY WATER COMPANY, LTD.
13. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.

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TOSCANO ESTATES SUBDIVISION

PROPOSED UTILITY PLAN & SITE GRADING/DRAINAGE PLAN

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	1"=100'
DWG.DATE	09/05/25
PROJ. NO.	210926
SHEET	5 OF 5

UTIL-1

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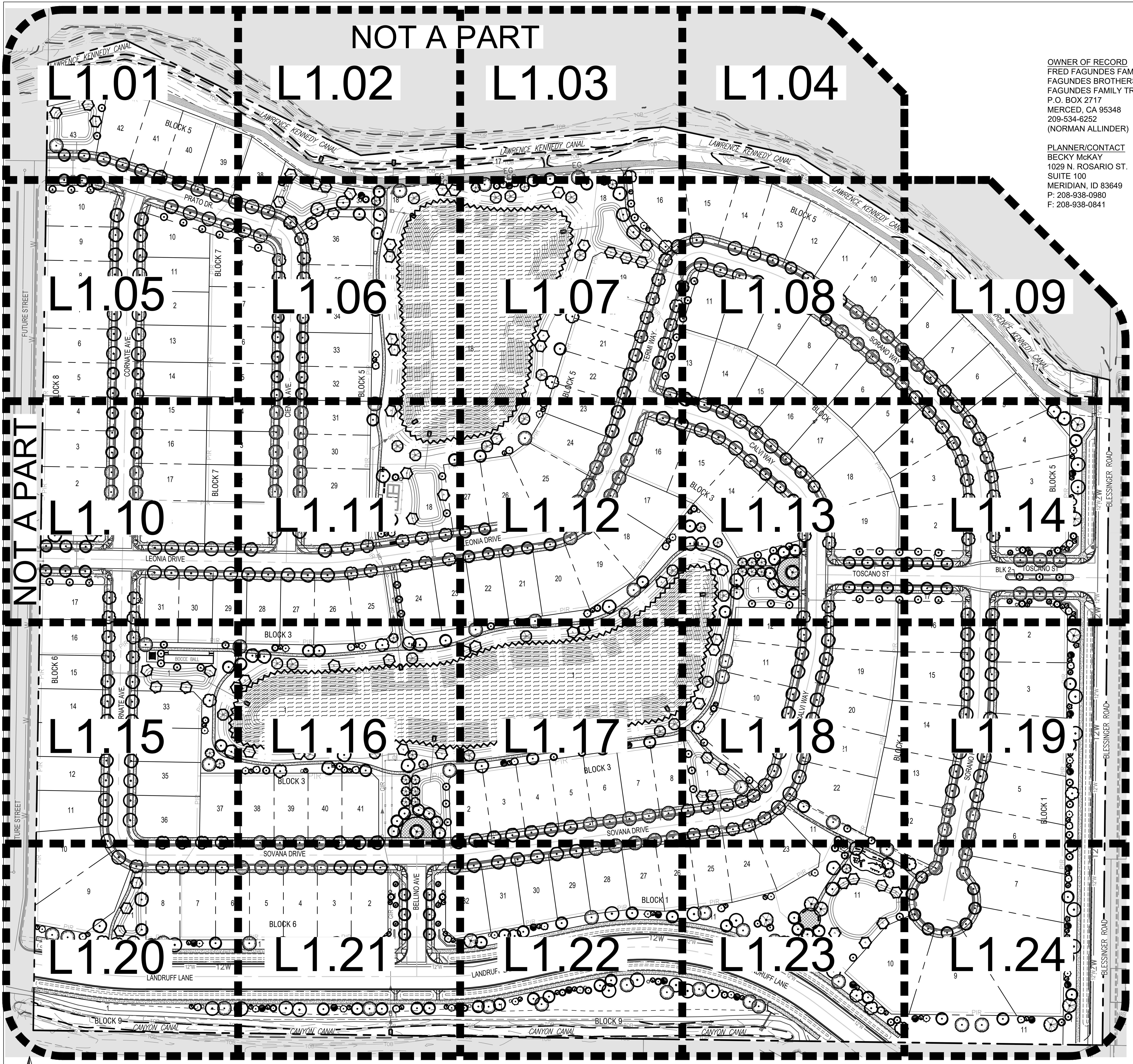

OVERALL LANDSCAPE PLAN

0' 100' 200' 300'
SCALE: 1" = 100'-0"

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LANDSCAPE SET SHEET INDEX

SHEETS L1.01 - L1.24 DETAILED LANDSCAPE PLANS.
SHEETS L2.00 - L2.01 LANDSCAPE DETAILS.
SHEETS L3.00 - OPEN SPACE & FENCING PLANS.

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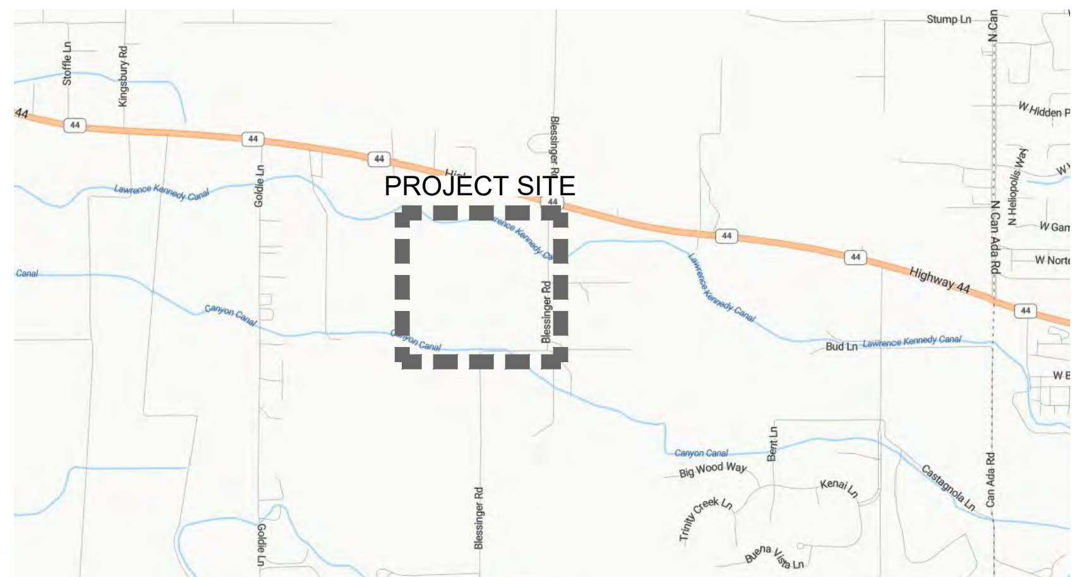
TOSCANO ESTATES SUBDIVISION
A PARCEL OF LAND;
LOCATED IN SE 1/4 OF SECTION 11, T.4N., R.2W.,
BOISE MERIDIAN, CANYON COUNTY IDAHO
SEPTEMBER 2025



VICINITY MAP

SCALE: NTS

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK..
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.
18. ANY COMMON AREAS ADJACENT TO DITCHES OR CANALS DISTURBED DURING CONSTRUCTION TO HAVE NATIVE SEEDING (SEE LEGEND)
19. ALL LOTS WILL HAVE FENCING (6' SOLID) PROVIDED AND INSTALLED BY INDIVIDUAL LOT BUILDER/ CONTRACTOR
20. COORDINATE IN THE FIELD THE LOCATION OF ALL STREET/PARKWAY TREES WITH DRIVEWAYS. (ADJUST AS NECESSARY)

SITE DEVELOPMENT FEATURES

TOTAL PRELIMINARY PLAT ACRES	67.17 ACRES
TOTAL BUILDING LOTS	165
TOTAL OPEN SPACE	23.59 ACRES
% OF TOTAL AREA	35.12%
QUALIFIED OPEN SPACE:	17.20 ACRES
% OF TOTAL AREA	25.61%
COMMON AREAS & PLAZA	8.51 ACRES
POCKET PARK & LANDRUFF COLLECTOR BUFFERS	3.30 ACRES
LANDRUFF & BLESSINGER COLLECTOR BUFFER	2.71 ACRES
PEDESTRIAN PATHS, STORM DRAINS & ST. ISLAND	0.32 ACRES
TOSCANO BUFFER	0.26 ACRES
LAWRENCE KENNEDY CANAL LOT	0.76 ACRES
8' WIDE PARKWAY	1.34 ACRES
NON- QUALIFIED OPEN SPACE	6.39 ACRES

LANDSCAPING REQUIREMENTS

- ROADWAY LANDSCAPE BUFFERS (8-8D-2.J):
  BLESSINGER RD. (COLLECTOR):
  20' STREET BUFFER: 1,045 LF STREET BUFFER
  SHADE TREES @ 2/100' =21 TREES REQUIRED
  21 TREES PROPOSED
  EVERGREENS @ 2/100' =21 EVERGREEN TREES REQUIRED
  31 EVERGREEN TREES PROPOSED
  FLOWERING TREES @ 2:1 =8 TREES PROPOSED

  SHRUBS @ 12/100' =130 PROVIDED

  5' HIGH BUFFER/ SCREEN REQUIRED
  6' HEIGHT SOLID VINYL FENCE PROVIDED

  LANDRUFF DR. (COLLECTOR):
  20' STREET BUFFER: 2,932 LF STREET BUFFER
  SHADE TREES @ 2/100' =59 TREES REQUIRED
  59 TREES PROPOSED
  EVERGREENS @ 2/100' =59 EVERGREEN TREES REQUIRED
  64 EVERGREEN TREES PROPOSED

  SHRUBS @ 12/100' =170 PROVIDED

  5' HIGH BUFFER/ SCREEN REQUIRED
  6' HEIGHT SOLID VINYL FENCE PROVIDED

- PARKWAY STRIPS / STREET TREES (8-8D-2.M):
  1 TREE / 35' @ 13,755 / 35 = 393 TREE REQUIRED
  = 394 TREES PROPOSED

- TOTAL COMMON LOT AREA (8-4D-5):
  1 TREE / 4000 SF @ 1,024,095 / 35 = 256 TREES REQUIRED
  313 SHADE TREES + 106 CONIFERS = 435 TREES PROVIDED
  + 6 FLOWERING

- COMMON OPEN SPACE (8-4E-2.B): *See sheet L3.00, for additional information.*
  TOTAL COMMON OPEN SPACE = 23.59 ACRES (35.12%)
  TOTAL USABLE COMMON OPEN SPACE = 17.20 ACRES (25.61%)

- NOTE:
  CONIFERS AND ORNAMENTAL TREES WHEN NOT REQUIRED ARE SUBSTITUTED AT 2:1 PER SHADE TREE (*when used in common areas landscape buffers*).

- MITIGATION FOR REMOVAL OF EXISTING TREES:
  NO EXISTING TREES WITHIN PHASE 1

- SITE AMENITIES (8-4E-2.C):
  1 + 1/20 ACRES + 1/75 BUILDING LOTS = 6 REQUIRED AMENITIES
  AMENITIES PROVIDED: = 8
  (2) SPORTS COURT
  PEDESTRIAN CIRCULATION SYSTEM
  ADDITIONAL OPEN SPACE IN EXCESS OF 10%
  PICNIC AREAS
  PLAY STRUCTURES
  (2) PONDS

STAMP:
STATE OF IDAHO
JOHN D. ROBERTS
LA - 1327
9/24/2025
PRELIMINARY NOT FOR CONSTRUCTION

DATE:
09/24/2025

Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
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208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

OVERALL LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

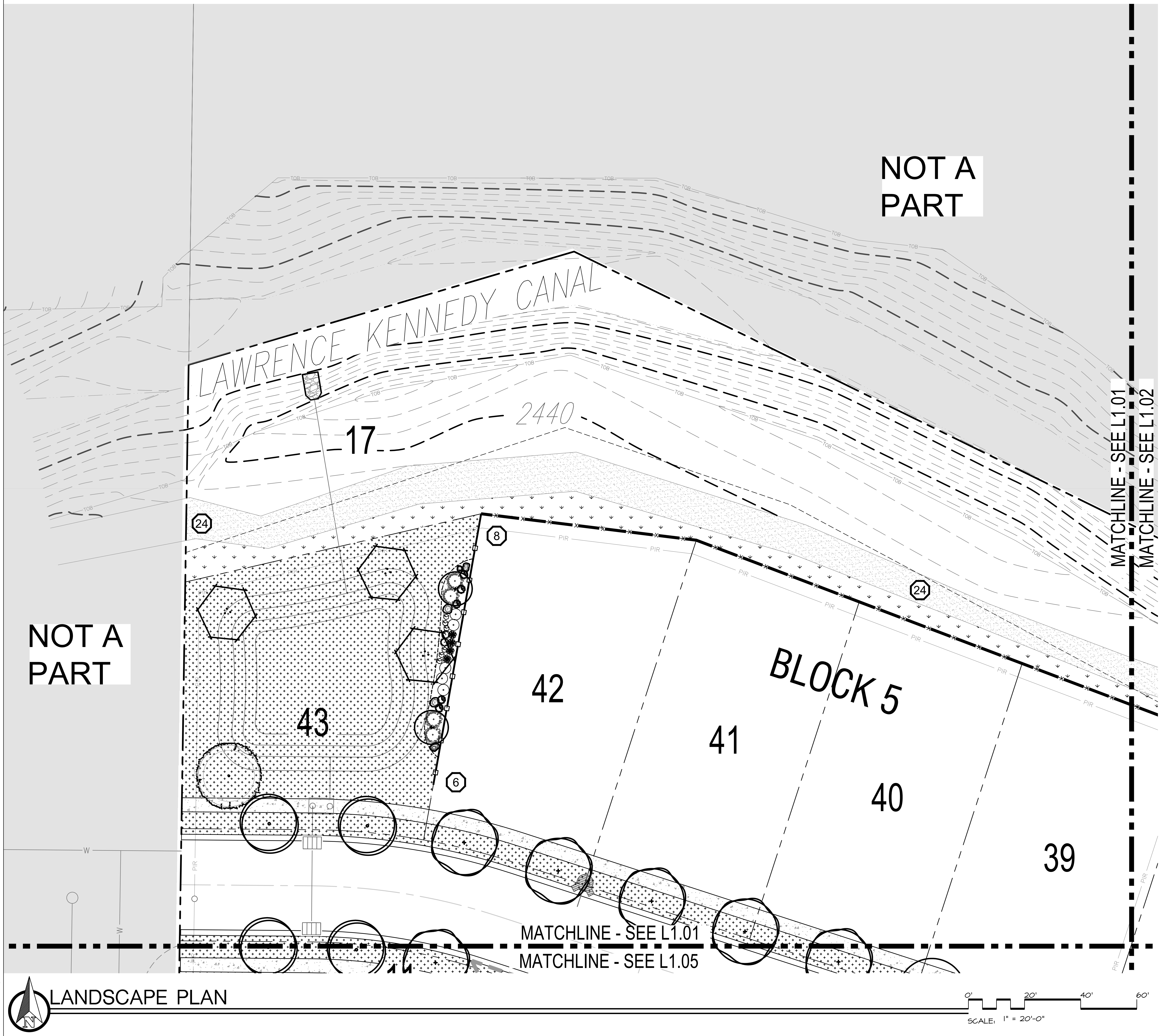
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.00

PRELIMINARY PLAT



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 5/L2.00

2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE

SOLID VINYL
SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

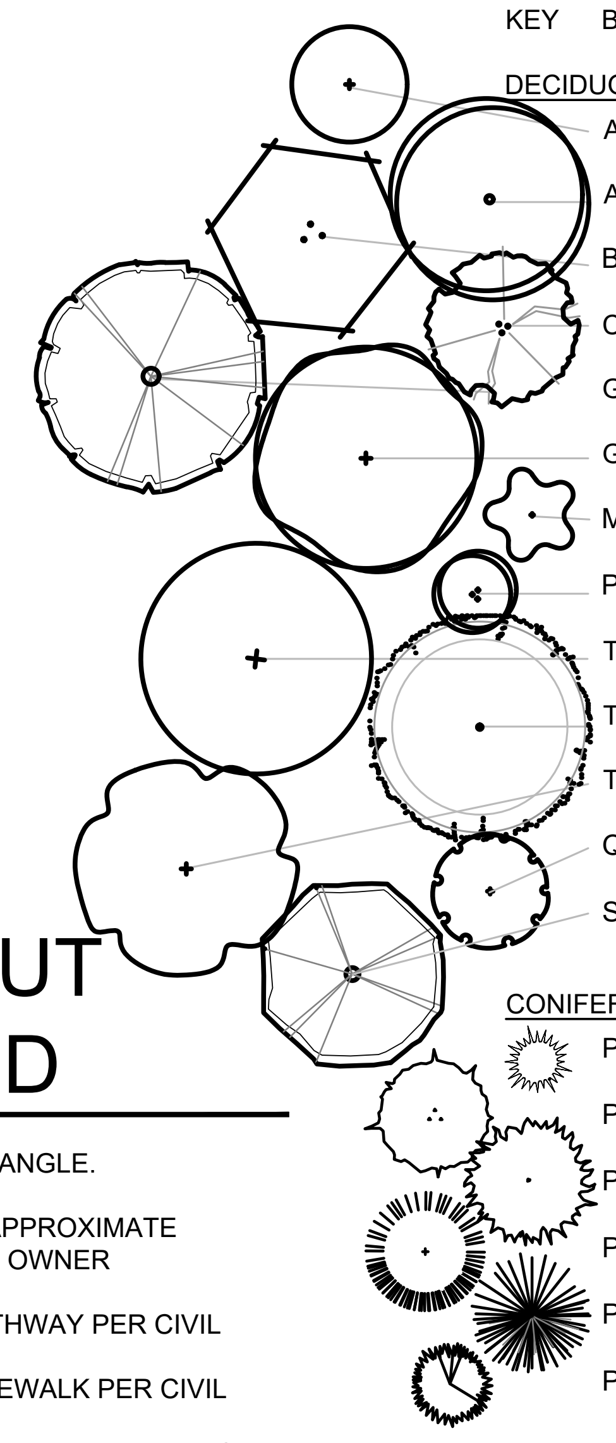
NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00

NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)



KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 2/L2.00.	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid'' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
○	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
○	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
○	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
○	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
○	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
○	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
○	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
○	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
○	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
○	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
○	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
○	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
○	Rhus trilobata 'Autumn Amber'' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
⬡	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
○	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
◎	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
⊙	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
○	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS			SEE DETAIL 4/L2.00.	
⬡	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
✲	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
✲	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
✿	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
○	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
●	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
◉	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
◉	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
✺	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

1	40' VISION TRIANGLE.
2	ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3	5'-0" WIDE PATHWAY PER CIVIL
4	7'-0" WIDE SIDEWALK PER CIVIL
5	12' MULTI-USE PATHWAY, PER CIVIL
6	START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7	TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8	TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9	12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10	1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11	PLAY SURFACING SEE DETAIL 1/L2.01
12	CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13	CONCRETE FLATWORK PER CIVIL.
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15	PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16	9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
17	POND WITH AERATION PER CIVIL.
18	BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
19	16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
20	12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
21	19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22	PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23	CLUSTER MAILBOX LOCATION, PER CIVIL
24	EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA-1127
9/24/2025

DATE:
09/24/2025

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SOUTH BECK& BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

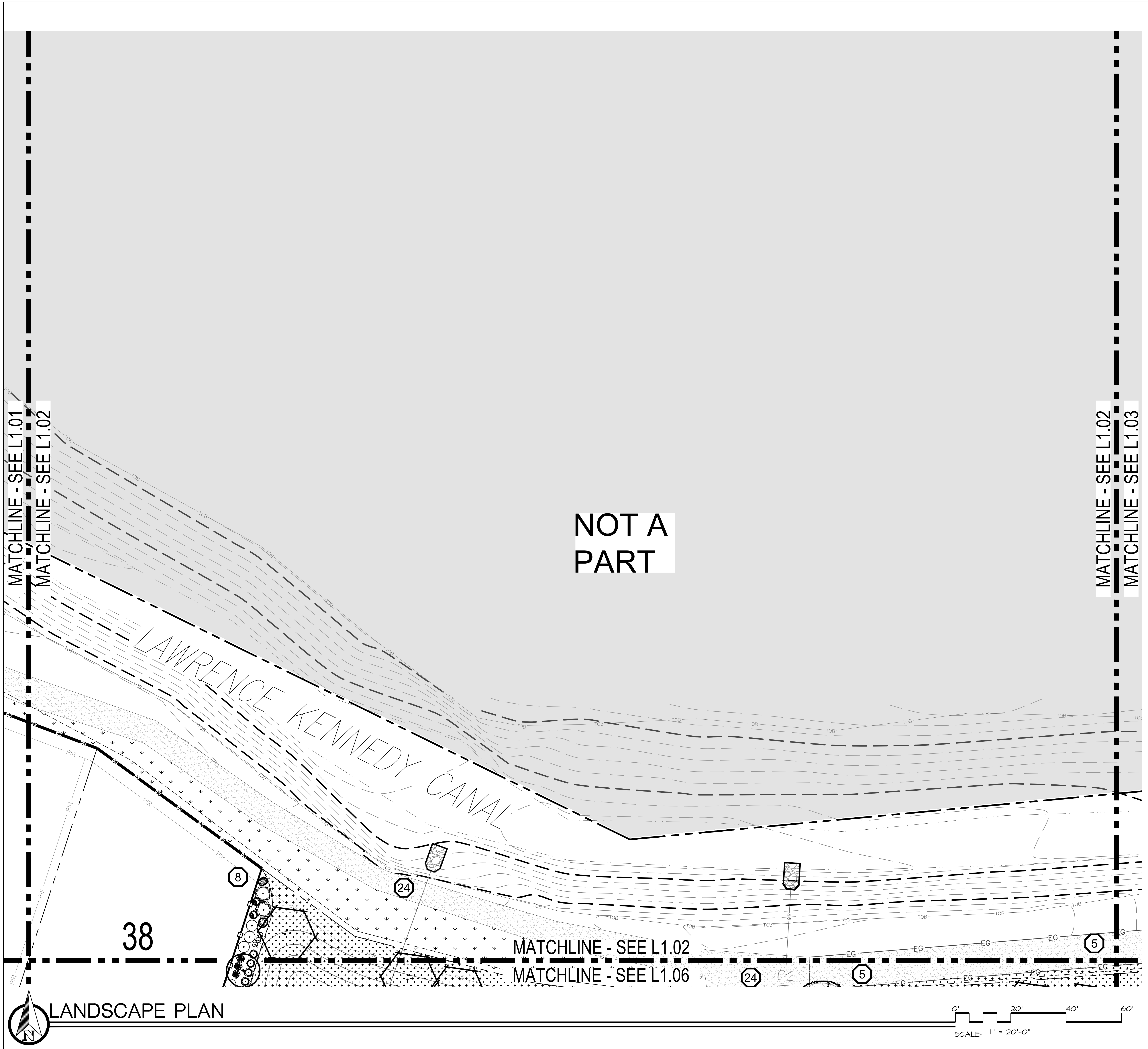
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.01

PRELIMINARY PLAT



LANDSCAPE PLAN

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 5/L2.00

2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE

SOLID VINYL
SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00

NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.00
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid'' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
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	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
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	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
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GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS				SEE DETAIL 4/L2.00
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	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
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	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
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CALLOUT LEGEND

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4. 7'-0" WIDE SIDEWALK PER CIVIL
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6. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
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22. PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
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24. EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA-1627
9/24/2025

DATE:
09/24/2025

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

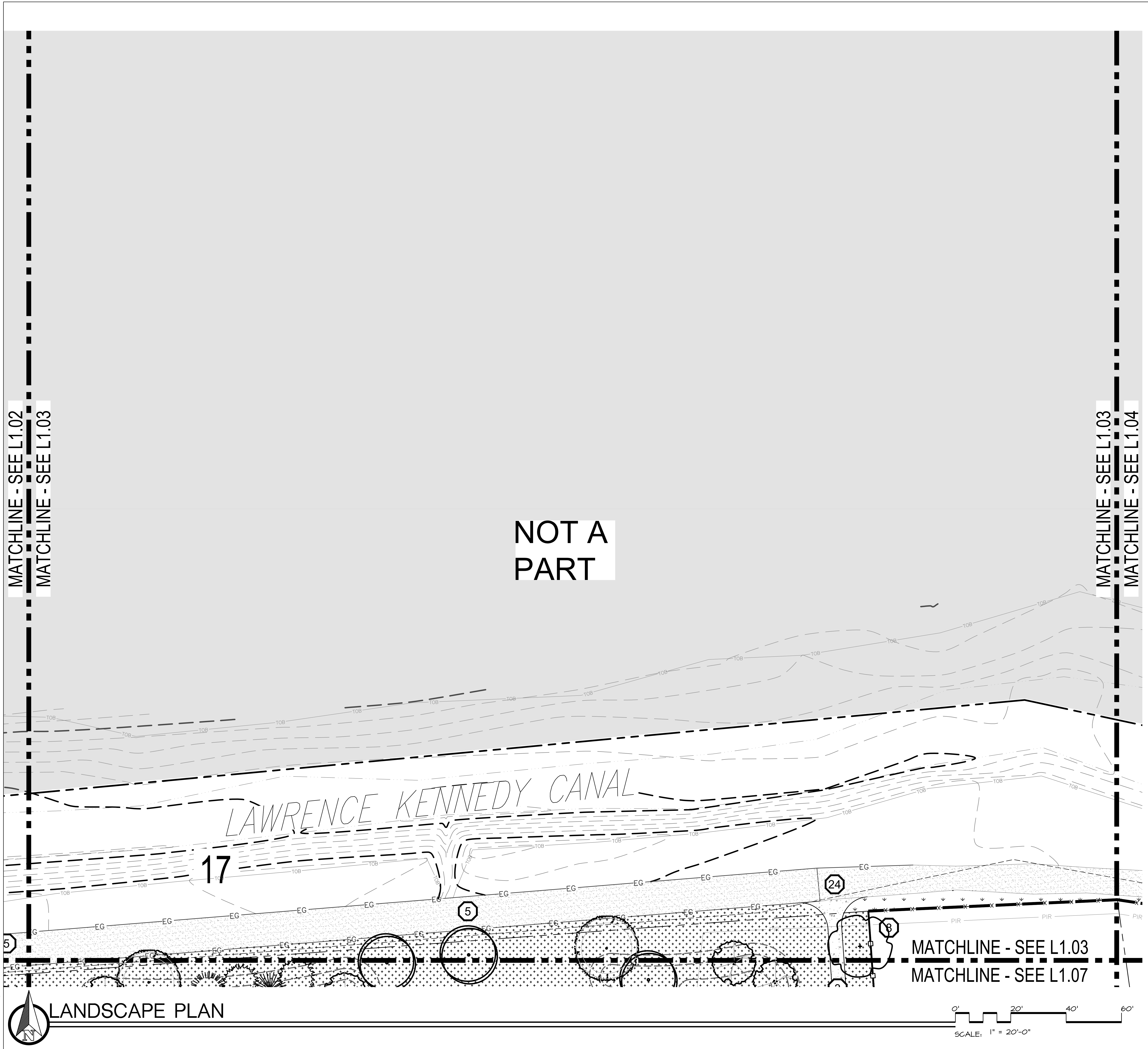
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.02

PRELIMINARY PLAT



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
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LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 5/L2.00

2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE

SOLID VINYL
SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00

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CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

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STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA- 16327
9/24/2025

DATE:
09/24/2025

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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

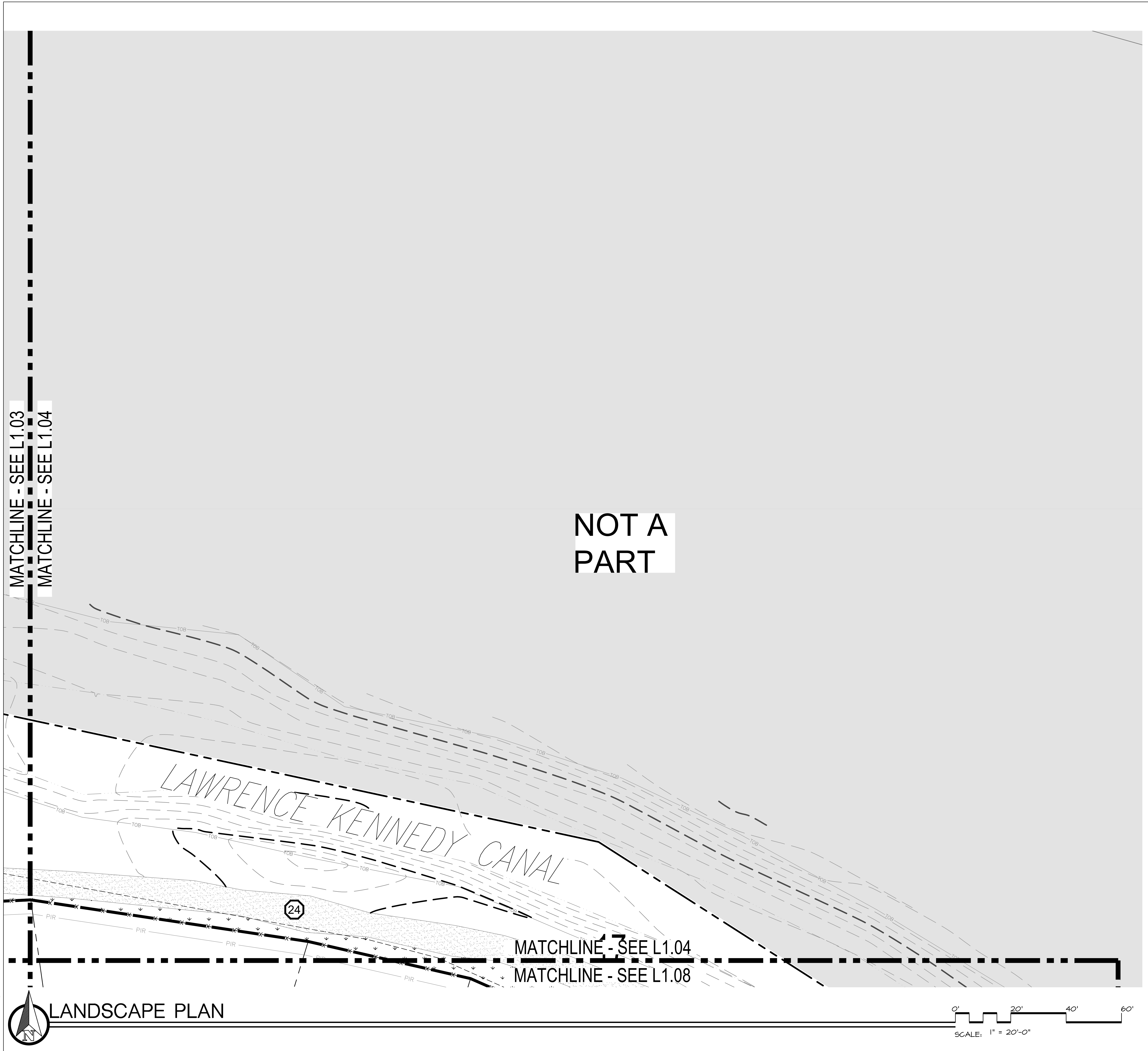
DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER 24-121

SHEET: L1.03

PRELIMINARY PLAT



LANDSCAPE PLAN

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LANDSCAPE LEGEND

	PLANTS TO BE INSTALLED
	CUT EDGE, SEE DETAIL 5/L2.00
	2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
	SOLID VINYL SEMI PRIVATE VINYL CHAIN LINK WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.
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	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
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	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
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CONIFEROUS TREES			SEE DETAIL 2/L2.00.	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
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SHRUBS			SEE DETAIL 3/L2.00	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
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CALLOUT LEGEND

1. 40' VISION TRIANGLE.
2. ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3. 5'-0" WIDE PATHWAY PER CIVIL
4. 7'-0" WIDE SIDEWALK PER CIVIL
5. 12' MULTI-USE PATHWAY, PER CIVIL
6. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8. TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9. 12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10. 1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11. PLAY SURFACING SEE DETAIL 1/L2.01
12. CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13. CONCRETE FLATWORK PER CIVIL.
14. PLAY STRUCTURE AND EQUIPMENT BY OWNER.
15. PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16. 9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
17. POND WITH AERATION PER CIVIL.
18. BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
19. 16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
20. 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
21. 19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22. PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23. CLUSTER MAILBOX LOCATION, PER CIVIL
24. EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA-1027
9/24/2025

DATE:
09/24/2025

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info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

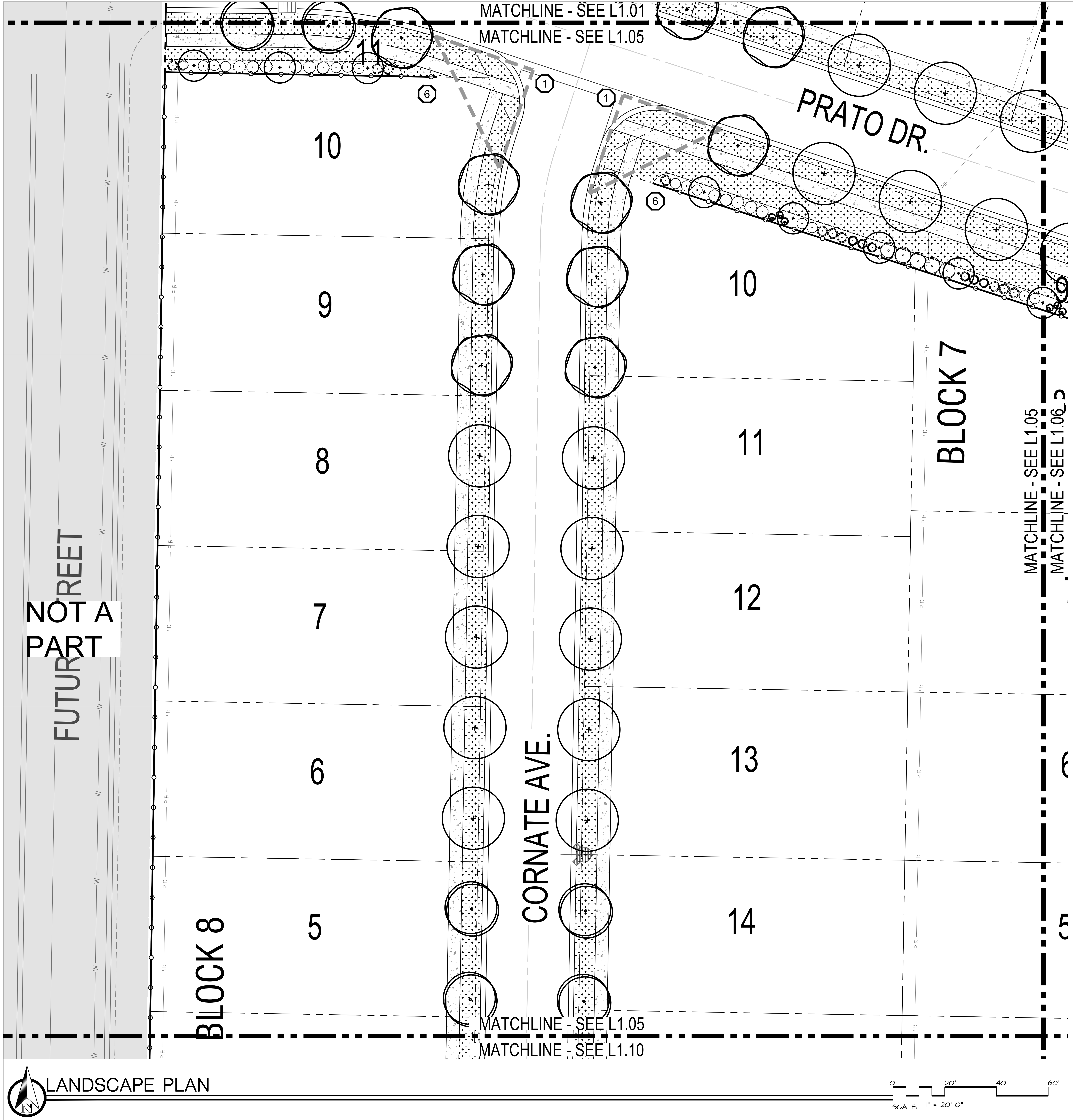
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.04

PRELIMINARY PLAT



LANDSCAPE PLAN

NOTES:

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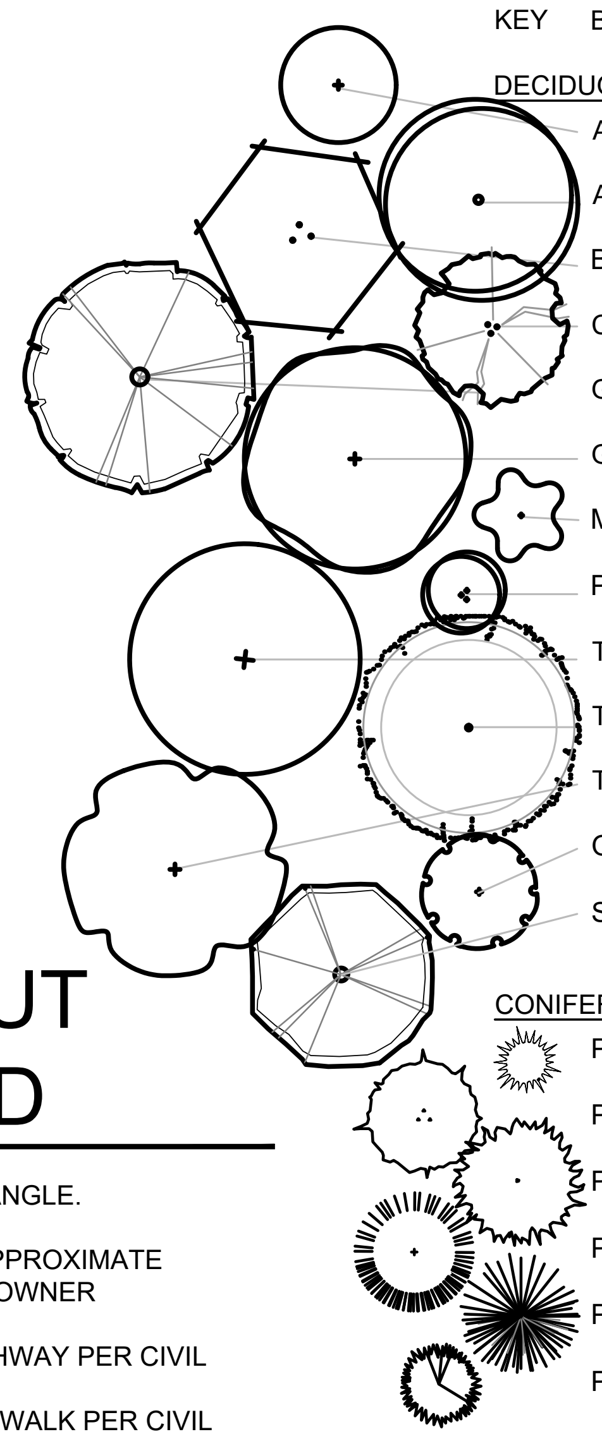
LANDSCAPE LEGEND

●	PLANTS TO BE INSTALLED
- - - -	CUT EDGE, SEE DETAIL 5/L2.00
— — —	2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
—o—o—	SOLID VINYL
—□—□—	SEMI PRIVATE VINYL
—X—	CHAIN LINK
—x—x—	WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.
▨	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
▨	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
▨	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
▨	CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)



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○	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
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	GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS		SEE DETAIL 4/L2.00	
⬡	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
✹	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
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STAMP:
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2002 S. Vista Ave
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208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

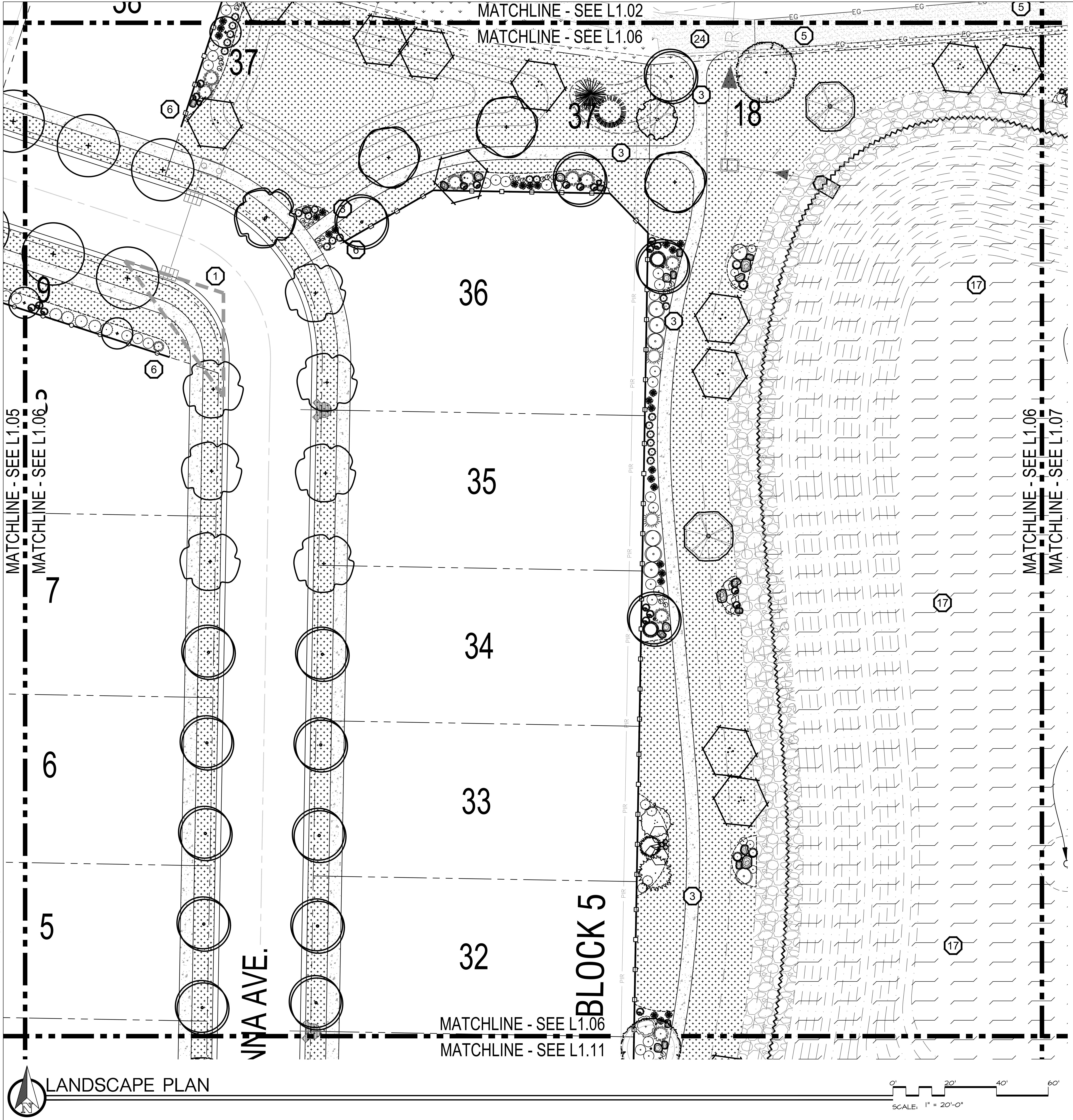
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.05

PRELIMINARY PLAT



LANDSCAPE PLAN

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LANDSCAPE LEGEND

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⑤ 12' MULTI-USE PATHWAY, PER CIVIL
⑥ START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
⑦ TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
⑧ TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
⑨ 12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
⑩ 1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
⑪ PLAY SURFACING SEE DETAIL 1/L2.01
⑫ CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
⑬ CONCRETE FLATWORK PER CIVIL.
⑭ PLAY STRUCTURE AND EQUIPMENT BY OWNER.
⑮ PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
⑯ 9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
⑰ POND WITH AERATION PER CIVIL.
⑱ BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
⑲ 16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
⑳ 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
㉑ 19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
㉒ PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
㉓ CLUSTER MAILBOX LOCATION, PER CIVIL
㉔ EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
JOHN D. ROGERS
LA-16327
9/24/2025
PRELIMINARY NOT FOR CONSTRUCTION

DATE:
09/24/2025

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info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

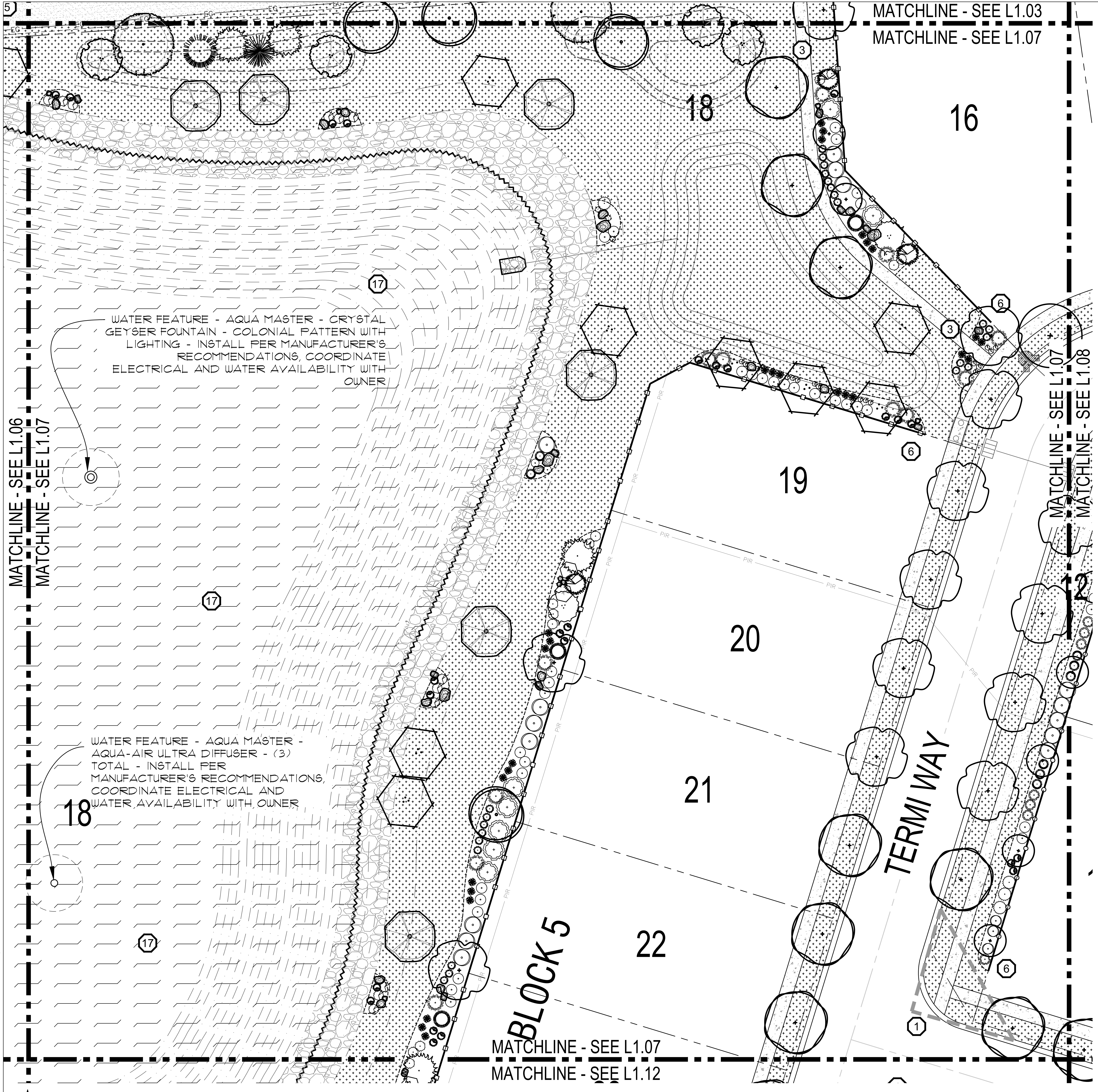
REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM
CHECKED BY: JDR
PROJECT NUMBER 24-121
SHEET: L1.06

PRELIMINARY PLAT



WATER FEATURE - AQUA MASTER - CRYSTAL GEYSER FOUNTAIN - COLONIAL PATTERN WITH LIGHTING - INSTALL PER MANUFACTURER'S RECOMMENDATIONS, COORDINATE ELECTRICAL AND WATER AVAILABILITY WITH OWNER

WATER FEATURE - AQUA MASTER - AQUA-AIR ULTRA DIFFUSER - (3) TOTAL - INSTALL PER MANUFACTURER'S RECOMMENDATIONS, COORDINATE ELECTRICAL AND WATER AVAILABILITY WITH OWNER

LANDSCAPE PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 60'

NOTES:

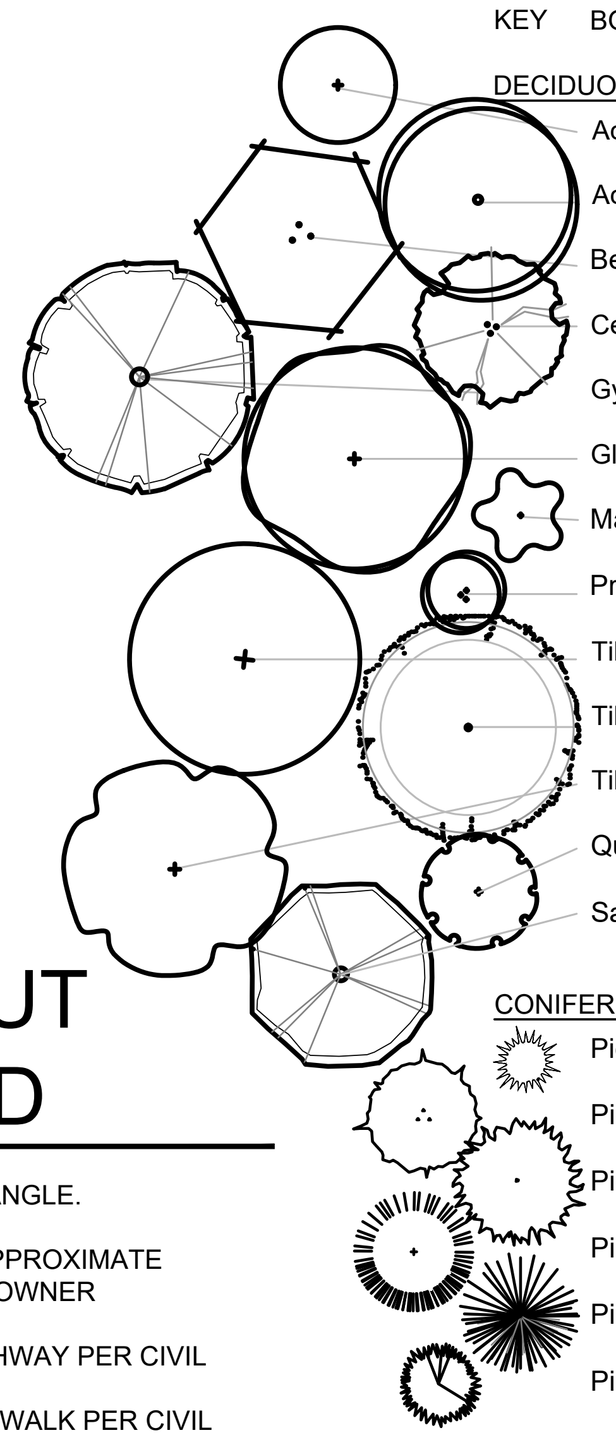
1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

	PLANTS TO BE INSTALLED
- - - - - -	CUT EDGE, SEE DETAIL 5/L2.00
— — — —	2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
—o—o—	SOLID VINYL
—▫—▫—	SEMI PRIVATE VINYL
—X—	CHAIN LINK
▬x▬x▬	WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.
▨	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
▨	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
▨	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
▨	CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)



KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.00
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS				SEE DETAIL 4/L2.00
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

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9/24/2025

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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

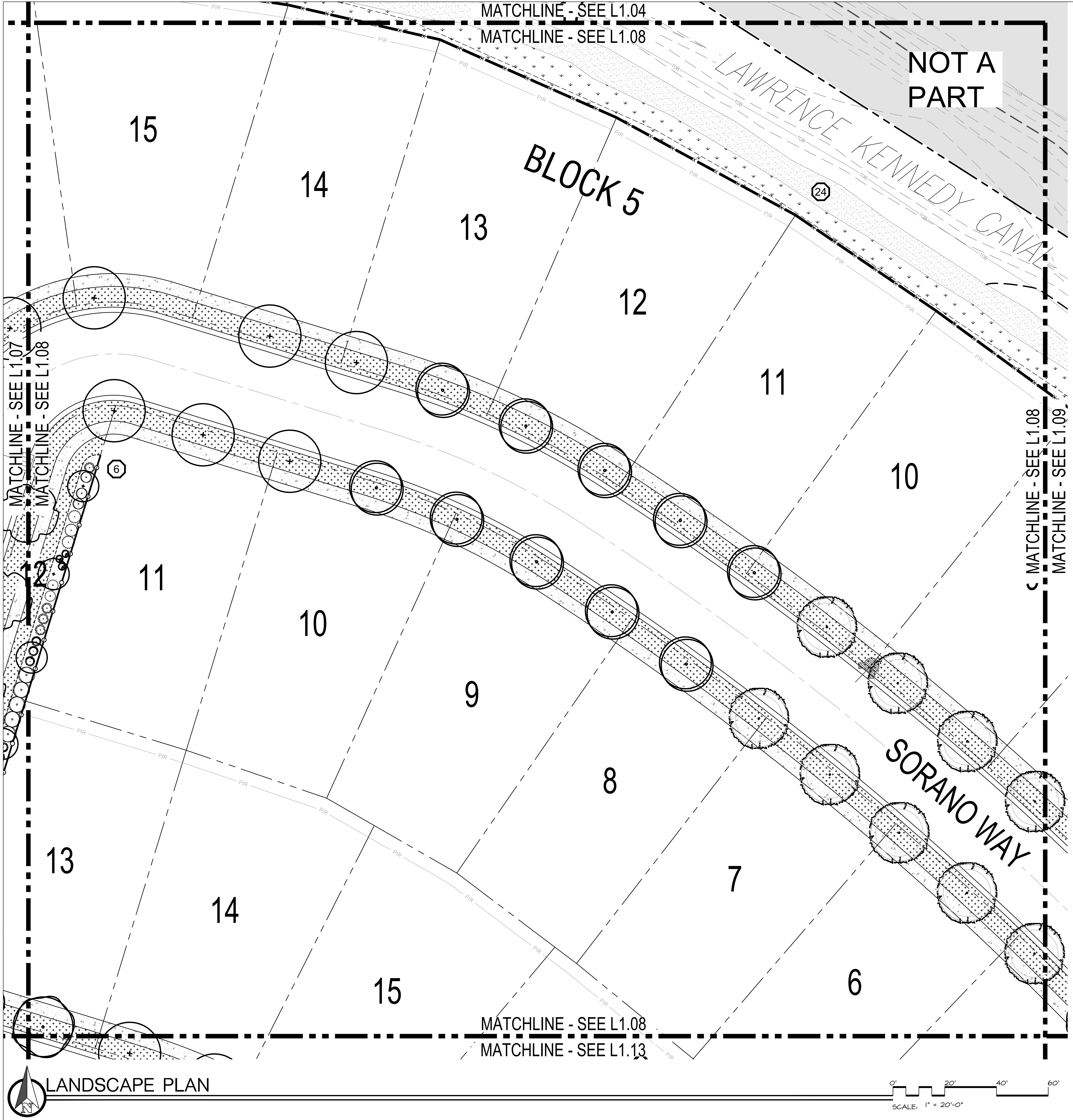
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.07

PRELIMINARY PLAT



LANDSCAPE PLAN

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LANDSCAPE LEGEND

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2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE

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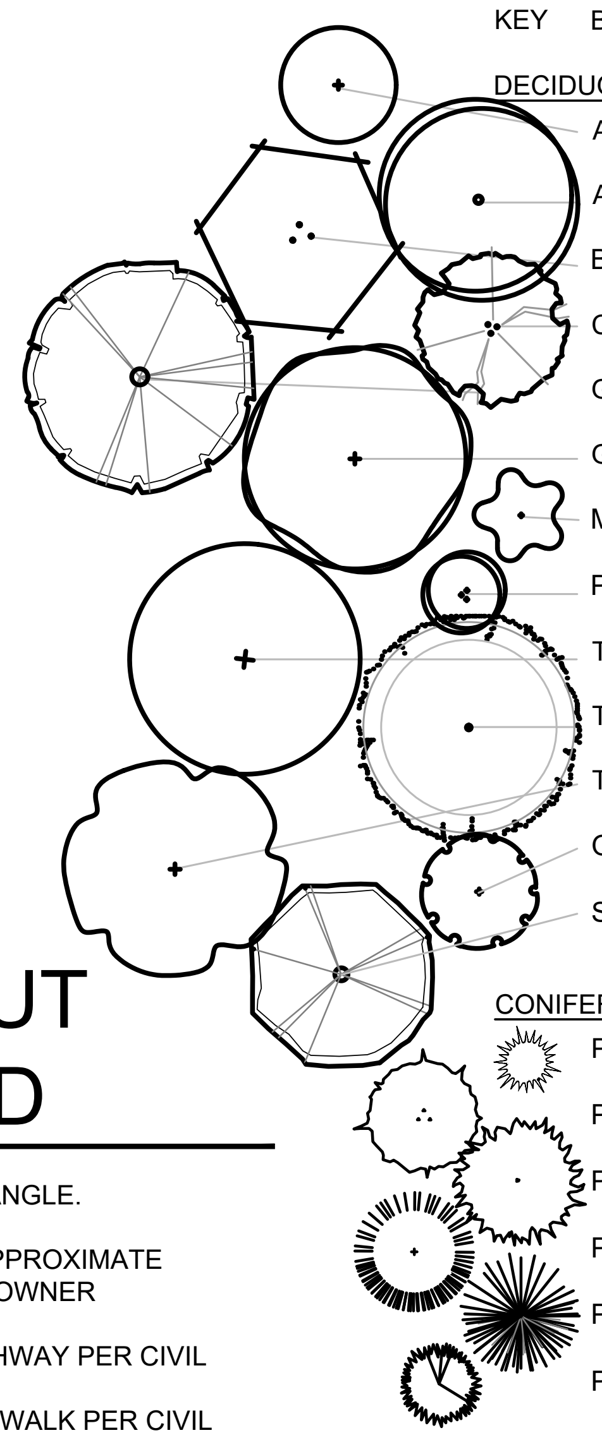

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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

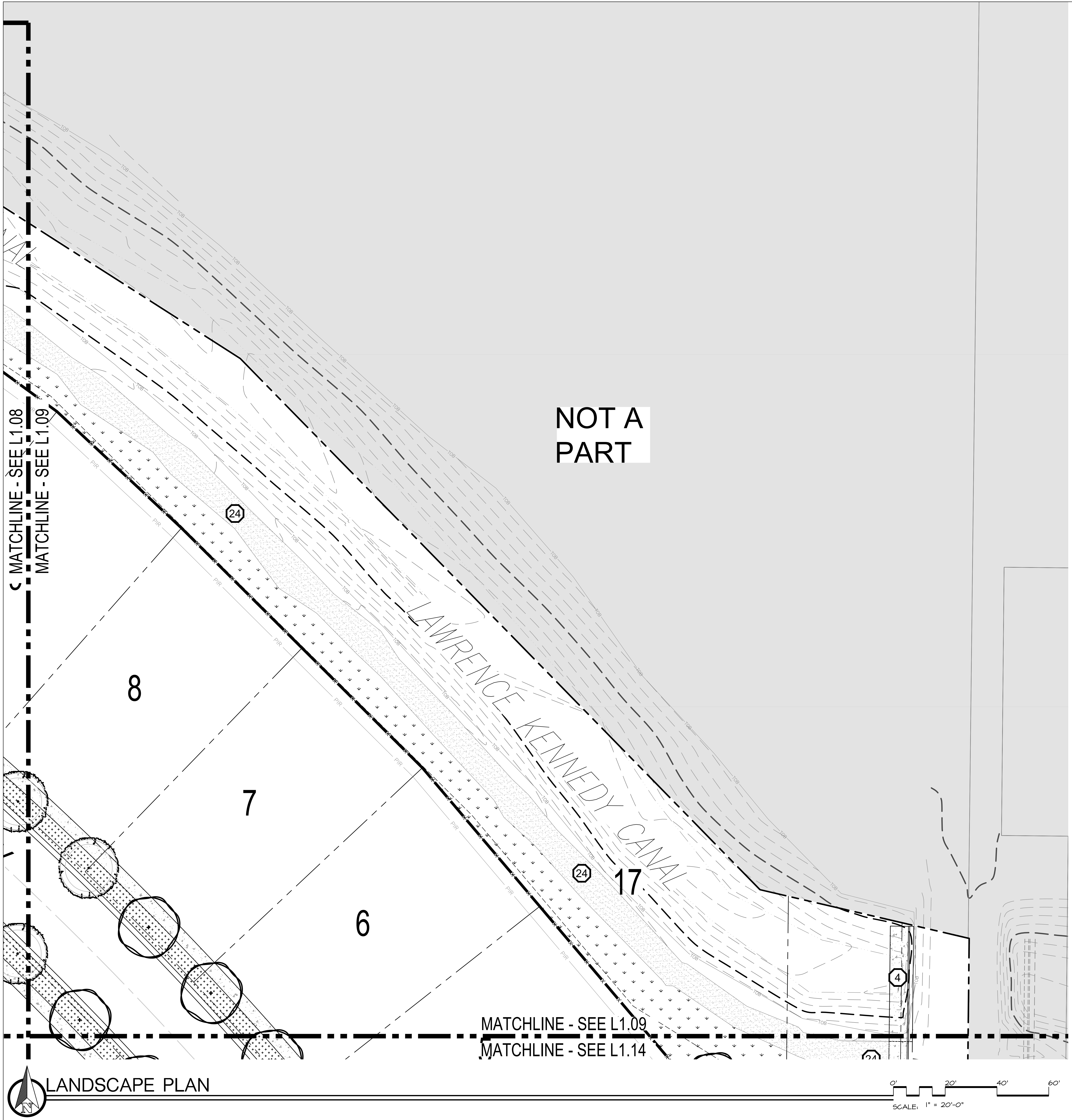
DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER: 24-121

SHEET: L1.08

PRELIMINARY PLAT



LANDSCAPE PLAN

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21	19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22	PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23	CLUSTER MAILBOX LOCATION, PER CIVIL
24	EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

LANDSCAPE LEGEND

●	PLANTS TO BE INSTALLED	▨	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- - -	CUT EDGE, SEE DETAIL 5/L2.00	▨	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
- - -	2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE	▨	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
—○—○— —□—□— —X— ━x━x━	SOLID VINYL SEMI PRIVATE VINYL CHAIN LINK WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.	▨	CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
	DECIDUOUS TREES		SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
	CONIFEROUS TREES		SEE DETAIL 2/L2.00	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	SHRUBS		SEE DETAIL 3/L2.00	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
	GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS		SEE DETAIL 4/L2.00	
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

STAMP:
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NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA- 1[illegible]327
9/24/2025

DATE: 09/24/2025

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK& BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

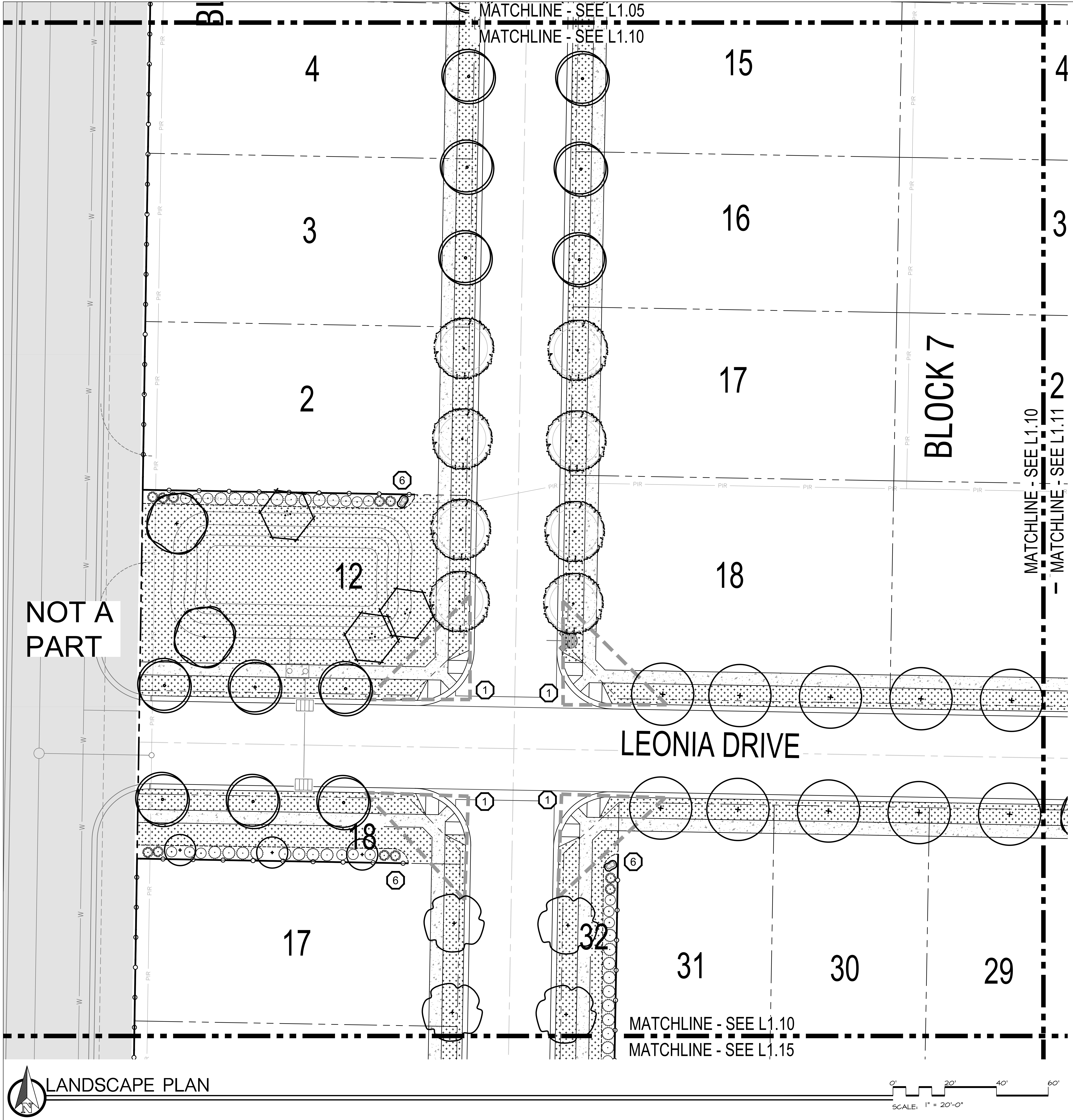
DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER 24-121

SHEET: L1.09

PRELIMINARY PLAT



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 5/L2.00

2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE

SOLID VINYL
SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00

NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 2/L2.00	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid'' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
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	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber'' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS			SEE DETAIL 4/L2.00	
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

1	40' VISION TRIANGLE.
2	ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3	5'-0" WIDE PATHWAY PER CIVIL
4	7'-0" WIDE SIDEWALK PER CIVIL
5	12' MULTI-USE PATHWAY, PER CIVIL
6	START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7	TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8	TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9	12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10	1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11	PLAY SURFACING SEE DETAIL 1/L2.01
12	CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13	CONCRETE FLATWORK PER CIVIL.
14	PLAY STRUCTURE AND EQUIPMENT BY OWNER.
15	PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16	9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
17	POND WITH AERATION PER CIVIL.
18	BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
19	16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
20	12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
21	19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22	PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23	CLUSTER MAILBOX LOCATION, PER CIVIL
24	EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
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LA - 1327
9/24/2025

DATE:
09/24/2025

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info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

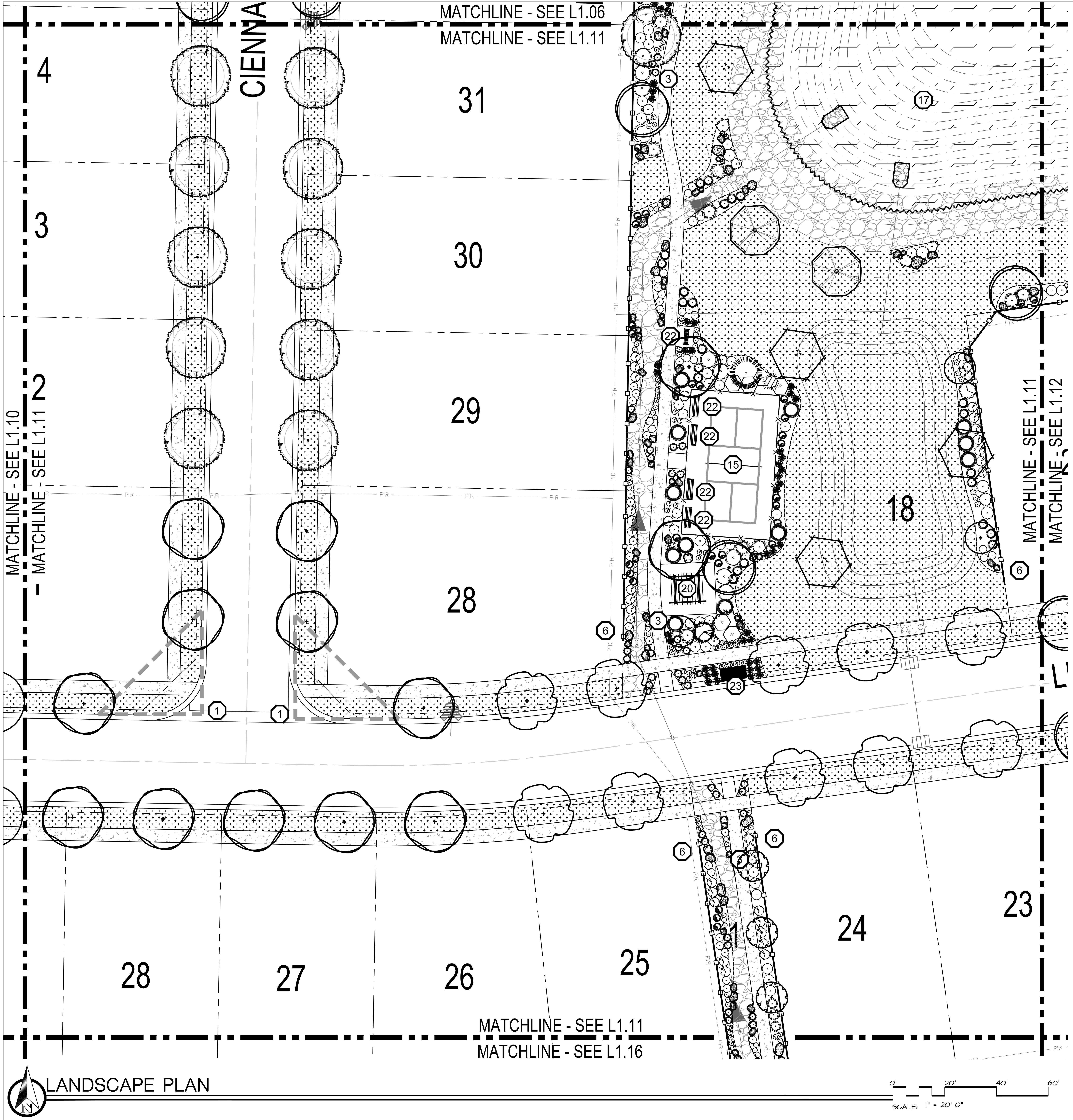
DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER: 24-121

SHEET: L1.10

PRELIMINARY PLAT



LANDSCAPE PLAN

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LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

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2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE

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SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

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CALLOUT LEGEND

① 40' VISION TRIANGLE.
② ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
③ 5'-0" WIDE PATHWAY PER CIVIL
④ 7'-0" WIDE SIDEWALK PER CIVIL
⑤ 12' MULTI-USE PATHWAY, PER CIVIL
⑥ START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
⑦ TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
⑧ TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
⑨ 12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
⑩ 1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
⑪ PLAY SURFACING SEE DETAIL 1/L2.01
⑫ CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
⑬ CONCRETE FLATWORK PER CIVIL.
⑭ PLAY STRUCTURE AND EQUIPMENT BY OWNER.
⑮ PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
⑯ 9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
⑰ POND WITH AERATION PER CIVIL.
⑱ BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
⑲ 16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
⑳ 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
㉑ 19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
㉒ PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
㉓ CLUSTER MAILBOX LOCATION, PER CIVIL
㉔ EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
PRELIMINARY
NOT FOR CONSTRUCTION
JOHN D. ROGERS
9/24/2025

DATE:
09/24/2025

811
Know what's below. Call before you dig.
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SOUTH BECK& BAIRD
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Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY:
SCM

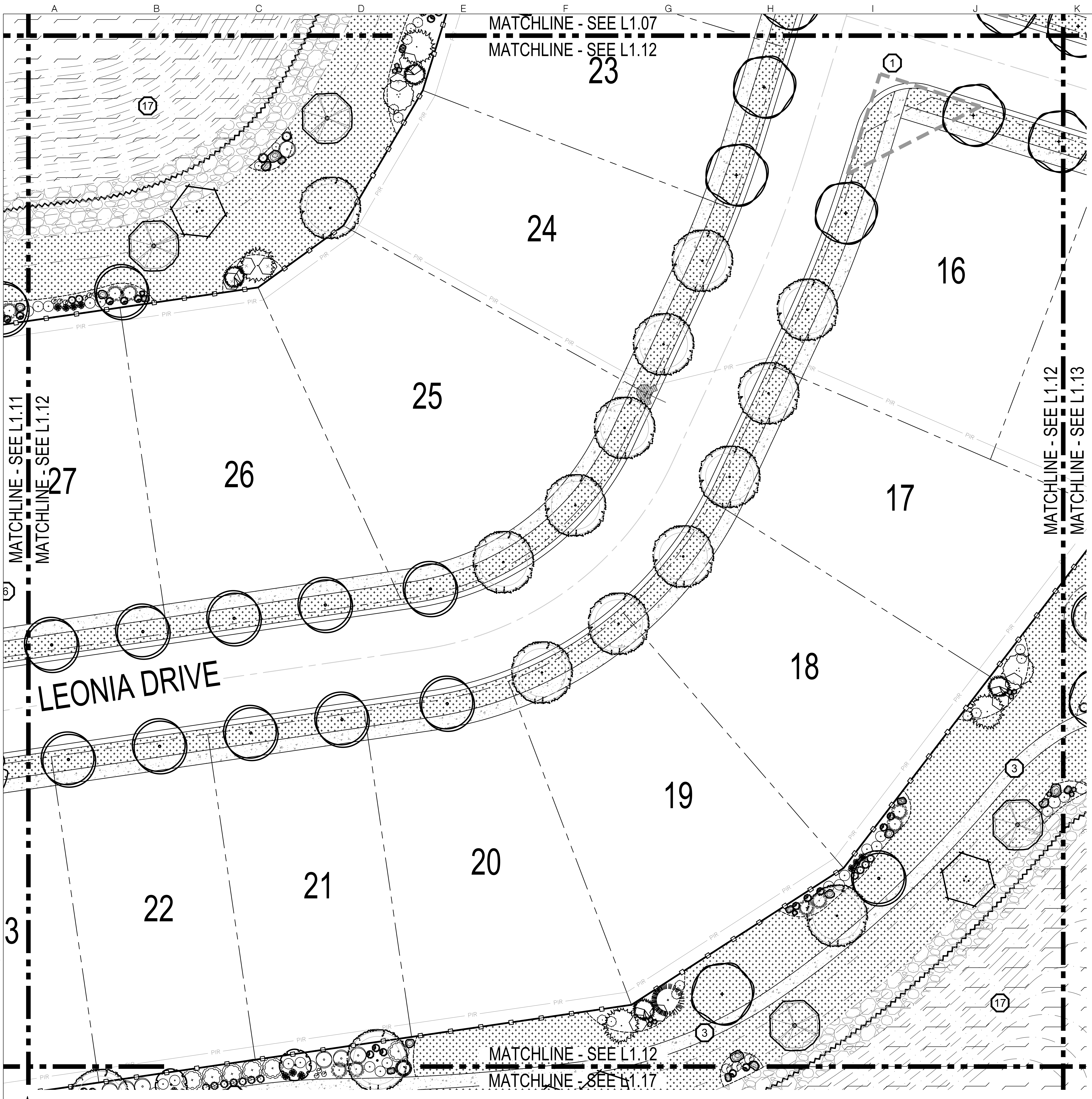
CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.11

PRELIMINARY PLAT

USER:SMCKEOWN LOCATION:Z:\PROJECTS\ENGINEERING SOLUTIONS\24-121 TOSCANA ESTATES\CAD\SHEETS\24-121 LANDSCAPE PLAN - PP.DWG PRINT DATE:9/24/2025 1:40 PM



LANDSCAPE PLAN

0' 20' 40' 60'
SCALE: 1" = 20'-0"

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED
CUT EDGE, SEE DETAIL 5/L2.00
2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
SOLID VINYL
SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.
RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.00
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid'' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber'' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS				SEE DETAIL 4/L2.00
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

1	40' VISION TRIANGLE.
2	ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3	5'-0" WIDE PATHWAY PER CIVIL
4	7'-0" WIDE SIDEWALK PER CIVIL
5	12' MULTI-USE PATHWAY, PER CIVIL
6	START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7	TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8	TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9	12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10	1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11	PLAY SURFACING SEE DETAIL 1/L2.01
12	CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
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14	PLAY STRUCTURE AND EQUIPMENT BY OWNER.
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STAMP:
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JOHN D. ROGERS
LA-1827
9/24/2025

DATE:
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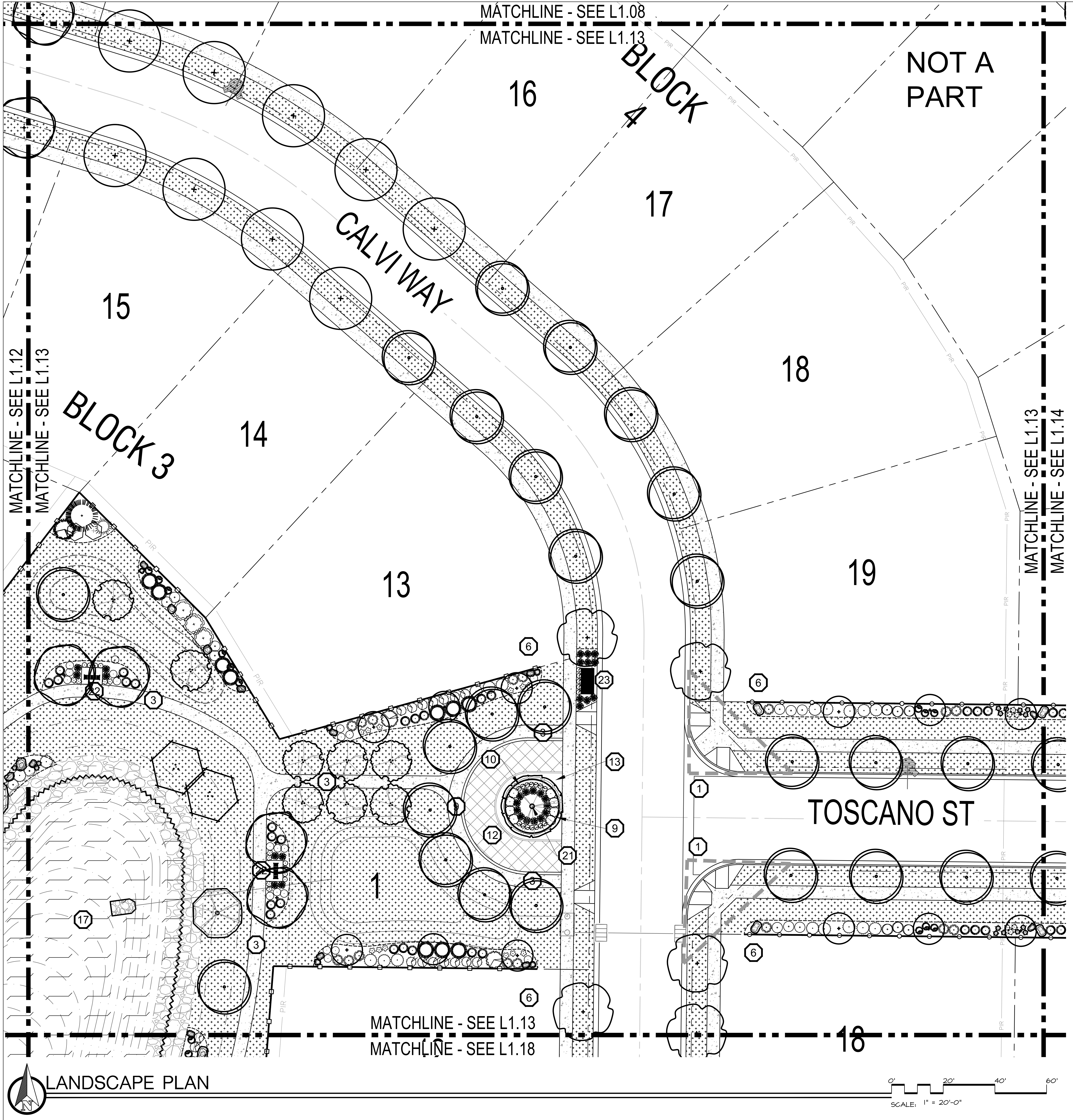
REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM
CHECKED BY: JDR
PROJECT NUMBER 24-121
SHEET: L1.12

PRELIMINARY PLAT



LANDSCAPE PLAN

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LANDSCAPE LEGEND

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— — — —	2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
—o—o—	SOLID VINYL
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——X——	CHAIN LINK
—x—x—	WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.
▨	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
▨	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
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PLANT SCHEDULE

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LA- 16327
9/24/2025

DATE:
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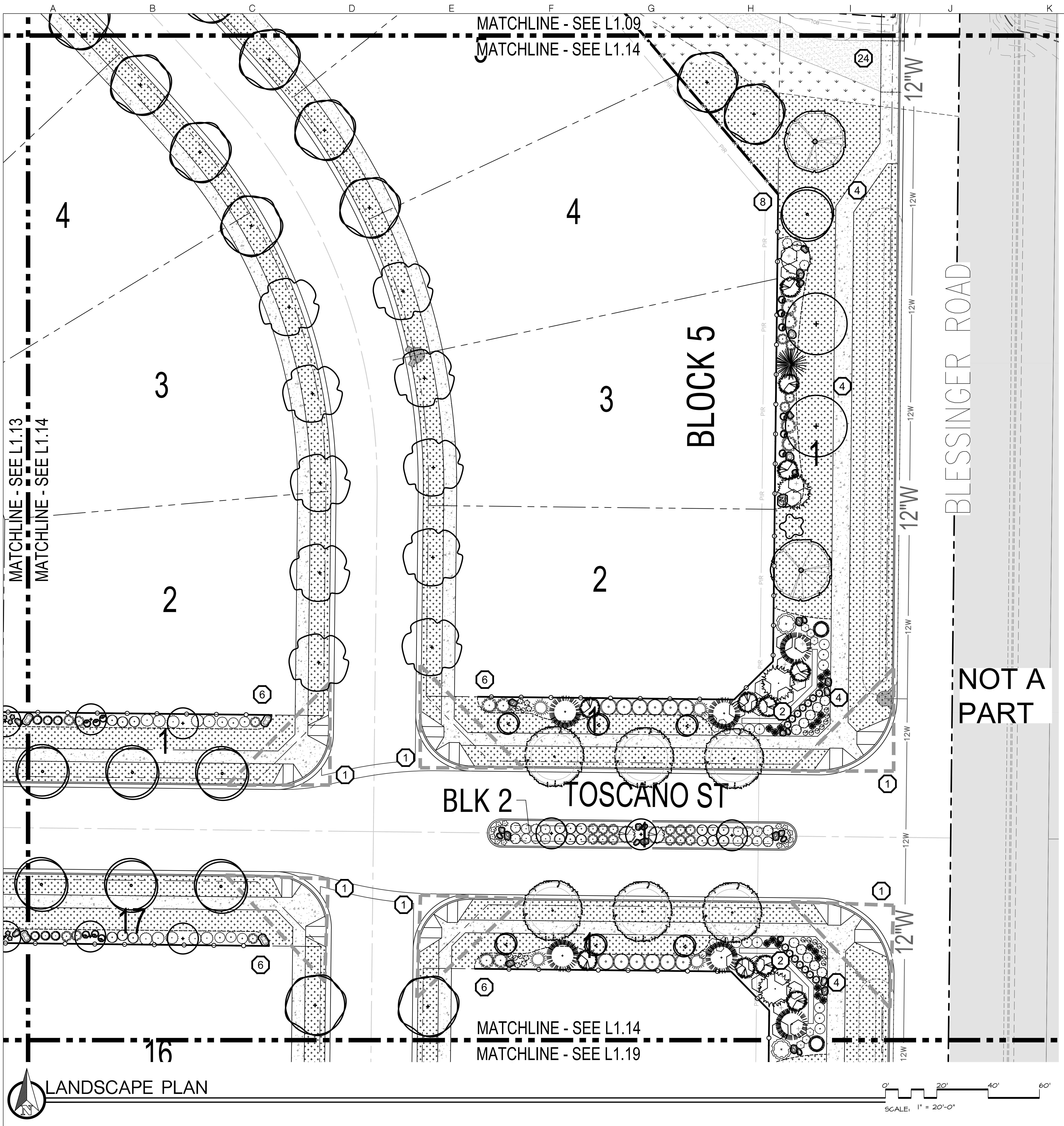
REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM
CHECKED BY: JDR
PROJECT NUMBER: 24-121
SHEET: L1.13

PRELIMINARY PLAT



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	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS			SEE DETAIL 4/L2.00	
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

1	40' VISION TRIANGLE.
2	ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3	5'-0" WIDE PATHWAY PER CIVIL
4	7'-0" WIDE SIDEWALK PER CIVIL
5	12' MULTI-USE PATHWAY, PER CIVIL
6	START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7	TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8	TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9	12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10	1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11	PLAY SURFACING SEE DETAIL 1/L2.01
12	CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13	CONCRETE FLATWORK PER CIVIL.
14	PLAY STRUCTURE AND EQUIPMENT BY OWNER.
15	PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16	9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
17	POND WITH AERATION PER CIVIL.
18	BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
19	16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
20	12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
21	19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22	PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23	CLUSTER MAILBOX LOCATION, PER CIVIL
24	EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA-1827
9/24/2025

DATE: 09/24/2025

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2002 S. Vista Ave
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208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

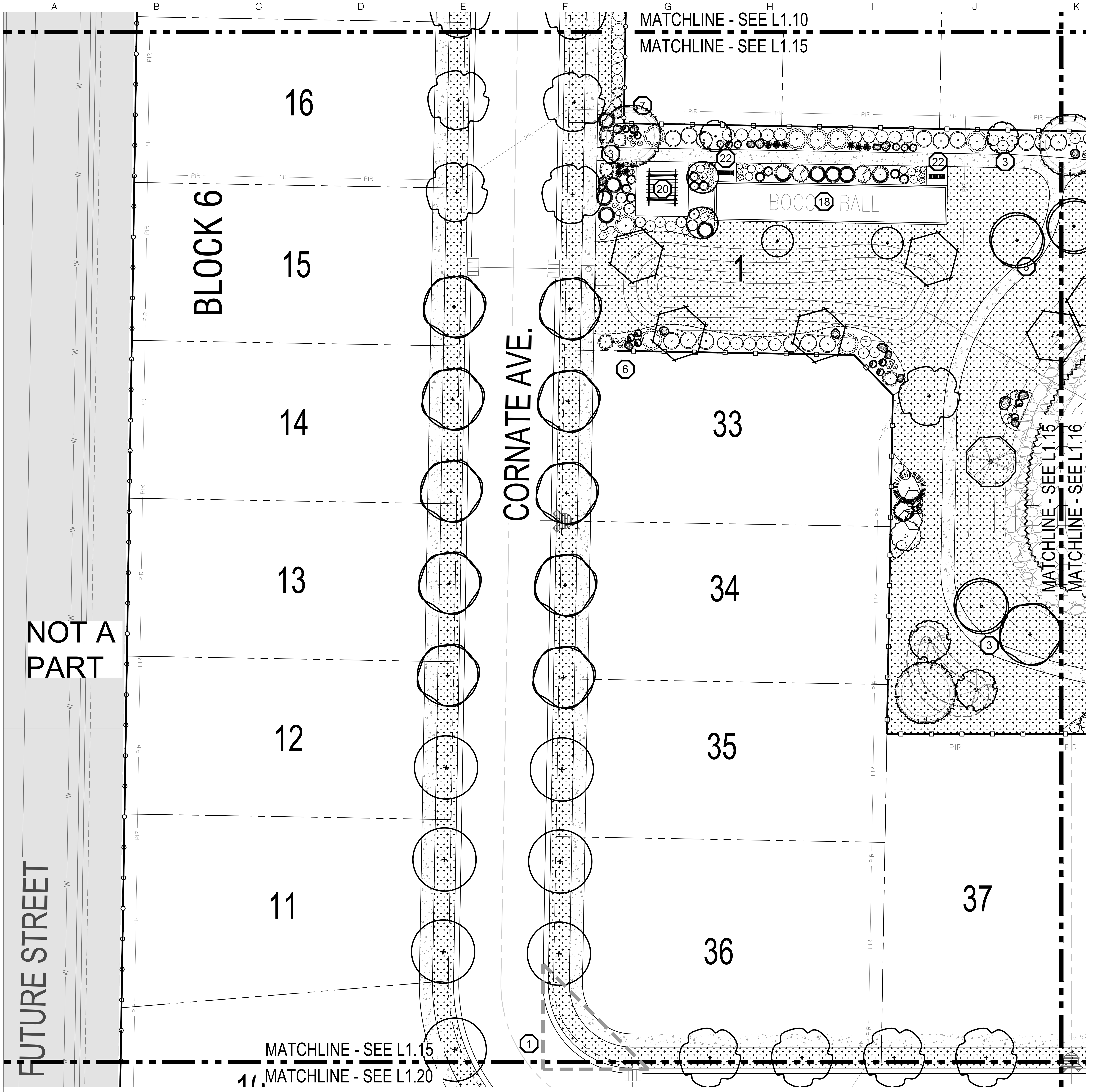
REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM
CHECKED BY: JDR
PROJECT NUMBER 24-121
SHEET: L1.14

PRELIMINARY PLAT



LANDSCAPE PLAN

0' 20' 40' 60'
SCALE: 1" = 20'-0"

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 5/L2.00

2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE

SOLID VINYL
SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00

NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 2/L2.00	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid'' Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
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	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber'' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS			SEE DETAIL 4/L2.00	
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
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CALLOUT LEGEND

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STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA- 16327
9/24/2025

DATE:
09/24/2025

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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

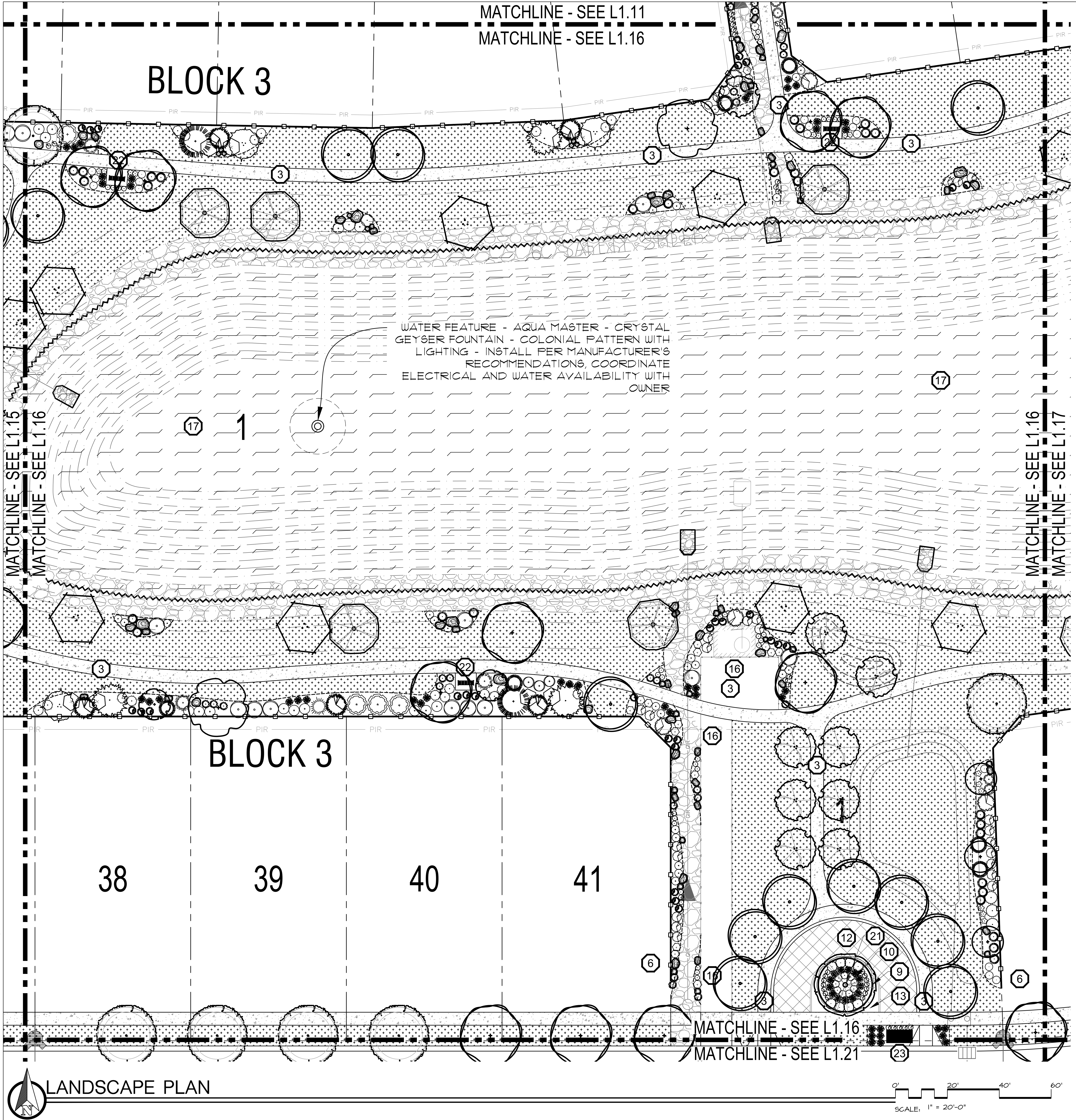
DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER 24-121

SHEET: L1.15

PRELIMINARY PLAT



LANDSCAPE PLAN

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.00
- 2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
- SOLID VINYL
- SEMI PRIVATE VINYL
- CHAIN LINK
- WROUGHT IRON
- SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

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(Shown at 80% Maturity)

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	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
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15	PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
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STAMP:
PRELIMINARY
9/24/2025

DATE:
09/24/2025

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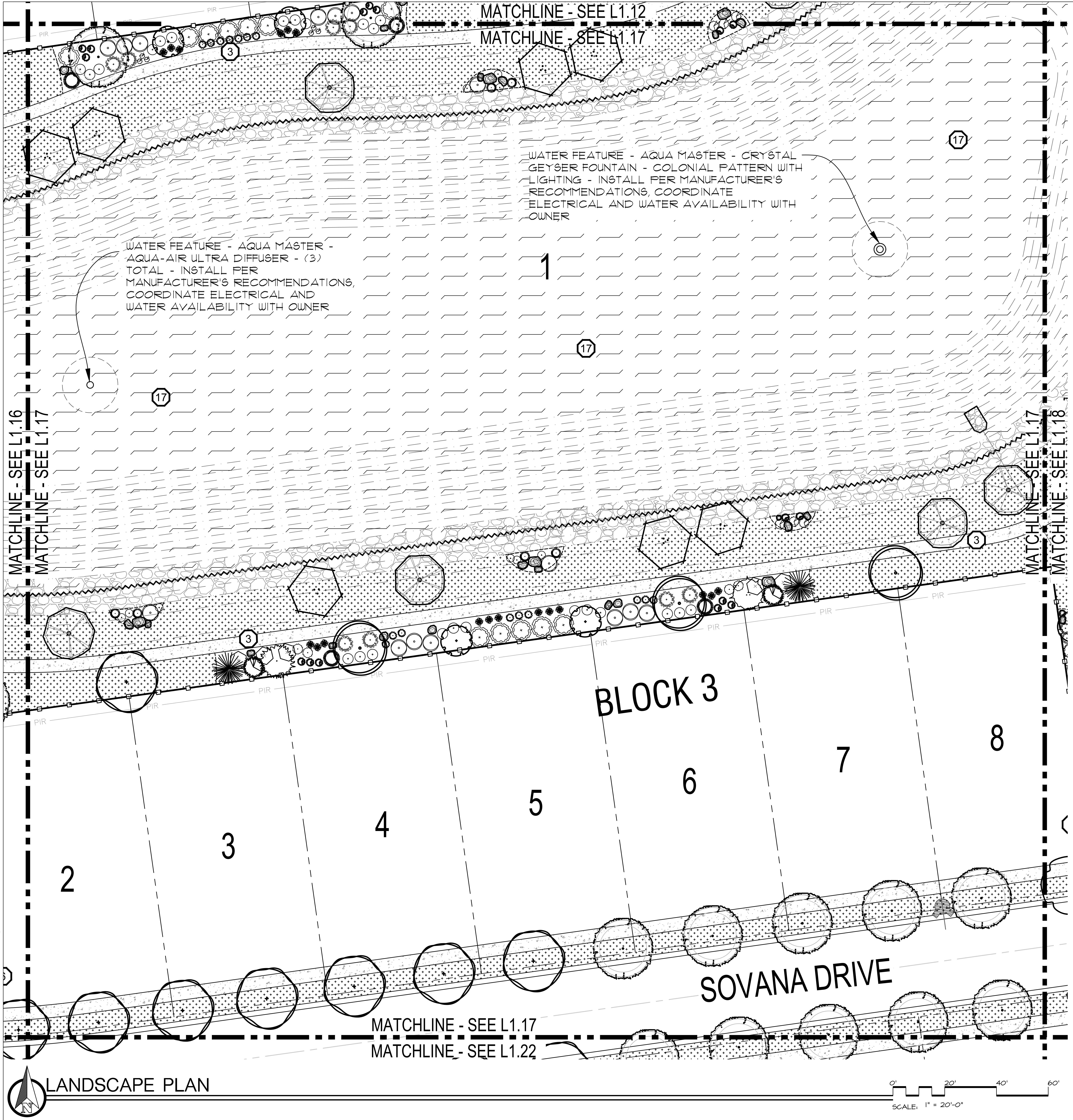
REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM
CHECKED BY: JDR
PROJECT NUMBER: 24-121
SHEET: L1.16

PRELIMINARY PLAT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MATCHLINE - SEE L1.17
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MATCHLINE - SEE L1.17
MATCHLINE - SEE L1.22
WATER FEATURE - AQUA MASTER - CRYSTAL GEYSER FOUNTAIN - COLONIAL PATTERN WITH LIGHTING - INSTALL PER MANUFACTURER'S RECOMMENDATIONS, COORDINATE ELECTRICAL AND WATER AVAILABILITY WITH OWNER
WATER FEATURE - AQUA MASTER - AQUA-AIR ULTRA DIFFUSER - (3) TOTAL - INSTALL PER MANUFACTURER'S RECOMMENDATIONS, COORDINATE ELECTRICAL AND WATER AVAILABILITY WITH OWNER
1
3
17
17
17
3
3
PIR
BLOCK 3
2
3
4
5
6
7
8
SOVANA DRIVE
0'
20'
40'
60'
SCALE: 1" = 20'-0"

LANDSCAPE PLAN

NOTES:

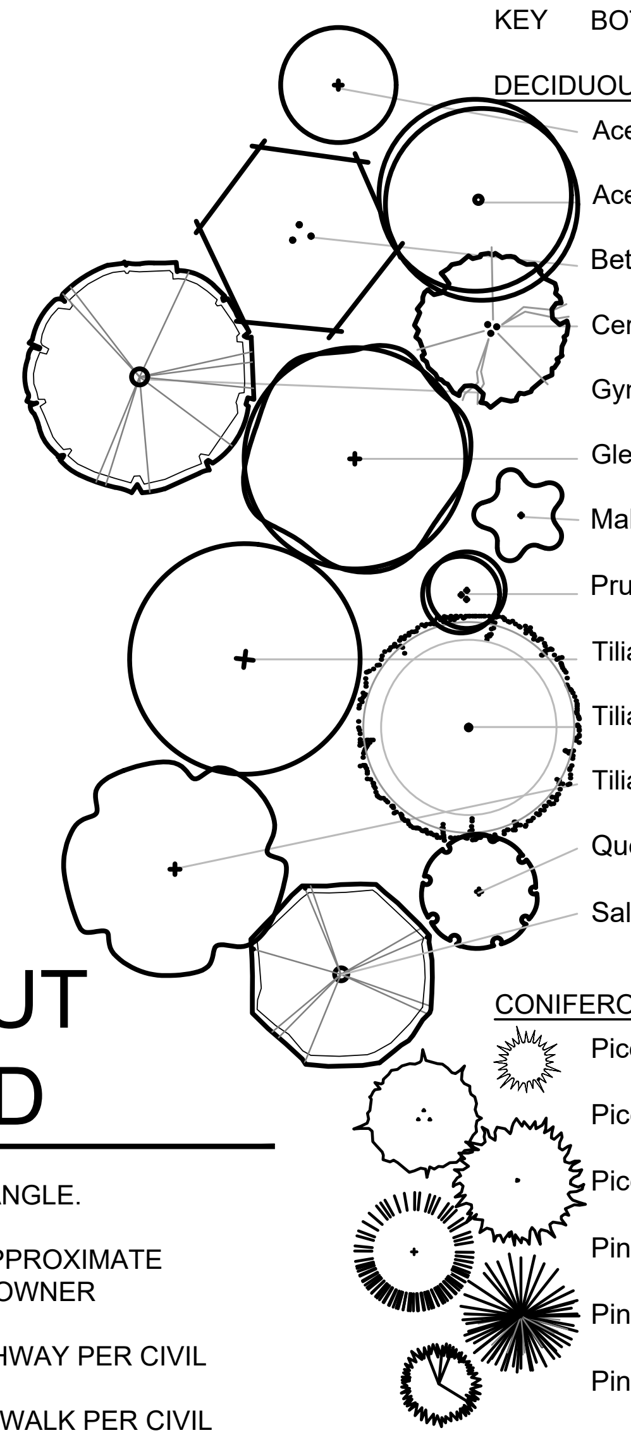
1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

	PLANTS TO BE INSTALLED
- - - - -	CUT EDGE, SEE DETAIL 5/L2.00
— — — —	2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
—○—○—	SOLID VINYL
—□—□—	SEMI PRIVATE VINYL
——X——	CHAIN LINK
▬x▬x▬	WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.
▨	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
▨	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
▨	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
▨	CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)



KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.00
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS				SEE DETAIL 4/L2.00
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

1	40' VISION TRIANGLE.
2	ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3	5'-0" WIDE PATHWAY PER CIVIL
4	7'-0" WIDE SIDEWALK PER CIVIL
5	12' MULTI-USE PATHWAY, PER CIVIL
6	START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7	TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8	TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9	12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10	1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11	PLAY SURFACING SEE DETAIL 1/L2.01
12	CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13	CONCRETE FLATWORK PER CIVIL.
14	PLAY STRUCTURE AND EQUIPMENT BY OWNER.
15	PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16	9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
17	POND WITH AERATION PER CIVIL.
18	BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
19	16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
20	12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
21	19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22	PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23	CLUSTER MAILBOX LOCATION, PER CIVIL
24	EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
JOHN D. ROGERS
9/24/2025
PRELIMINARY NOT FOR CONSTRUCTION

DATE:
09/24/2025

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK& BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

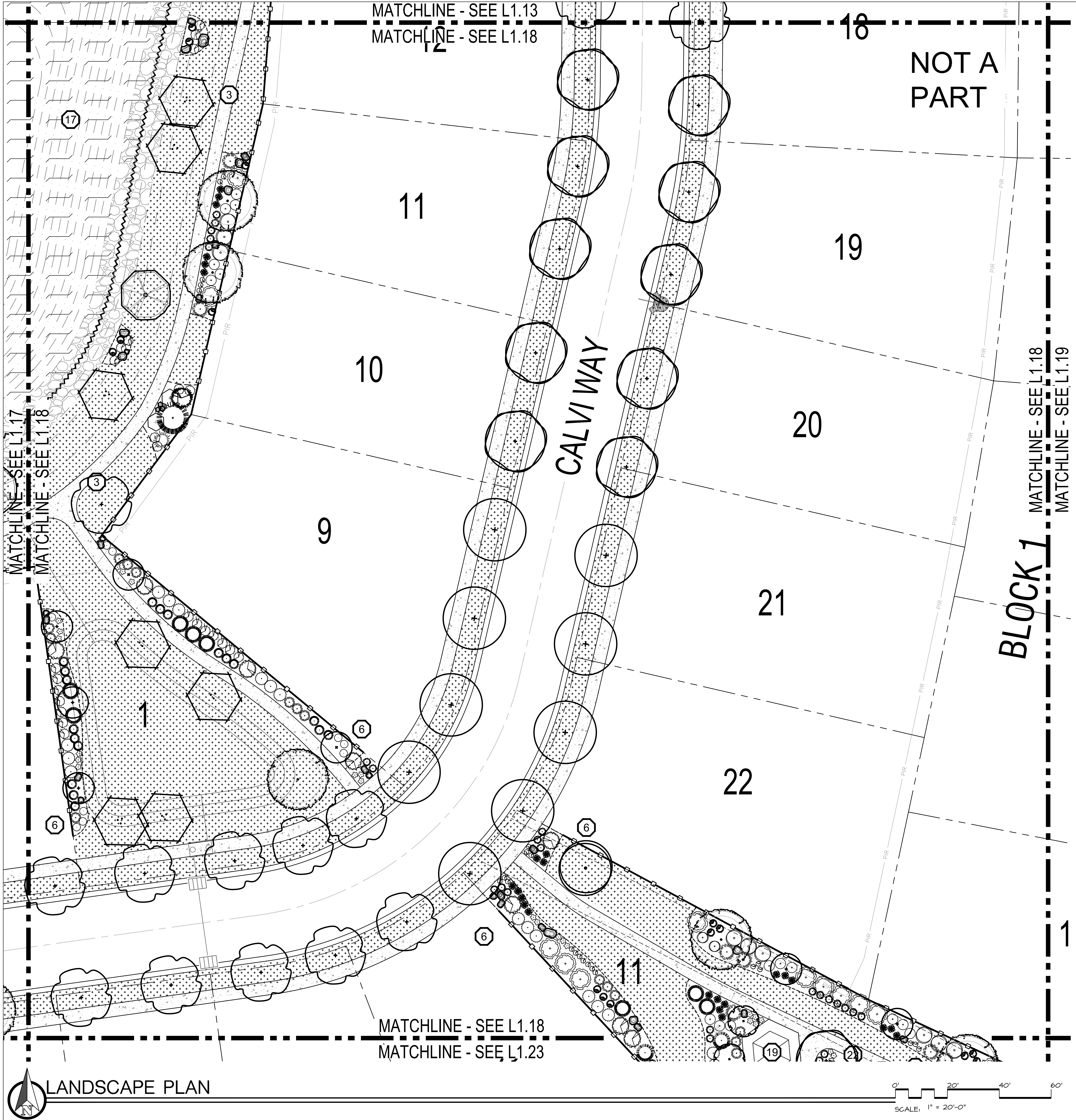
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.17

PRELIMINARY PLAT



LANDSCAPE PLAN

LANDSCAPE LEGEND

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2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
SOLID VINYL SEMI PRIVATE VINYL CHAIN LINK WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.	CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

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South Landscape Architecture P.C.
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REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

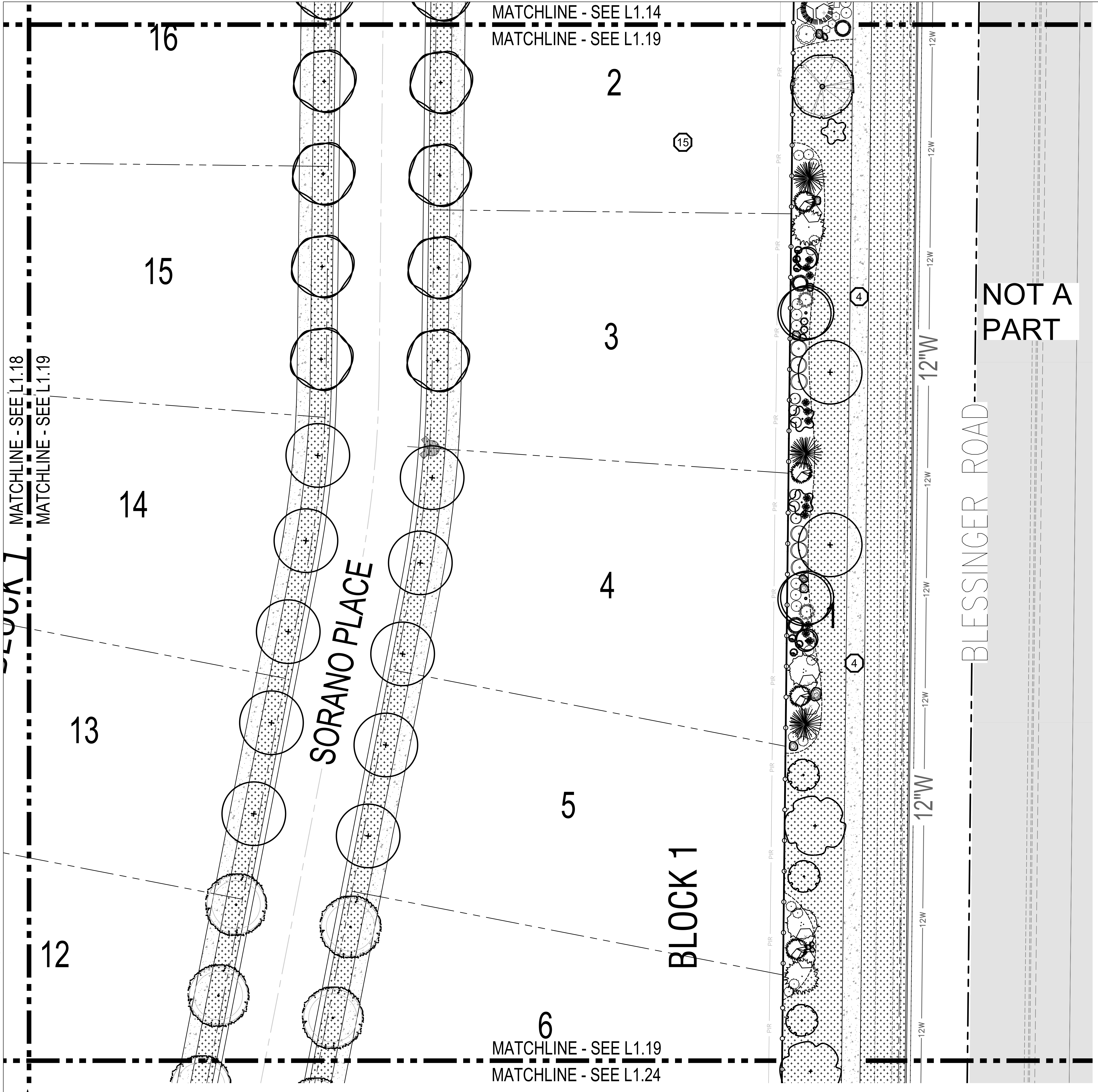
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.18

PRELIMINARY PLAT



LANDSCAPE PLAN

0' 20' 40' 60'

SCALE: 1" = 20'-0"

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LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

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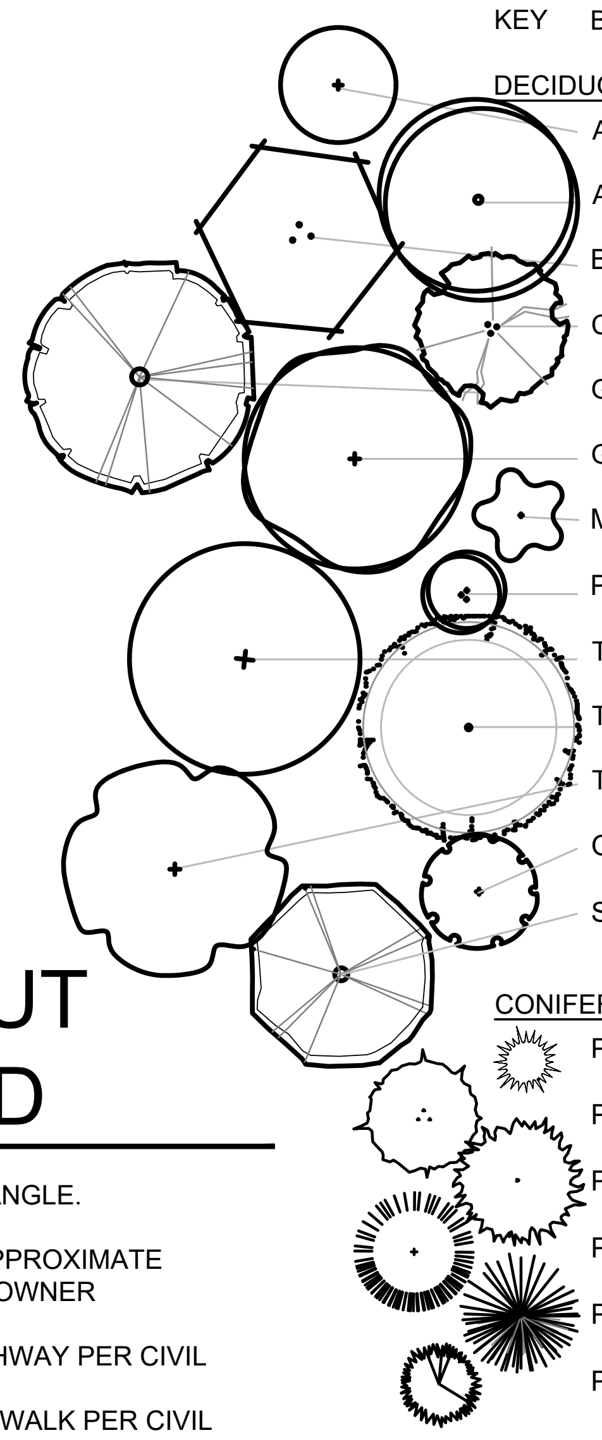

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⊙	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
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○	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
⊕	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
⬡	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
⊙	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
⊙	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
⊙	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
○	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS				SEE DETAIL 4/L2.00.
⬡	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
✱	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
✱	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
✿	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
✱	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
●	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
⊙	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
⊙	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
●	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

① 40' VISION TRIANGLE.
② ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
③ 5'-0" WIDE PATHWAY PER CIVIL
④ 7'-0" WIDE SIDEWALK PER CIVIL
⑤ 12' MULTI-USE PATHWAY, PER CIVIL
⑥ START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
⑦ TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
⑧ TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
⑨ 12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
⑩ 1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
⑪ PLAY SURFACING SEE DETAIL 1/L2.01
⑫ CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
⑬ CONCRETE FLATWORK PER CIVIL.
⑭ PLAY STRUCTURE AND EQUIPMENT BY OWNER.
⑮ PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
⑯ 9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
⑰ POND WITH AERATION PER CIVIL.
⑱ BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
⑲ 16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
⑳ 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
㉑ 19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
㉒ PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
㉓ CLUSTER MAILBOX LOCATION, PER CIVIL
㉔ EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
PRELIMINARY
JOHN D. RICE
LA-1027
9/24/2025

DATE:
09/24/2025

Know what's below. Call before you dig.
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info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

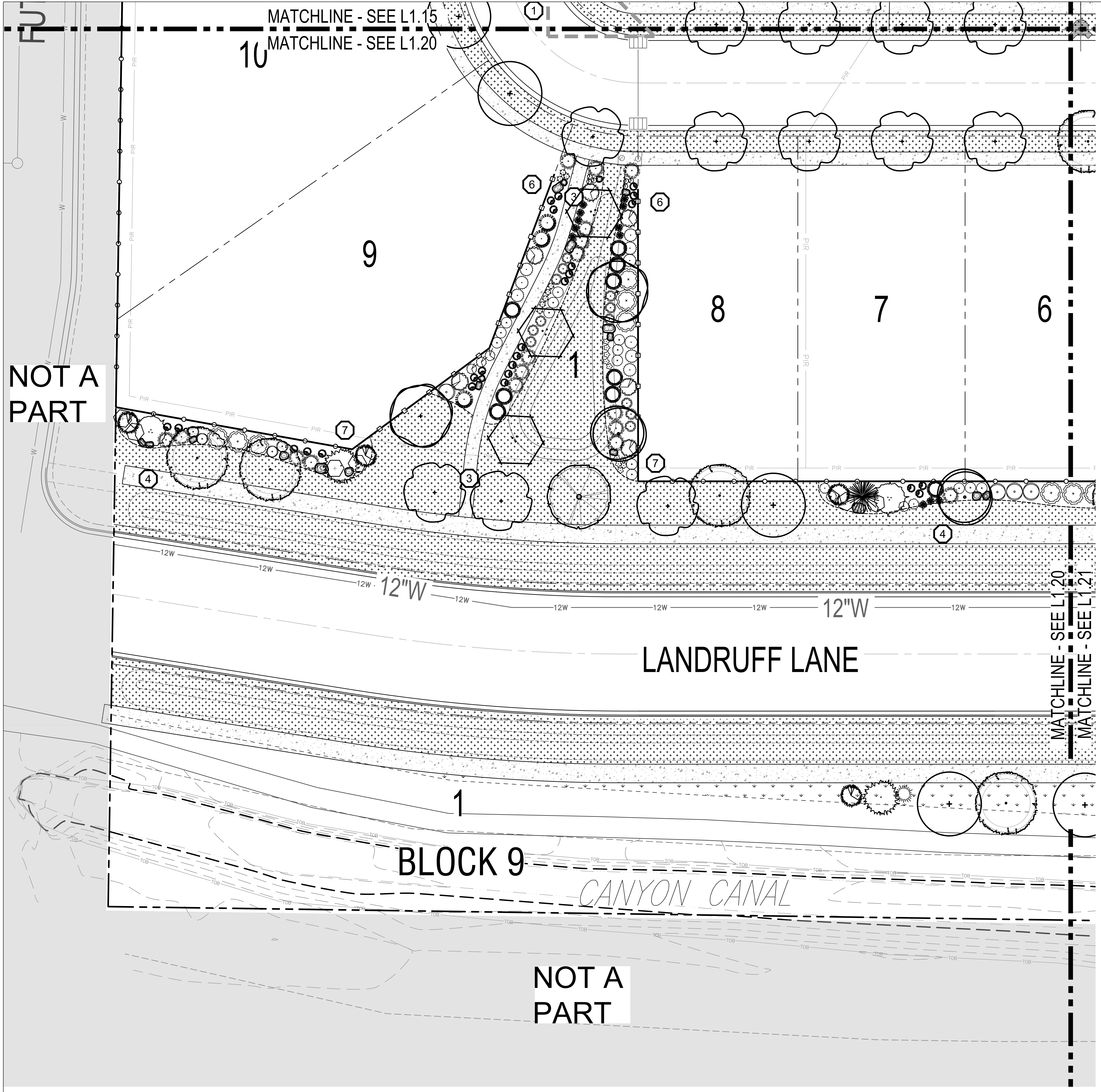
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.19

PRELIMINARY PLAT



LANDSCAPE PLAN

SCALE: 1" = 20'-0"
0' 20' 40' 60'

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

LANDSCAPE LEGEND

	PLANTS TO BE INSTALLED	▨	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- - - - -	CUT EDGE, SEE DETAIL 5/L2.00	▨	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
- - - - -	2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE	▨	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
—o—o— —□—□— ——X—— ━x━x━	SOLID VINYL SEMI PRIVATE VINYL CHAIN LINK WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.	▨	CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.00.
○	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
○	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
○	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
○	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
○	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
○	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
○	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
○	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
○	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
○	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
○	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
○	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
○	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
○	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
○	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
○	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
○	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
○	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
○	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
⬡	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
○	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
○	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
○	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
○	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS				SEE DETAIL 4/L2.00.
⬡	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
●	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
○	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
○	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
○	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
●	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
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●	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

1	40' VISION TRIANGLE.
2	ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3	5'-0" WIDE PATHWAY PER CIVIL
4	7'-0" WIDE SIDEWALK PER CIVIL
5	12' MULTI-USE PATHWAY, PER CIVIL
6	START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7	TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8	TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9	12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10	1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11	PLAY SURFACING SEE DETAIL 1/L2.01
12	CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13	CONCRETE FLATWORK PER CIVIL.
14	PLAY STRUCTURE AND EQUIPMENT BY OWNER.
15	PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16	9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
17	POND WITH AERATION PER CIVIL.
18	BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
19	16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
20	12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
21	19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22	PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23	CLUSTER MAILBOX LOCATION, PER CIVIL
24	EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
JOHN D. ROGERS
9/24/2025
PRELIMINARY
NOT FOR CONSTRUCTION

DATE:
09/24/2025

811
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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

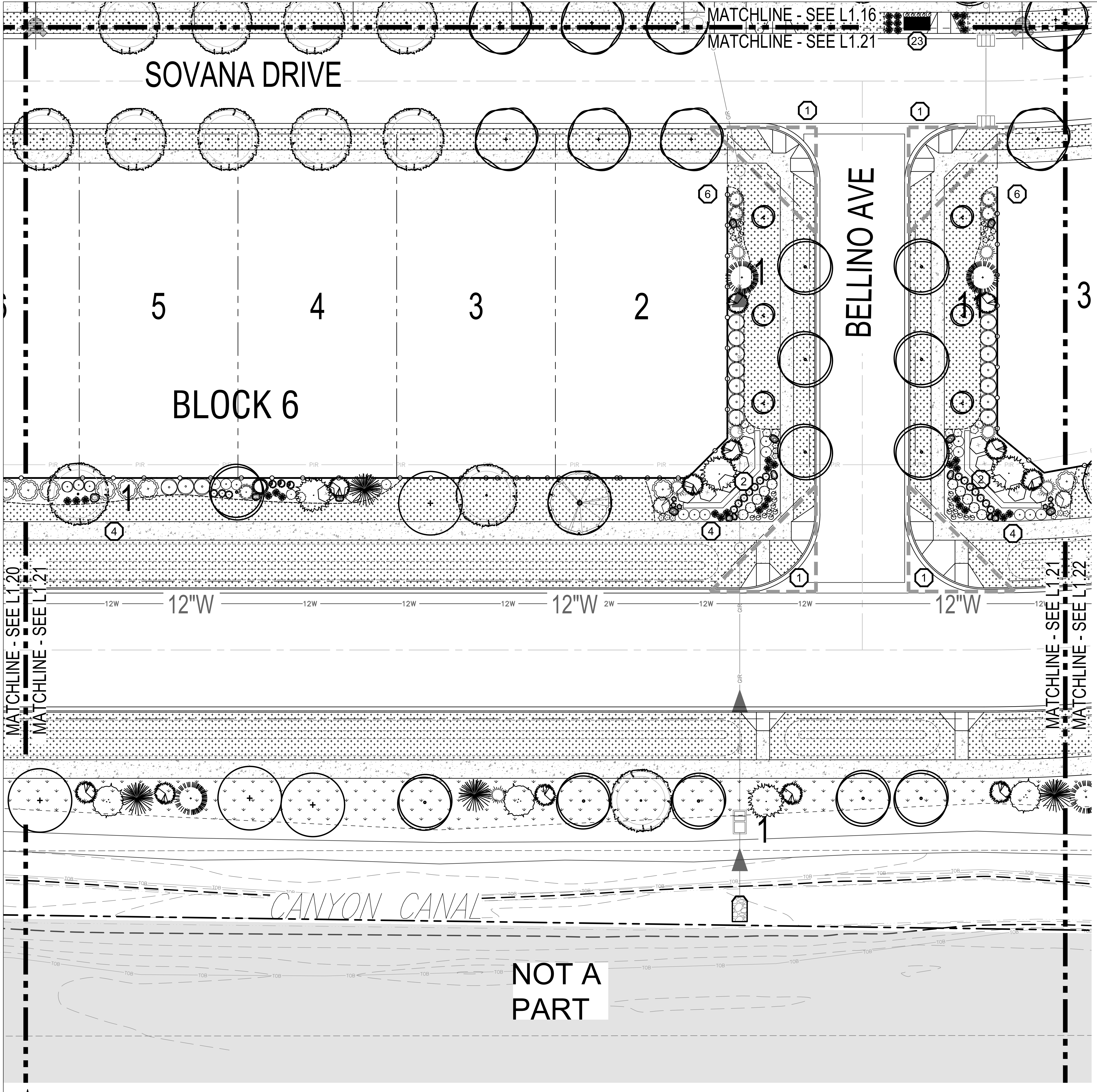
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.20

PRELIMINARY PLAT



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTES:

1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

CALLOUT LEGEND

① 40' VISION TRIANGLE.
② ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
③ 5'-0" WIDE PATHWAY PER CIVIL
④ 7'-0" WIDE SIDEWALK PER CIVIL
⑤ 12' MULTI-USE PATHWAY, PER CIVIL
⑥ START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
⑦ TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
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⑨ 12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
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㉒ PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
㉓ CLUSTER MAILBOX LOCATION, PER CIVIL
㉔ EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED	RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
CUT EDGE, SEE DETAIL 5/L2.00	NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE	NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
SOLID VINYL SEMI PRIVATE VINYL CHAIN LINK WROUGHT IRON SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.	CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.00	
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
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	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
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CONIFEROUS TREES			SEE DETAIL 2/L2.00	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
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	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS			SEE DETAIL 3/L2.00	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
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	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
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	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber'' Autumn Amber sumac	2 Gal.	6'' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS			SEE DETAIL 4/L2.00	
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
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	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
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	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

STAMP:
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JOHN D. ROGERS
LA- 16327
9/24/2025

DATE:
09/24/2025

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Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM

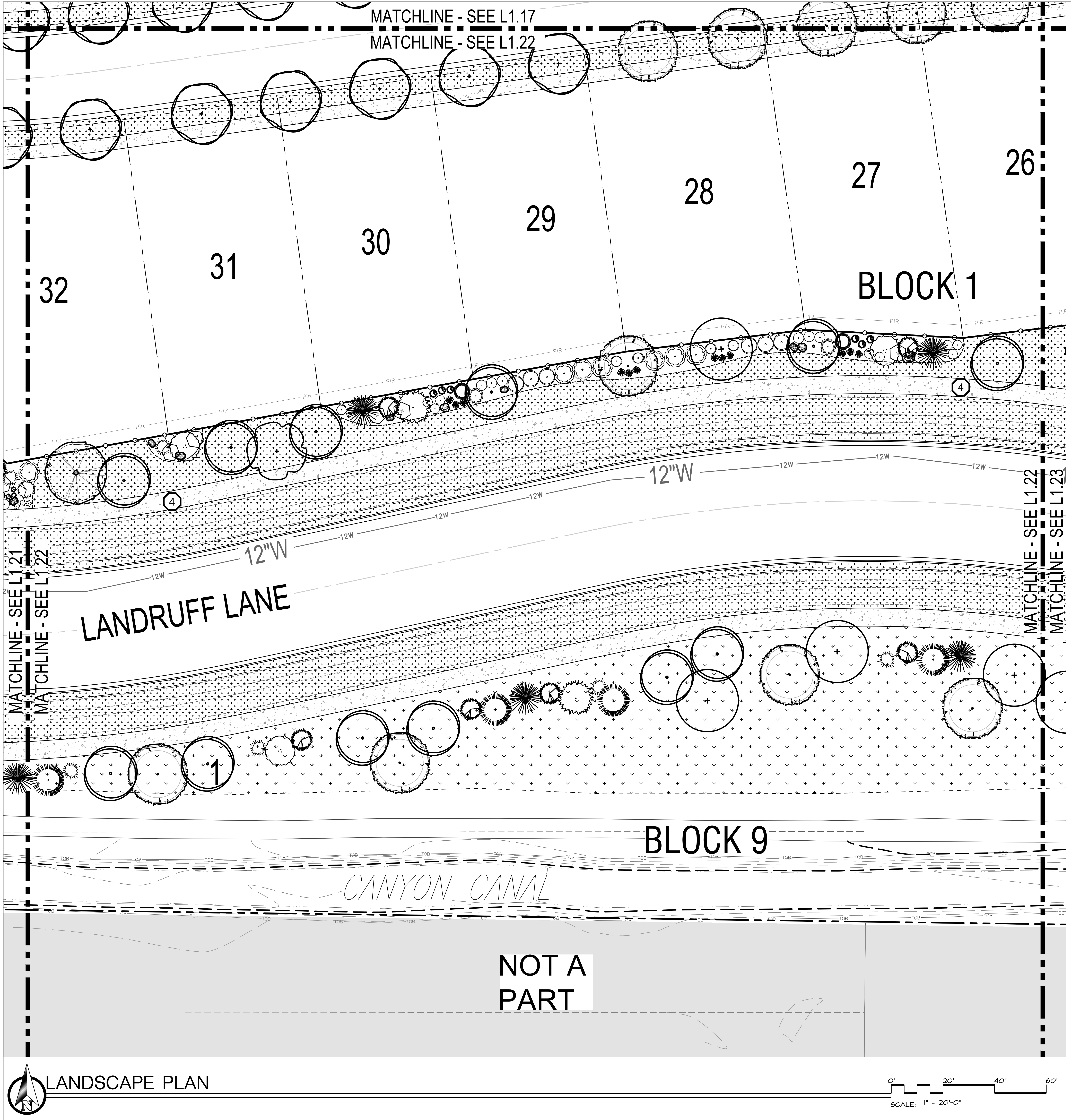
CHECKED BY: JDR

PROJECT NUMBER 24-121

SHEET: L1.21

PRELIMINARY PLAT

USER:SMCKEOWN LOCATION:Z:\PROJECTS\ENGINEERING SOLUTIONS\24-121 TOSCANA ESTATES\CAD\SHEETS\24-121 LANDSCAPE PLAN - PP.DWG PRINT DATE:9/24/2025 1:39 PM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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1. CONTRACTOR TO ADJUST TREES TO AVOID STREET LIGHTS AND FIRE HYDRANTS.
2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

CALLOUT LEGEND

① 40' VISION TRIANGLE.
② ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
③ 5'-0" WIDE PATHWAY PER CIVIL
④ 7'-0" WIDE SIDEWALK PER CIVIL
⑤ 12' MULTI-USE PATHWAY, PER CIVIL
⑥ START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
⑦ TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
⑧ TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
⑨ 12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
⑩ 1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
⑪ PLAY SURFACING SEE DETAIL 1/L2.01
⑫ CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
⑬ CONCRETE FLATWORK PER CIVIL.
⑭ PLAY STRUCTURE AND EQUIPMENT BY OWNER.
⑮ PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
⑯ 9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
⑰ POND WITH AERATION PER CIVIL.
⑱ BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
⑲ 16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
⑳ 12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
㉑ 19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
㉒ PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
㉓ CLUSTER MAILBOX LOCATION, PER CIVIL
㉔ EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED
CUT EDGE, SEE DETAIL 5/L2.00
2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
SOLID VINYL
SEMI PRIVATE VINYL
CHAIN LINK
WROUGHT IRON
SEE SHEET L3.00 FOR FENCING PLAN AND DETAILS.

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 6/L2.00
NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
CONTRACTOR TO COORDINATE W/ CIVIL ON POND ROCK; SEE DETAIL 10/L2.01 FOR RIVER BED ROCK

PLANT SCHEDULE

NOTE: All trees to be grade #1
(Shown at 80% Maturity)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.00
	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-trunk	35' hgt. 25' w	CLASS II
	Cercis canadensis 'Pink Trim' Northern Herald Redbud	2" B&B	20' hgt. 20' w	CLASS I
	Gymnocladus dioicus 'Espresso-JFS' Espresso Kentucky Coffee Tree	2" B&B	50' hgt. 35' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Tilia americana 'Boulevard' Boulevard Linden	2" B&B	35' hgt. 30' w	CLASS II
	Tilia americana 'eMcKSentry'f American Sentry Linden	2" B&B	45' hgt. 30' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Salix × alba 'Tristis' Weeping Willow	2" B&B	50' hgt. 40' w	CLASS II
CONIFEROUS TREES				SEE DETAIL 2/L2.00
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
SHRUBS				SEE DETAIL 3/L2.00
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	5 Gal.	4' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	3' hgt. 6' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	5 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS				SEE DETAIL 4/L2.00
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA-16327
9/24/2025

DATE:
09/24/2025

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK& BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

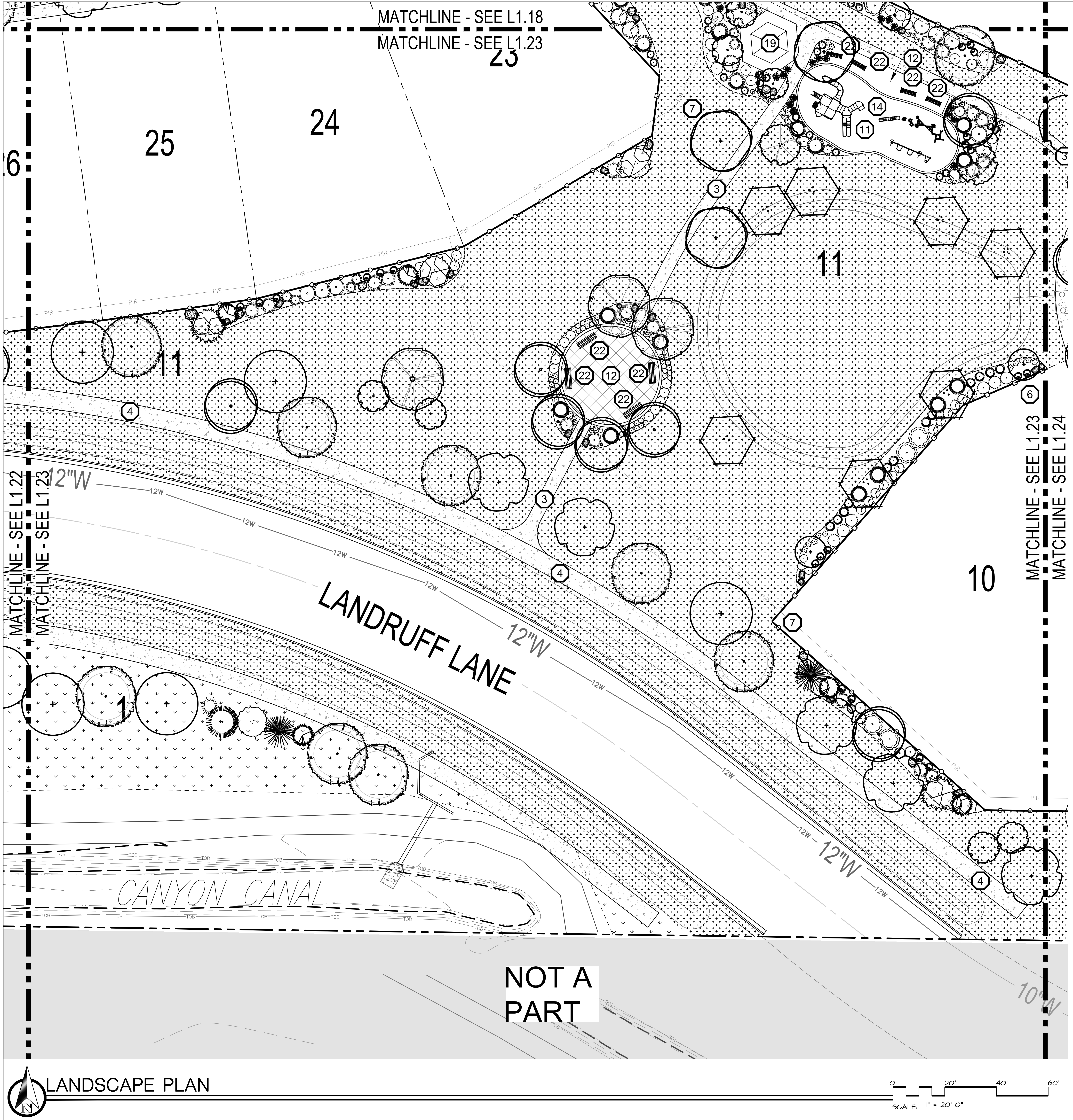
DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER 24-121

SHEET: L1.22

PRELIMINARY PLAT



LANDSCAPE PLAN

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2. CONTRACTOR TO COORDINATE WITH CIVIL ON POND ROCK PLACEMENT PRIOR TO INSTALL.

CALLOUT LEGEND

1. 40' VISION TRIANGLE.
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3. 5'-0" WIDE PATHWAY PER CIVIL
4. 7'-0" WIDE SIDEWALK PER CIVIL
5. 12' MULTI-USE PATHWAY, PER CIVIL
6. START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7. TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
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9. 12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10. 1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11. PLAY SURFACING SEE DETAIL 1/L2.01
12. CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13. CONCRETE FLATWORK PER CIVIL.
14. PLAY STRUCTURE AND EQUIPMENT BY OWNER.
15. PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16. 9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
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LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 5/L2.00
- 2'- 3' BERM WITH VARYING 4:1 - 3:1 SLOPE
- SOLID VINYL
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PLANT SCHEDULE

NOTE: All trees to be grade #1
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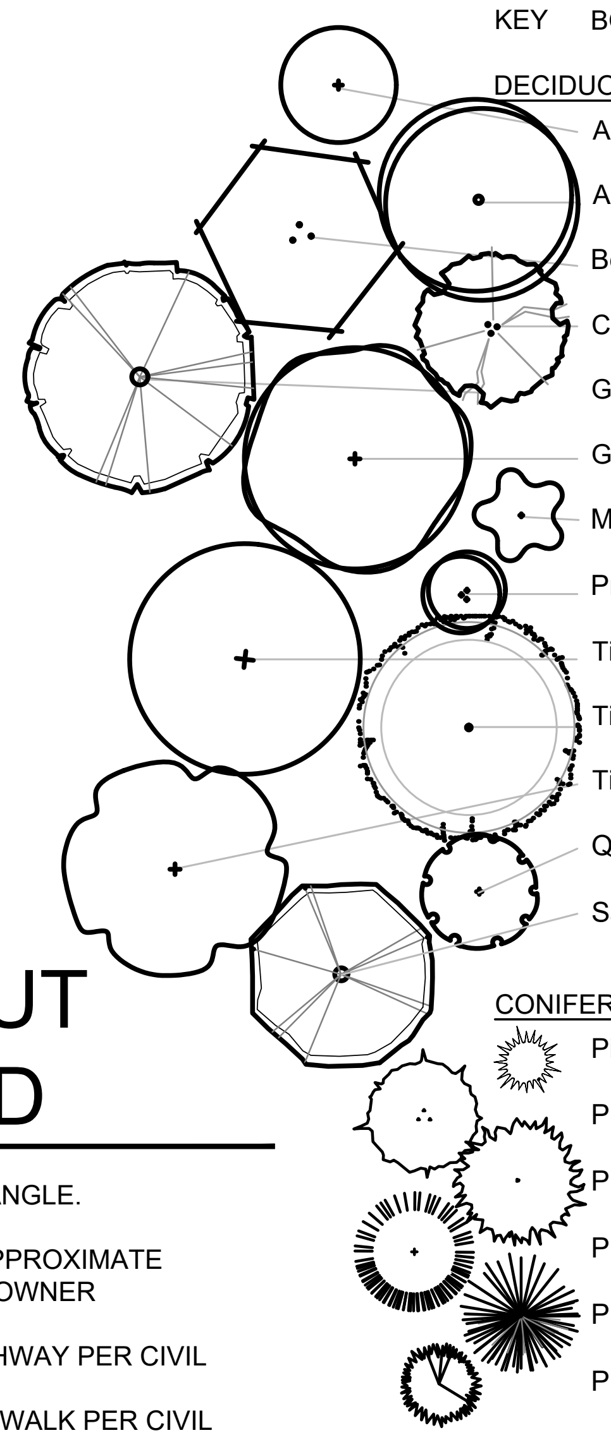

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	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
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	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	5 Gal.	3' hgt. x 2' wide	
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	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	5 Gal.	2' hgt. x 4' wide	
	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage	5 Gal.	2' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	5 Gal.	5' hgt. x 5' wide	
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	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum x burkwoodii Burkwood Viburnum	2 Gal.	10' hgt. 4' wide	
GROUND COVERS/ GRASSES/ PERENNIALS/ YUCCAS			SEE DETAIL 4/L2.00.	
	Arctostaphylos uva-ursi 'Massachusetts Massachusetts Kinnikinnick	1 Gal.	1' hgt. x 15' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
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	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
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STAMP:
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JOHN D. ROGERS
LA - 16327
9/24/2025

DATE:
09/24/2025

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208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

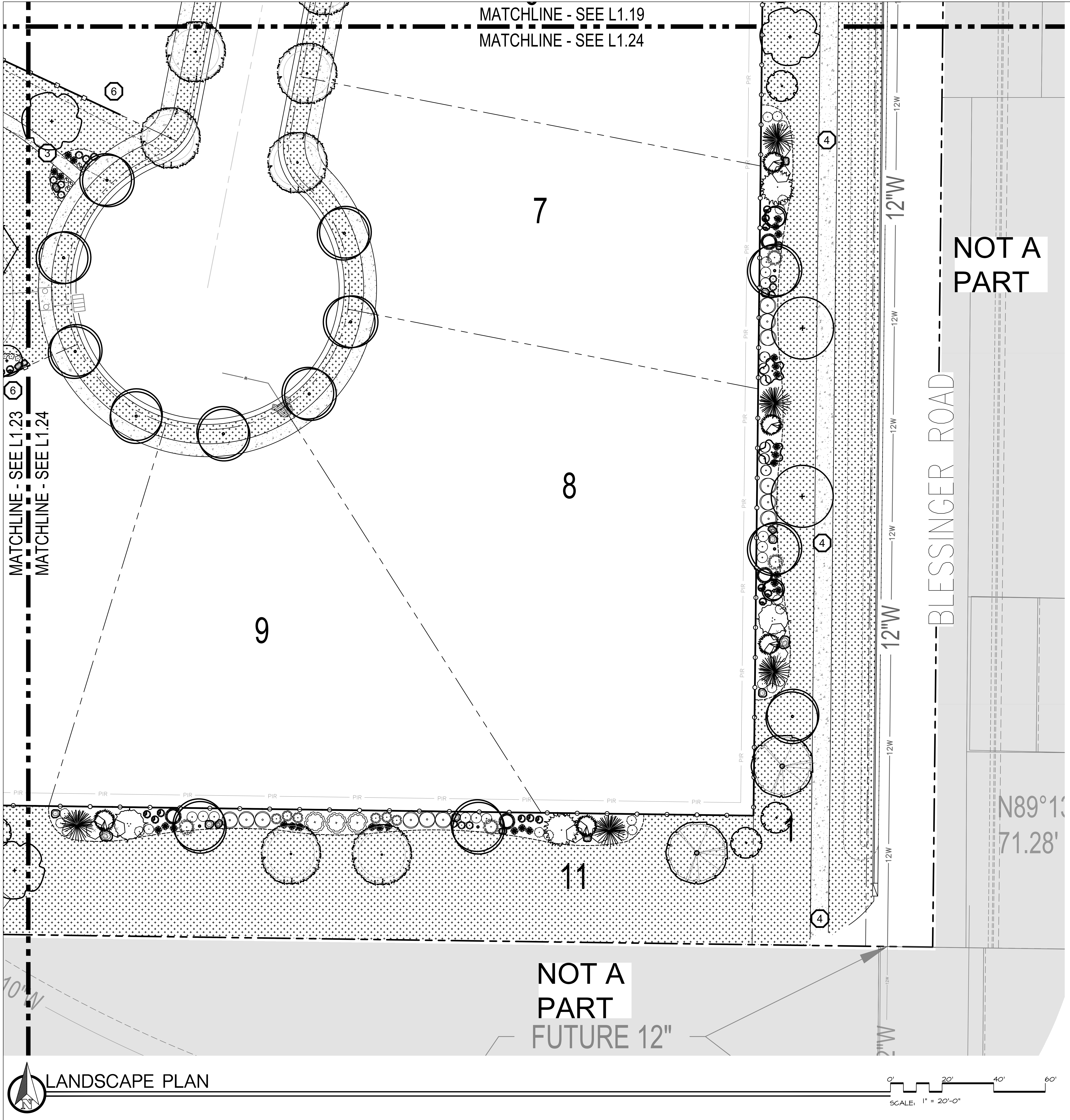
DRAWN BY:
SCM

CHECKED BY:
JDR

PROJECT NUMBER
24-121

SHEET:
L1.23

PRELIMINARY PLAT



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NOTES:

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LANDSCAPE LEGEND

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	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	12" hgt. x 18" wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	18" hgt. x 2' wide	
	Miscanthus sinensis 'Fire Dragon' Fire Dragon Maiden Grass	1 Gal.	6' hgt. x 3' wide	
	Miscanthus sinensis 'Purpurascens' Purple Silver Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	12" hgt. x 3' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	

CALLOUT LEGEND

1	40' VISION TRIANGLE.
2	ENTRY SIGN APPROXIMATE LOCATION, BY OWNER
3	5'-0" WIDE PATHWAY PER CIVIL
4	7'-0" WIDE SIDEWALK PER CIVIL
5	12' MULTI-USE PATHWAY, PER CIVIL
6	START FENCE LINE AT 20' BUILDING SETBACK OR VISION TRIANGLE WHICHEVER IS MORE RESTRICTIVE.
7	TRANSITION SEMI-PRIVACY VINYL FENCE TO SOLID VINYL FENCE.
8	TRANSITION VINYL FENCE TO WROUGHT IRON FENCE.
9	12" WIDE 22" TALL SEAT WALL, SEE DETAIL 13/L2.01
10	1" WASHED RIVER ROCK MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL AS SPECIFIED.
11	PLAY SURFACING SEE DETAIL 1/L2.01
12	CONCRETE FLATWORK PER CIVIL. PROVIDE 4' x 4' SCORE PATTERN AND INTEGRAL CONCRETE COLOR: CHARCOAL
13	CONCRETE FLATWORK PER CIVIL.
14	PLAY STRUCTURE AND EQUIPMENT BY OWNER.
15	PICKLE BALL COURTS BY OWNER, SEE DETAIL 2/L2.01
16	9' WIDE ACCESS DRIVEWAY FOR POND PUMP STATION, PER CIVIL
17	POND WITH AERATION PER CIVIL.
18	BOCCE BALL COURTS SEE DETAILS 11 & 12/L2.01, BY OWNER.
19	16 FOOT GAZEBO WITH (2) PICNIC TABLES, SEE DETAIL 4, 7, & 8/L2.01
20	12 X 12 PERGOLA W/PICNIC TABLE BY OWNER, SEE DETAILS 4-6/L2.01
21	19' INSIDE DIAMETER RAISED PLANTER ISLAND. SLOPE FROM CENTER DOWN TO SEAT WALL @ 4:1.
22	PARK BENCH LOCATION, SEE DETAIL 3/L2.01.
23	CLUSTER MAILBOX LOCATION, PER CIVIL
24	EXISTING 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY, PER CIVIL

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
9/24/2025

DATE:
09/24/2025

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK& BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE PLAN
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM
CHECKED BY: JDR
PROJECT NUMBER 24-121
SHEET: L1.24

PRELIMINARY PLAT

DRYLAND TURF SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.
THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE:	PURE LIVE SEED % MIX
HARD FESCUE	25
CANADA BLUE FESCUE	25
SHEEP FESCUE	25
WINGLEY CHEWINGS FESCUE	25

TOTAL SEED 40 LBS PURE LIVE SEED
INSTALL @ 25 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM “QUATTRO ENVIRONMENTAL”, A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM “QUATTRO ENVIRONMENTAL” (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.

GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

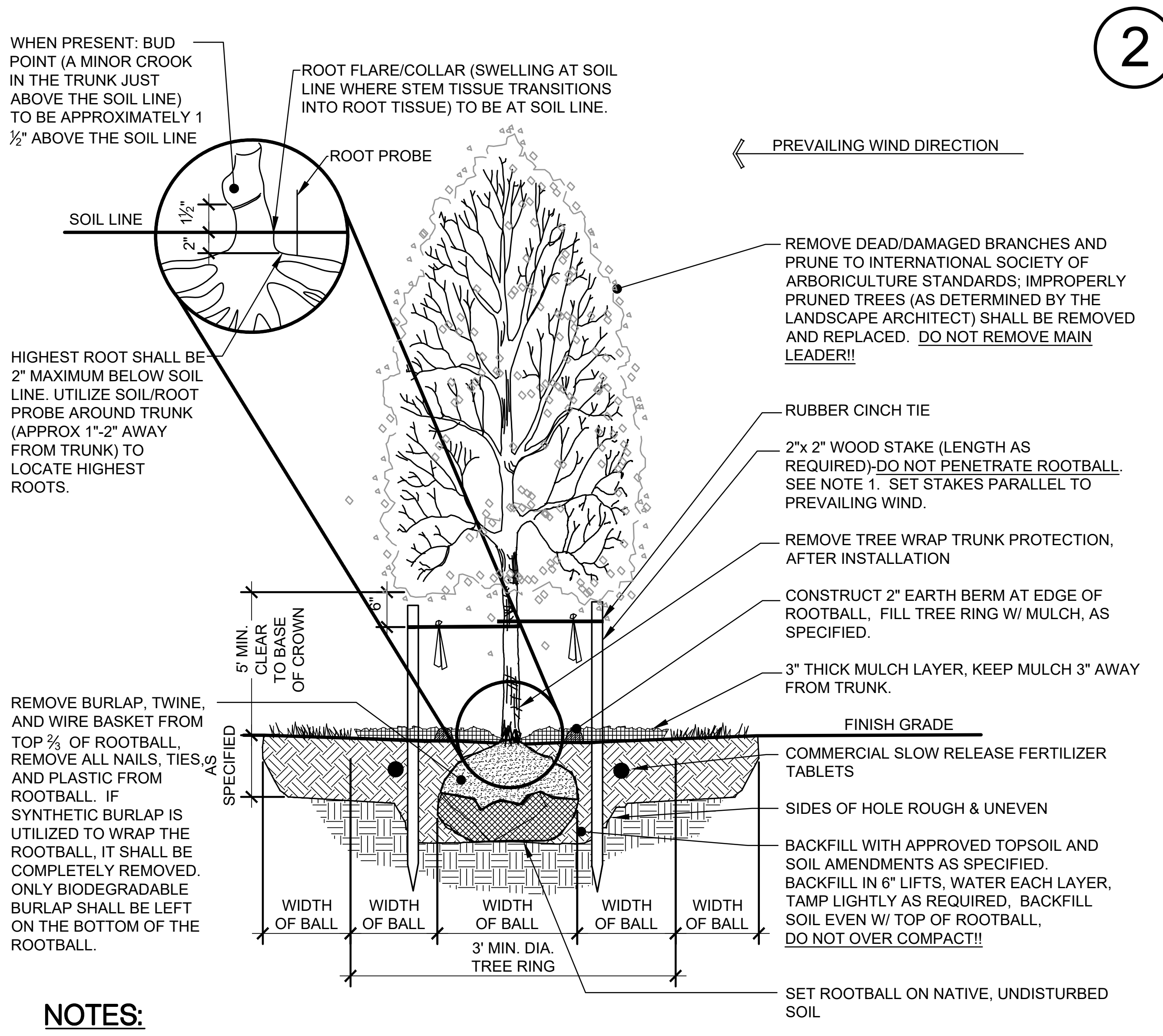
EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

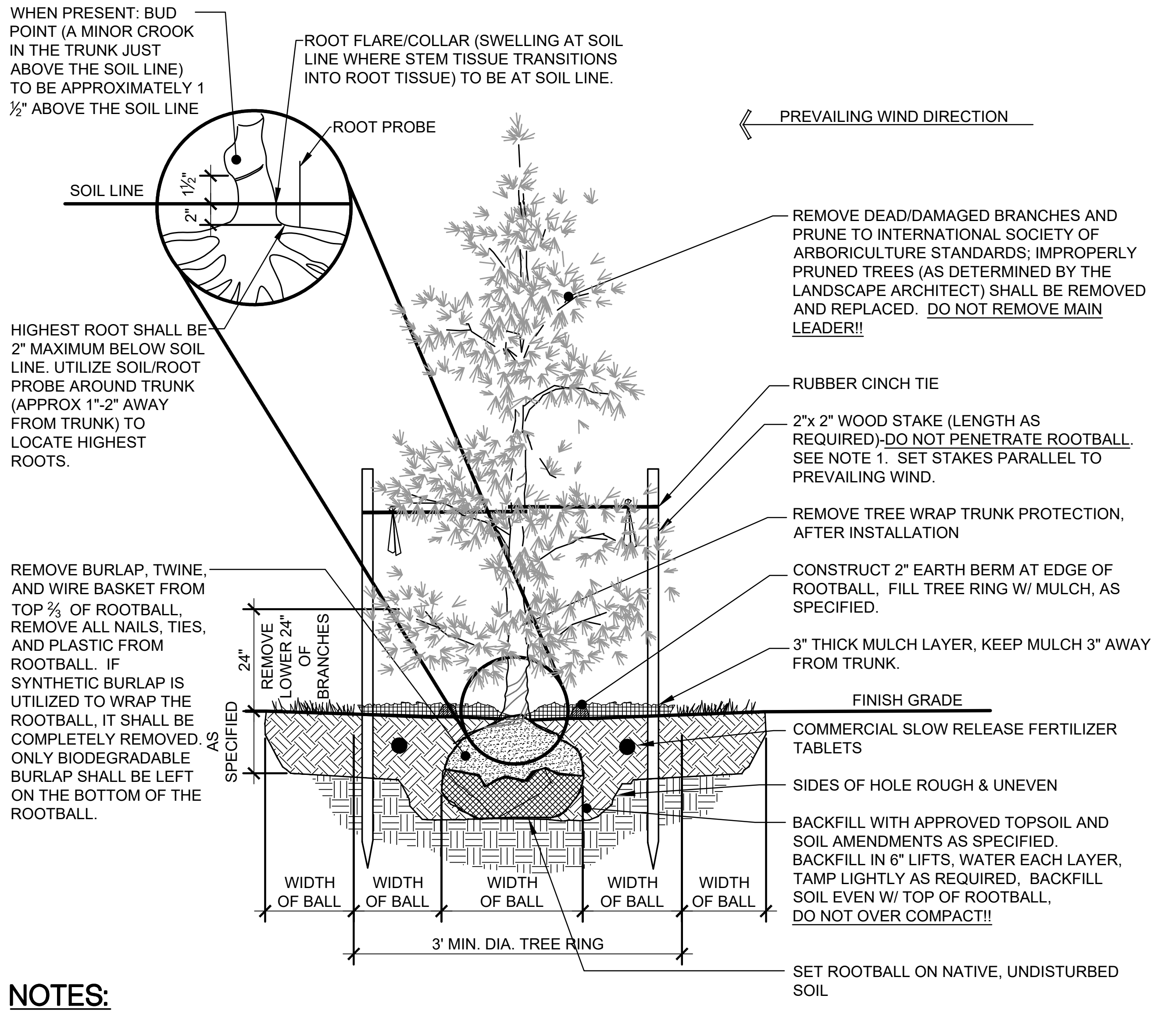

WHEN PRESENT: BUD POINT (A MINOR CROOK IN THE TRUNK JUST ABOVE THE SOIL LINE) TO BE APPROXIMATELY 1 ½" ABOVE THE SOIL LINE
ROOT FLARE/COLLAR (SWELLING AT SOIL LINE WHERE STEM TISSUE TRANSITIONS INTO ROOT TISSUE) TO BE AT SOIL LINE.
ROOT PROBE
SOIL LINE
1½"
2"
PREVAILING WIND DIRECTION
HIGHEST ROOT SHALL BE 2" MAXIMUM BELOW SOIL LINE. UTILIZE SOIL/ROOT PROBE AROUND TRUNK (APPROX 1"-2" AWAY FROM TRUNK) TO LOCATE HIGHEST ROOTS.
REMOVE DEAD/DAMAGED BRANCHES AND PRUNE TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS; IMPROPERLY PRUNED TREES (AS DETERMINED BY THE LANDSCAPE ARCHITECT) SHALL BE REMOVED AND REPLACED. DO NOT REMOVE MAIN LEADER!!
RUBBER CINCH TIE
2"x 2" WOOD STAKE (LENGTH AS REQUIRED)-DO NOT PENETRATE ROOTBALL. SEE NOTE 1. SET STAKES PARALLEL TO PREVAILING WIND.
REMOVE TREE WRAP TRUNK PROTECTION, AFTER INSTALLATION
CONSTRUCT 2" EARTH BERM AT EDGE OF ROOTBALL, FILL TREE RING W/ MULCH, AS SPECIFIED.
3" THICK MULCH LAYER, KEEP MULCH 3" AWAY FROM TRUNK.
6"
5' MIN. CLEAR TO BASE OF CROWN
FINISH GRADE
REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ⅔ OF ROOTBALL, REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
AS SPECIFIED
COMMERCIAL SLOW RELEASE FERTILIZER TABLETS
SIDES OF HOLE ROUGH & UNEVEN
BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED. BACKFILL IN 6" LIFTS, WATER EACH LAYER, TAMP LIGHTLY AS REQUIRED, BACKFILL SOIL EVEN W/ TOP OF ROOTBALL, DO NOT OVER COMPACT!!
WIDTH OF BALL
WIDTH OF BALL
WIDTH OF BALL
WIDTH OF BALL
WIDTH OF BALL
3' MIN. DIA. TREE RING
SET ROOTBALL ON NATIVE, UNDISTURBED SOIL

NOTES:

1. THE STAKING OF TREES IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN 5'-0" OF A CONCRETE CURB OR WALKWAY, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING

NOT TO SCALE


WHEN PRESENT: BUD POINT (A MINOR CROOK IN THE TRUNK JUST ABOVE THE SOIL LINE) TO BE APPROXIMATELY 1 ½" ABOVE THE SOIL LINE
ROOT FLARE/COLLAR (SWELLING AT SOIL LINE WHERE STEM TISSUE TRANSITIONS INTO ROOT TISSUE) TO BE AT SOIL LINE.
ROOT PROBE
SOIL LINE
1½"
2"
PREVAILING WIND DIRECTION
HIGHEST ROOT SHALL BE 2" MAXIMUM BELOW SOIL LINE. UTILIZE SOIL/ROOT PROBE AROUND TRUNK (APPROX 1"-2" AWAY FROM TRUNK) TO LOCATE HIGHEST ROOTS.
REMOVE DEAD/DAMAGED BRANCHES AND PRUNE TO INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS; IMPROPERLY PRUNED TREES (AS DETERMINED BY THE LANDSCAPE ARCHITECT) SHALL BE REMOVED AND REPLACED. DO NOT REMOVE MAIN LEADER!!
RUBBER CINCH TIE
2"x 2" WOOD STAKE (LENGTH AS REQUIRED)-DO NOT PENETRATE ROOTBALL. SEE NOTE 1. SET STAKES PARALLEL TO PREVAILING WIND.
REMOVE TREE WRAP TRUNK PROTECTION, AFTER INSTALLATION
CONSTRUCT 2" EARTH BERM AT EDGE OF ROOTBALL, FILL TREE RING W/ MULCH, AS SPECIFIED.
3" THICK MULCH LAYER, KEEP MULCH 3" AWAY FROM TRUNK.
REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ⅔ OF ROOTBALL, REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
24"
REMOVE LOWER 24" OF BRANCHES
AS SPECIFIED
FINISH GRADE
COMMERCIAL SLOW RELEASE FERTILIZER TABLETS
SIDES OF HOLE ROUGH & UNEVEN
BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED. BACKFILL IN 6" LIFTS, WATER EACH LAYER, TAMP LIGHTLY AS REQUIRED, BACKFILL SOIL EVEN W/ TOP OF ROOTBALL, DO NOT OVER COMPACT!!
WIDTH OF BALL
WIDTH OF BALL
WIDTH OF BALL
WIDTH OF BALL
WIDTH OF BALL
3' MIN. DIA. TREE RING
SET ROOTBALL ON NATIVE, UNDISTURBED SOIL

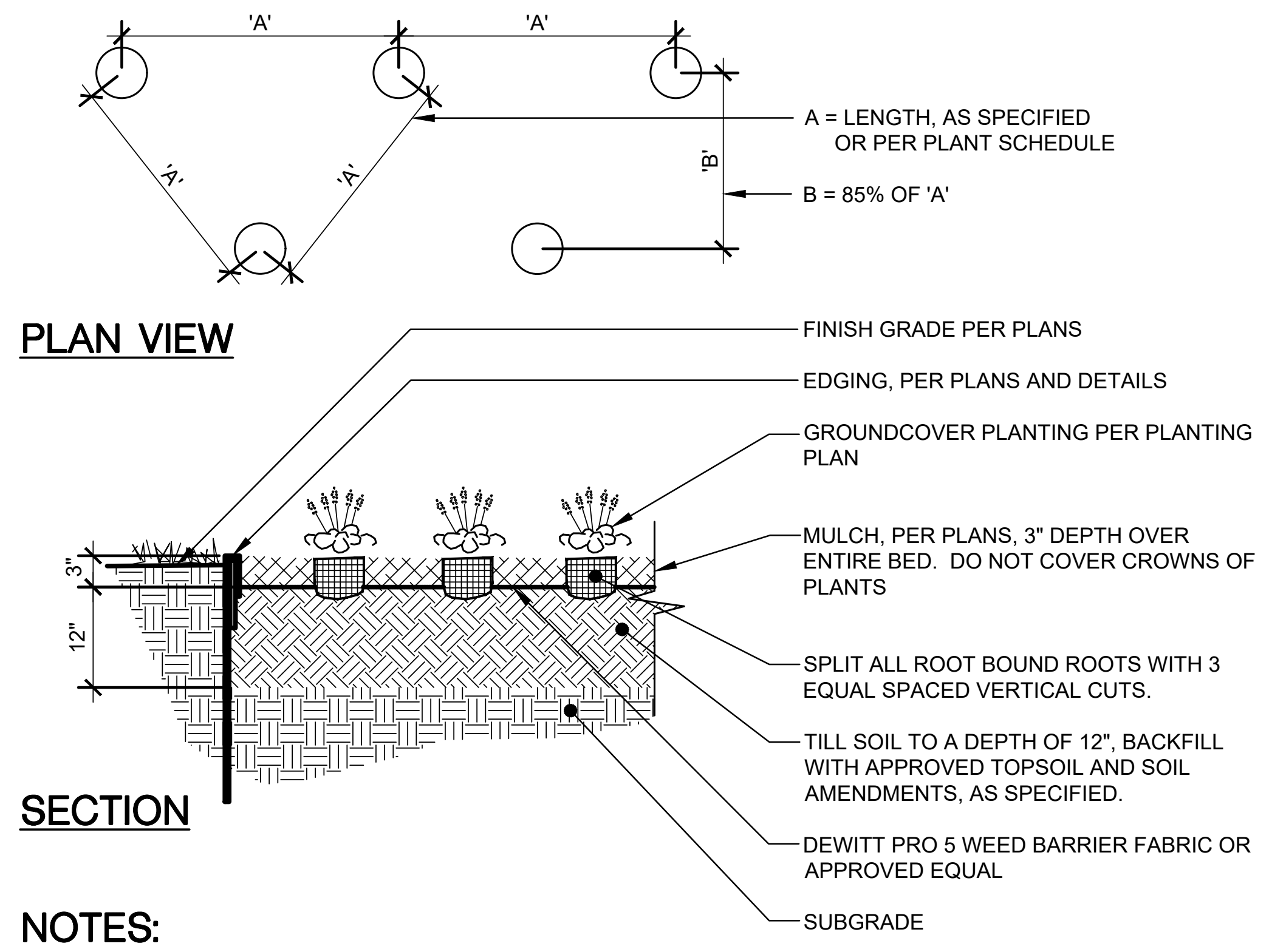
NOTES:

1. THE STAKING OF TREES IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

2 CONIFEROUS TREE PLANTING

NOT TO SCALE

SPACING "D"	ROW "A"	NO. OF PLANTS	AREA UNIT
6" O.C.	5.2"	7.80	1 SQ. FT.
8" O.C.	6.93"	5.425	1 SQ. FT.
10" O.C.	8.66"	3.46	1 SQ. FT.
12" O.C.	10.4"	1.95	1 SQ. FT.
15" O.C.	13.0"	1.35	1 SQ. FT.
18" O.C.	15.6"	.87	1 SQ. FT.
24" O.C.	20.8"	.5976	1 SQ. FT.
30" O.C.	26.0"	.3886	1 SQ. FT.
36" O.C.	31.2"	.2150	1 SQ. FT.

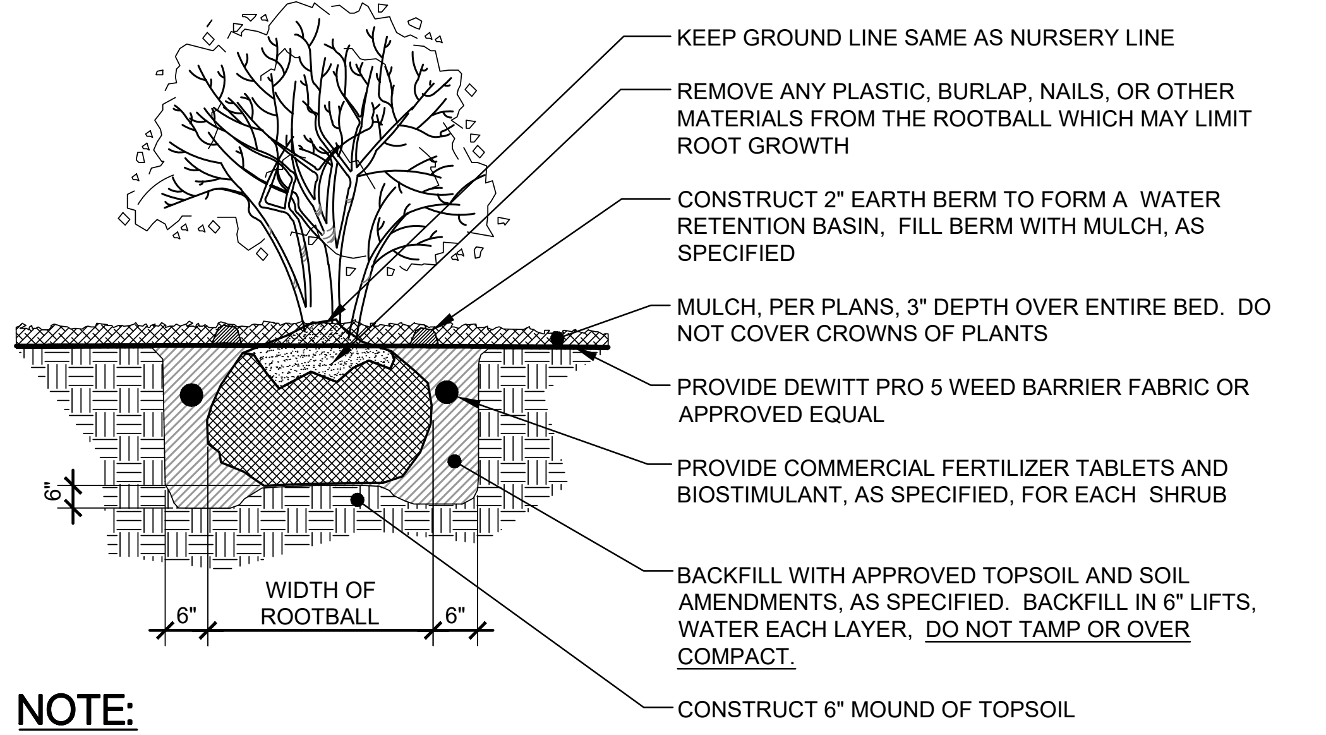

'A'
'A'
'A'
'A'
'B'
A = LENGTH, AS SPECIFIED OR PER PLANT SCHEDULE
B = 85% OF 'A'
PLAN VIEW
FINISH GRADE PER PLANS
EDGING, PER PLANS AND DETAILS
GROUNDCOVER PLANTING PER PLANTING PLAN
3"
12"
MULCH, PER PLANS, 3" DEPTH OVER ENTIRE BED. DO NOT COVER CROWNS OF PLANTS
SPLIT ALL ROOT BOUND ROOTS WITH 3 EQUAL SPACED VERTICAL CUTS.
TILL SOIL TO A DEPTH OF 12", BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS, AS SPECIFIED.
DEWITT PRO 5 WEED BARRIER FABRIC OR APPROVED EQUAL
SUBGRADE
SECTION

NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE

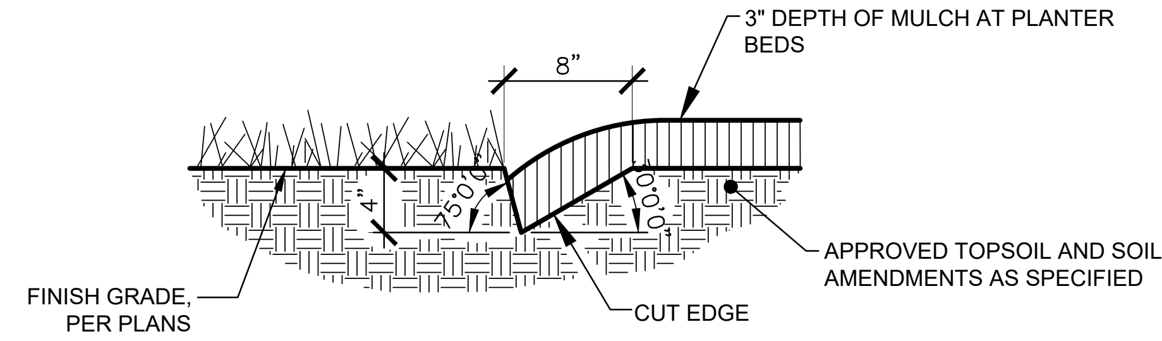

KEEP GROUND LINE SAME AS NURSERY LINE
REMOVE ANY PLASTIC, BURLAP, NAILS, OR OTHER MATERIALS FROM THE ROOTBALL WHICH MAY LIMIT ROOT GROWTH
CONSTRUCT 2" EARTH BERM TO FORM A WATER RETENTION BASIN, FILL BERM WITH MULCH, AS SPECIFIED
MULCH, PER PLANS, 3" DEPTH OVER ENTIRE BED. DO NOT COVER CROWNS OF PLANTS
PROVIDE DEWITT PRO 5 WEED BARRIER FABRIC OR APPROVED EQUAL
PROVIDE COMMERCIAL FERTILIZER TABLETS AND BIOSTIMULANT, AS SPECIFIED, FOR EACH SHRUB
6"
BACKFILL WITH APPROVED TOPSOIL AND SOIL AMENDMENTS, AS SPECIFIED. BACKFILL IN 6" LIFTS, WATER EACH LAYER, DO NOT TAMP OR OVER COMPACT.
6"
WIDTH OF ROOTBALL
6"
CONSTRUCT 6" MOUND OF TOPSOIL

NOTE:

1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 SHRUB PLANTING

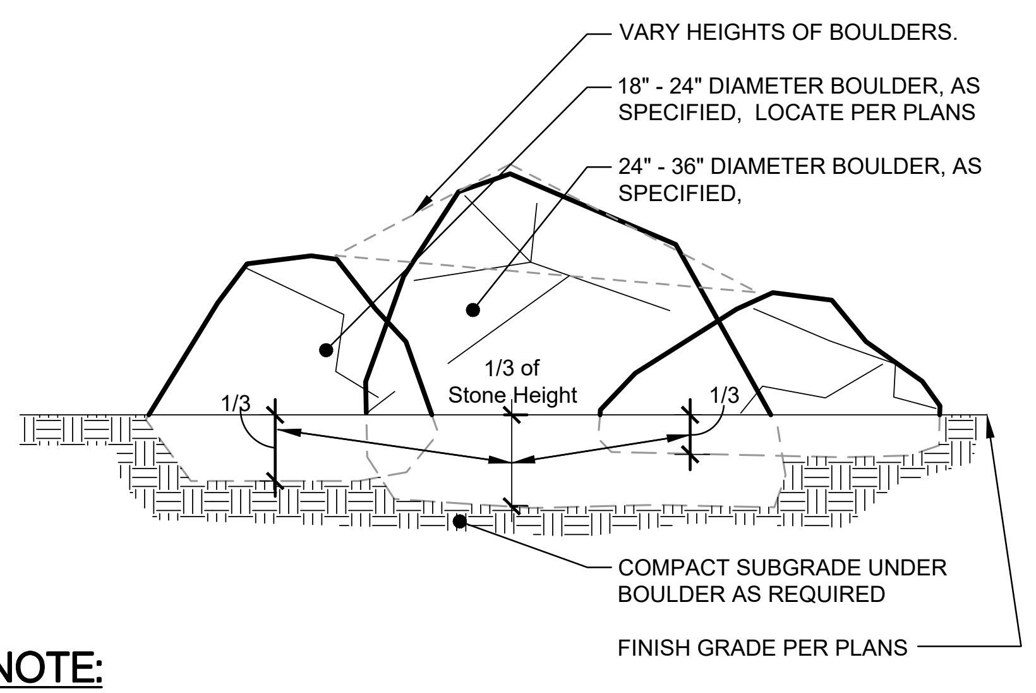
NOT TO SCALE


3" DEPTH OF MULCH AT PLANTER BEDS
8”
4”
75.0°
90.0°
FINISH GRADE, PER PLANS
CUT EDGE
APPROVED TOPSOIL AND SOIL AMENDMENTS AS SPECIFIED

5 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE


VARY HEIGHTS OF BOULDERS.
18" - 24" DIAMETER BOULDER, AS SPECIFIED, LOCATE PER PLANS
24" - 36" DIAMETER BOULDER, AS SPECIFIED,
1/3
1/3 of Stone Height
1/3
COMPACT SUBGRADE UNDER BOULDER AS REQUIRED
FINISH GRADE PER PLANS

NOTE:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY $\frac{1}{4}$ TO $\frac{1}{3}$ OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

6 BOULDER INSTALLATION

NOT TO SCALE

STAMP:
JOHN D. ROGERS
9/24/2025
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK& BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

REVISIONS:

No.	Date	Description

LANDSCAPE DETAILS
TOSCANO ESTATES
BLESSINGER ST STAR, IDAHO 83669

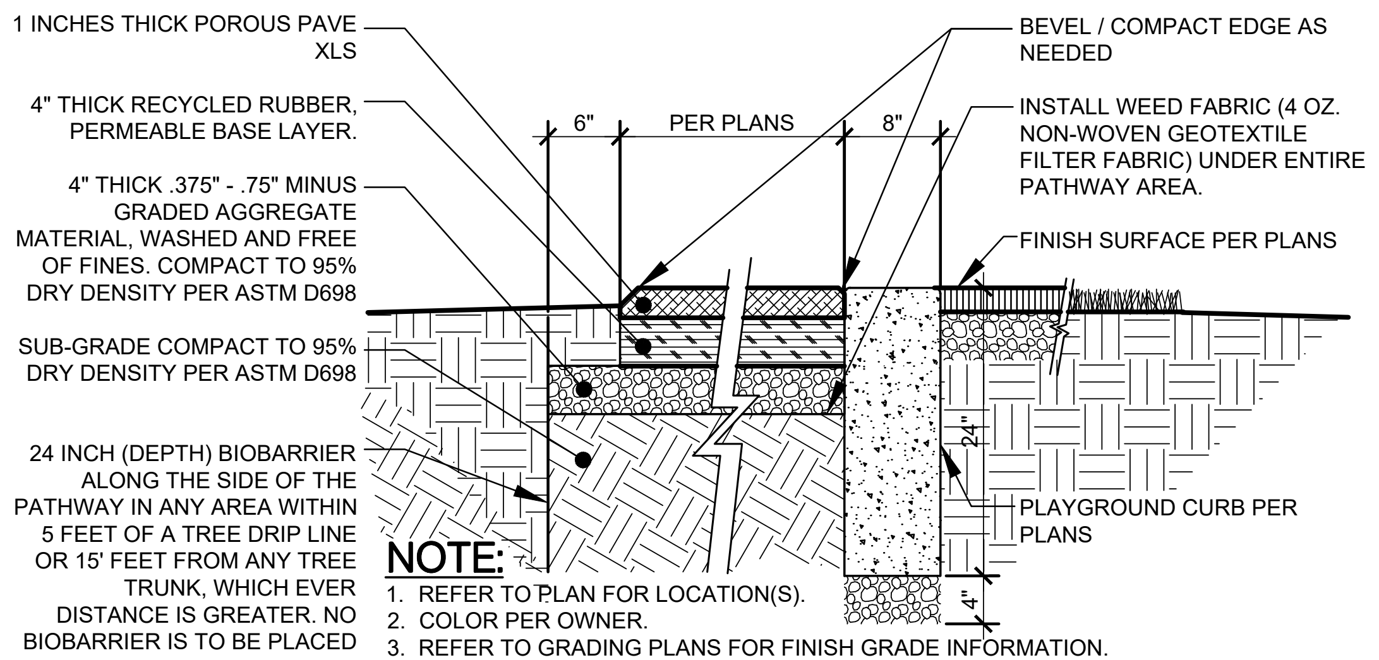
DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER 24-121

SHEET: L2.00

PRELIMINARY PLAT

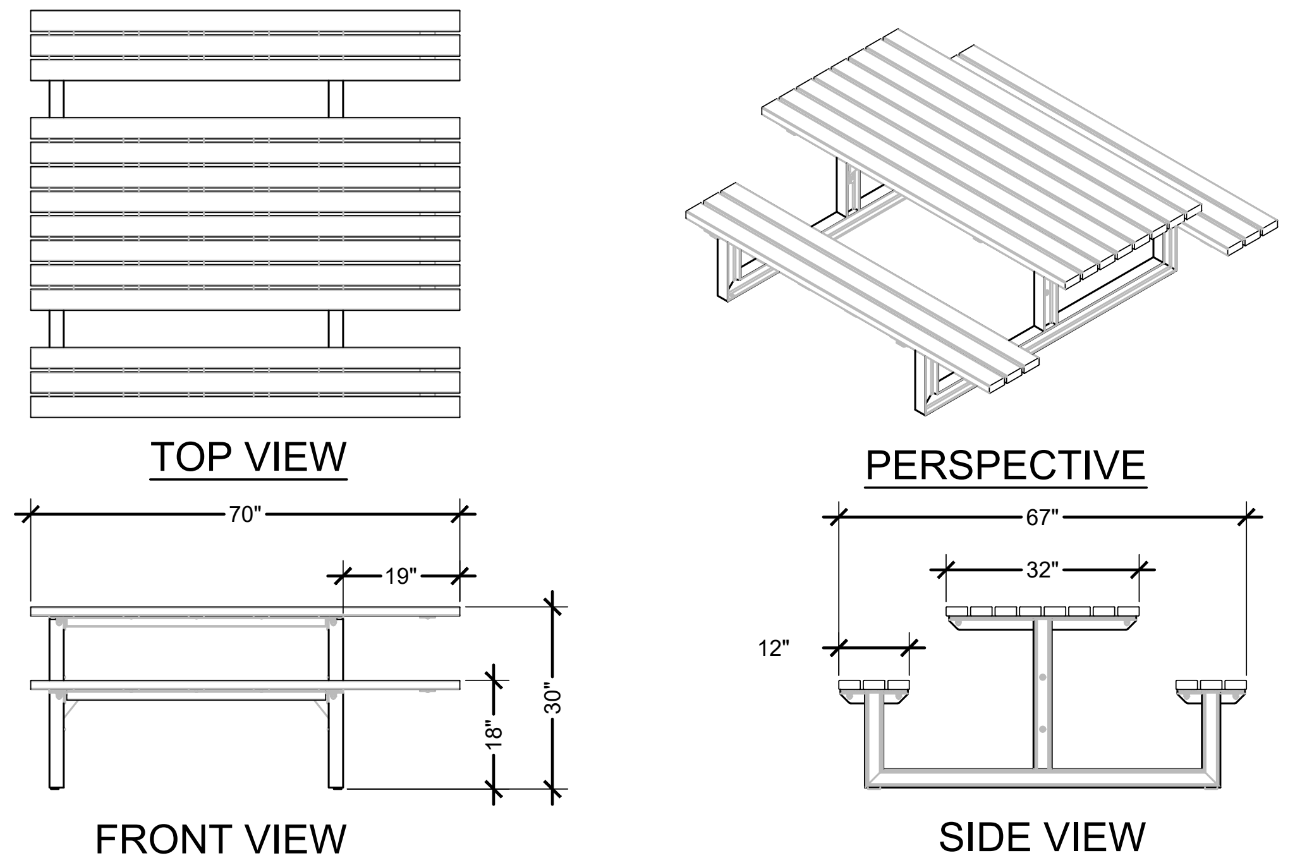

1 INCHES THICK POROUS PAVE XLS
4" THICK RECYCLED RUBBER, PERMEABLE BASE LAYER.
4" THICK .375" - .75" MINUS GRADED AGGREGATE MATERIAL, WASHED AND FREE OF FINES. COMPACT TO 95% DRY DENSITY PER ASTM D698
SUB-GRADE COMPACT TO 95% DRY DENSITY PER ASTM D698
24 INCH (DEPTH) BIOBARRIER ALONG THE SIDE OF THE PATHWAY IN ANY AREA WITHIN 5 FEET OF A TREE DRIP LINE OR 15' FEET FROM ANY TREE TRUNK, WHICH EVER DISTANCE IS GREATER. NO BIOBARRIER IS TO BE PLACED WITH A RUNNING LENGTH OF LESS THAN 20 FEET, AND NO GAPS OF LESS THAN 30 FEET WILL EXIST BETWEEN BIOBARRIER SECTIONS.
6"
PER PLANS
8"
BEVEL / COMPACT EDGE AS NEEDED
INSTALL WEED FABRIC (4 OZ. NON-WOVEN GEOTEXTILE FILTER FABRIC) UNDER ENTIRE PATHWAY AREA.
FINISH SURFACE PER PLANS
24"
4"
PLAYGROUND CURB PER PLANS

NOTE:

1. REFER TO PLAN FOR LOCATION(S).
2. COLOR PER OWNER.
3. REFER TO GRADING PLANS FOR FINISH GRADE INFORMATION.
4. ALL ROOTS SHALL BE CUT ALONG BOTH SIDES OF PATHWAY A MINIMUM OF 24-INCHES IN DEPTH AND REMOVE ALL ROOT MATERIAL THAT CROSSES THE PATHWAY PRIOR TO CONSTRUCTION.
5. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
6. 8' HEIGHT MAX. CERTIFIED CRITICAL FALL RATING
7. INSTALL PER MANUFACTURE RECOMMENDATIONS FOR PLAY AREA FALL ZONE DEPTH, COORDINATE WITH PLAY EQUIPMENT MANUFACTURE. (OR EQUAL).

PLAYGROUND SURFACING POROUS PAVE XLP OR OTHER SURFACING PROVIDED OR RECOMMENDED BY PLAYGROUND

Scale: Scale: 3/4"= 1'-0"



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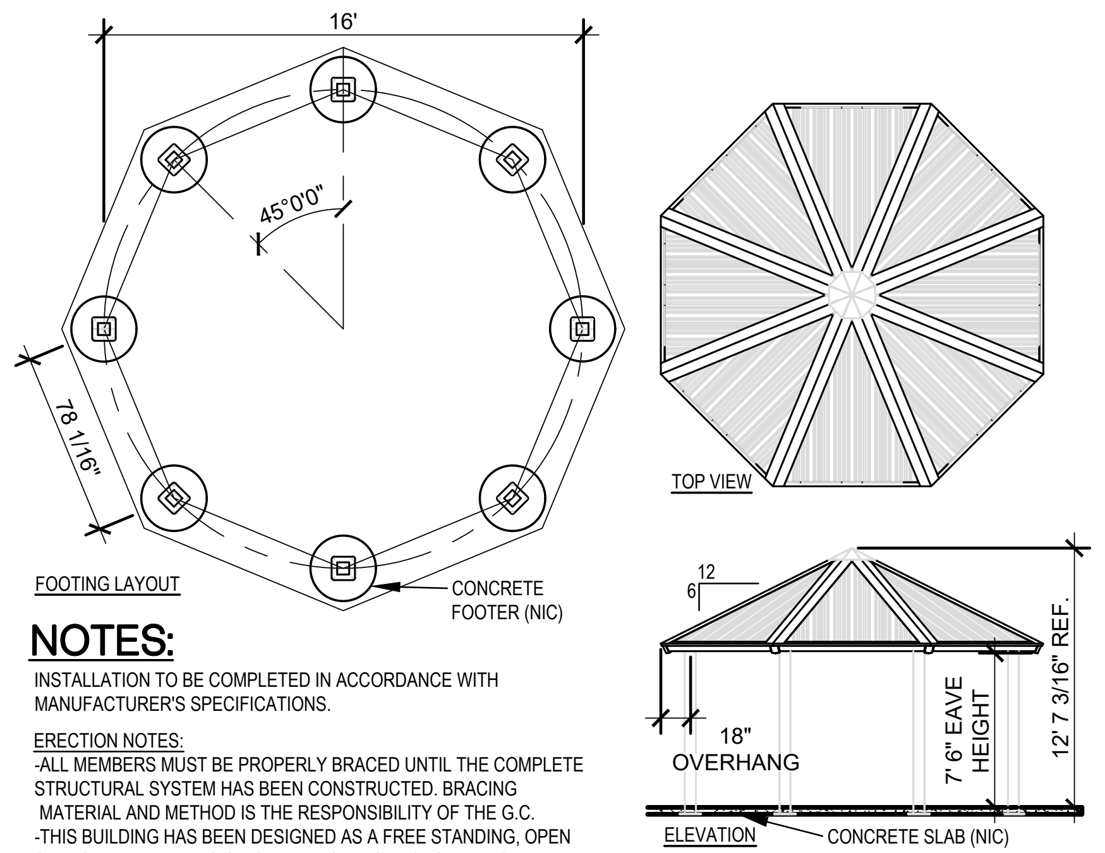
TEL.: 800-716-5506
FAX: 877-260-9393

NOTE:
CONTACT Jennifer Fancy @ 1 (800)-716-5506x6050 or jennifer.fancy@maglin.com FOR ORDERING INFO
210 SERIES WOOD GRAIN TEXTURE HIGH DENSITY POLYETHYLENE IN CEDAR, WHEELCHAIR ACCESSABLE, SURFACE MOUNT CLUSTER SEATING WITH MATTE BLACK FINISH. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

4 PICNIC TABLE

Scale: 1/2"= 1'-0"



NOTES:

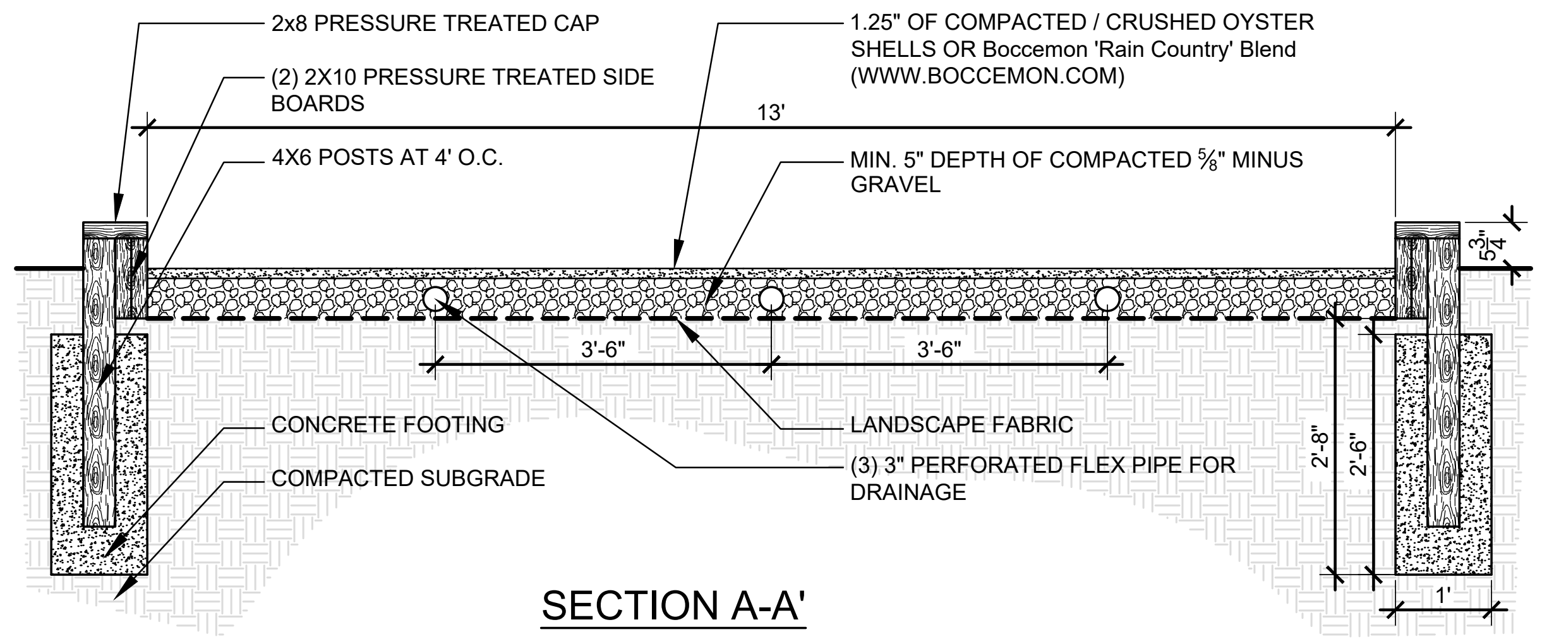
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ERECTION NOTES:
-ALL MEMBERS MUST BE PROPERLY BRACED UNTIL THE COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED. BRACING MATERIAL AND METHOD IS THE RESPONSIBILITY OF THE G.C.
-THIS BUILDING HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. IF WALLS OR OTHER MODIFICATIONS ARE TO BE MADE, THE STRUCTURE MUST BE RE-ENGINEERED PRIOR TO THESE MODIFICATIONS.

MATERIALS SPECIFICATIONS AND NOTES:
1. ALL STRUCTURAL STEEL TUBING SHALL BE ASTM A-500 GRADE B-C.
2. ALL OTHER STEEL (PLATES, GUSSETS, ETC.) SHALL BE ASTM A-36.
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH THE LATEST AWS STANDARDS.
4. STANDARD BOLTS TO BE ASTM A-325 & THREADED ROD TO BE ASTM B-7 UNLESS OTHERWISE NOTED.
5. ALL FABRICATED STEEL & STRUCTURAL TUBES ARE BLASTED TO A NEAR-WHITE CONDITION PRIOR TO APPLICATION OF PRIMER AND TOP COAT. PRIMER: ZINC RICH. TOP COAT: TGIC POWDER COATING.
6. METAL ROOFING SHALL BE PRE-CUT 24GA. X 1 1/4" DP X 36" WIDE, FY =50KSI STEEL PANELS.

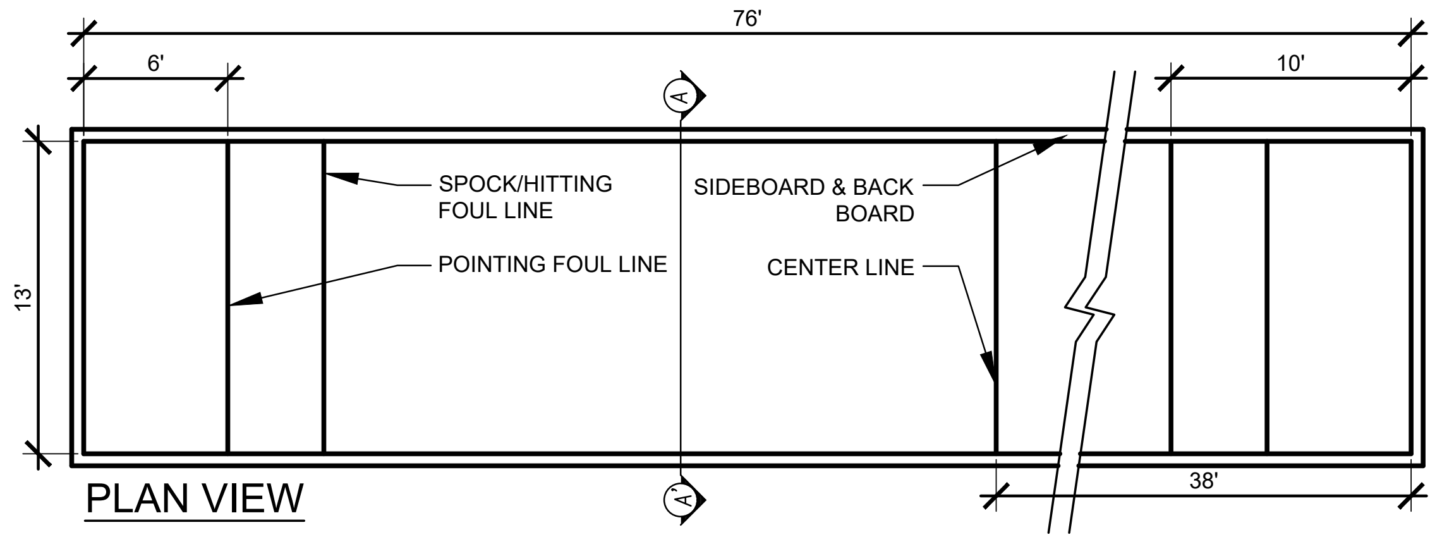
7 GAZEBO LAYOUT

Scale: NTS


2x8 PRESSURE TREATED CAP
(2) 2X10 PRESSURE TREATED SIDE BOARDS
4X6 POSTS AT 4' O.C.
1.25" OF COMPACTED / CRUSHED OYSTER SHELLS OR Boccemon 'Rain Country' Blend (WWW.BOCCEMON.COM)
13'
MIN. 5" DEPTH OF COMPACTED ⅝" MINUS GRAVEL
5¾"
3'-6"
3'-6"
CONCRETE FOOTING
COMPACTED SUBGRADE
LANDSCAPE FABRIC
(3) 3" PERFORATED FLEX PIPE FOR DRAINAGE
2'-8"
2'-6"
1'
SECTION A-A'

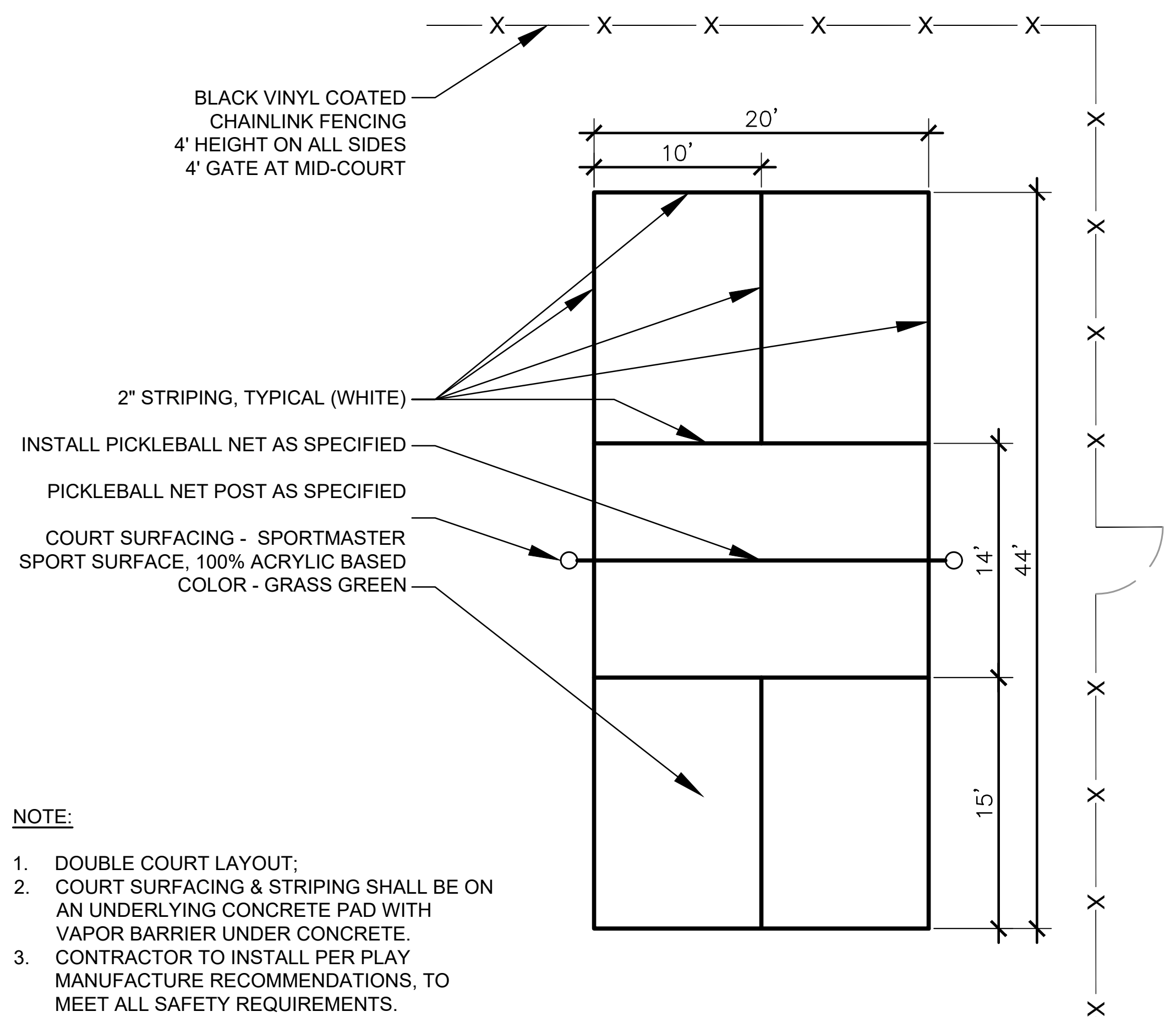
11 BOCCE BALL COURT SECTION

Scale: 1/2"= 1'-0"



12 BOCCE BALL COURT

Scale: 1/8"= 1'-0"

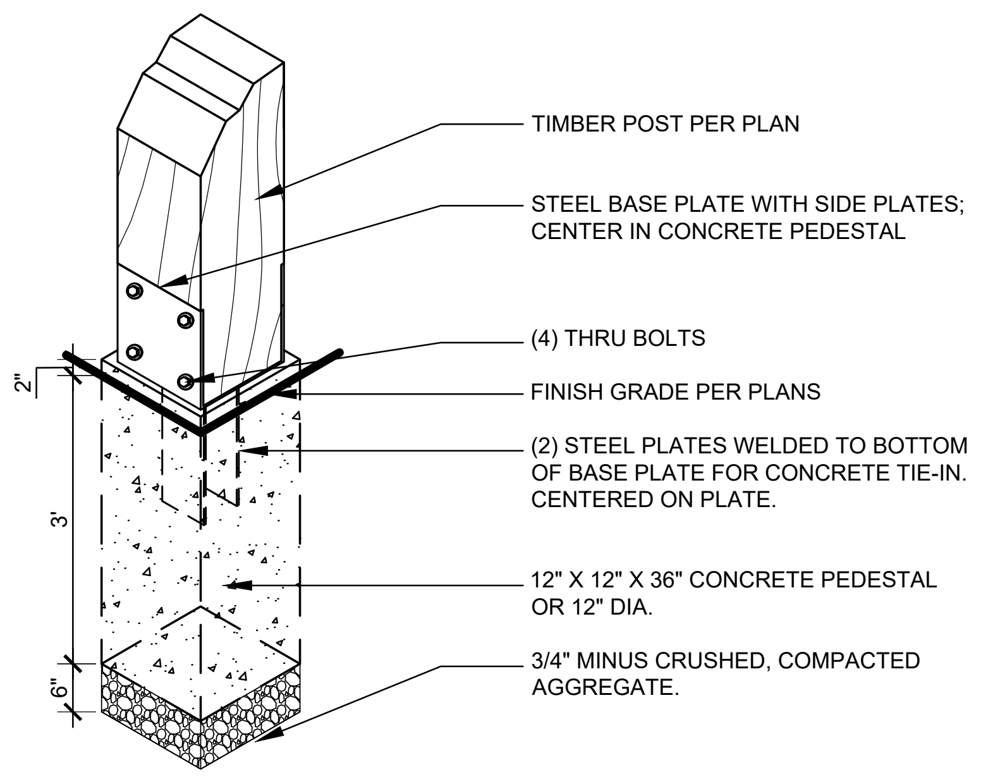

BLACK VINYL COATED CHAINLINK FENCING 4' HEIGHT ON ALL SIDES 4' GATE AT MID-COURT
20'
10'
2" STRIPING, TYPICAL (WHITE)
INSTALL PICKLEBALL NET AS SPECIFIED
PICKLEBALL NET POST AS SPECIFIED
COURT SURFACING - SPORTMASTER SPORT SURFACE, 100% ACRYLIC BASED COLOR - GRASS GREEN
14'
44'
15'

NOTE:

1. DOUBLE COURT LAYOUT;
2. COURT SURFACING & STRIPING SHALL BE ON AN UNDERLYING CONCRETE PAD WITH VAPOR BARRIER UNDER CONCRETE.
3. CONTRACTOR TO INSTALL PER PLAY MANUFACTURE RECOMMENDATIONS, TO MEET ALL SAFETY REQUIREMENTS.
4. PAD DIMENSIONS PER PLAN. (OR EQUAL)

2 PICKLEBALL COURT LAYOUT

Scale: 1"= 10'-0"

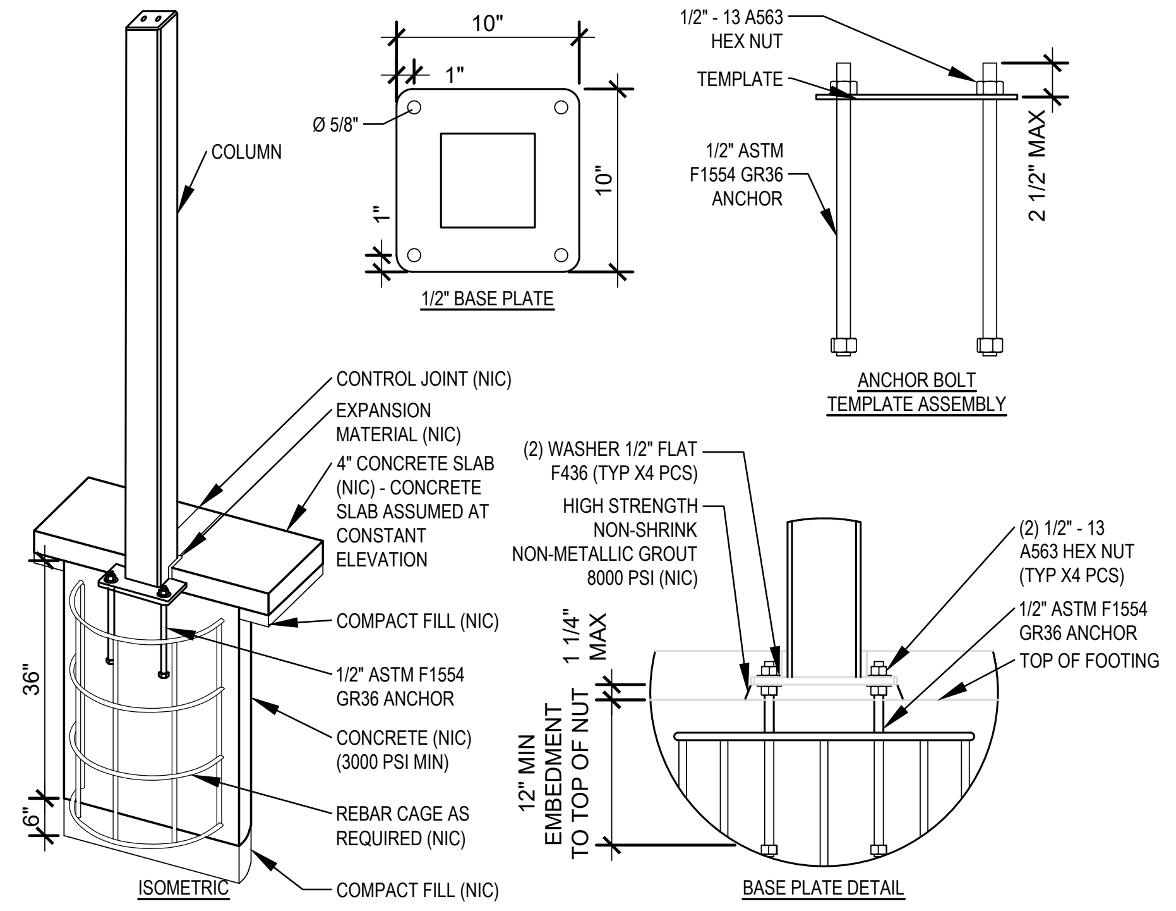

TIMBER POST PER PLAN
STEEL BASE PLATE WITH SIDE PLATES; CENTER IN CONCRETE PEDESTAL
(4) THRU BOLTS
FINISH GRADE PER PLANS
(2) STEEL PLATES WELDED TO BOTTOM OF BASE PLATE FOR CONCRETE TIE-IN. CENTERED ON PLATE.
12" X 12" X 36" CONCRETE PEDESTAL OR 12" DIA.
3/4" MINUS CRUSHED, COMPACTED AGGREGATE.
2"
3'
6"

NOTE:

1. REFER TO PLAN FOR LOCATION OF POSTS.
2. ELECTRICAL, MECHANICAL AND ALL OTHER UTILITIES BY OTHERS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL BUILDING PERMITS AND TO ENSURE THE CONSTRUCTION OF OUTDOOR STRUCTURES MEET/EXCEED ALL LOCAL/STATE/FEDERAL CODES.

5 CONCRETE TRELLIS FOOTING

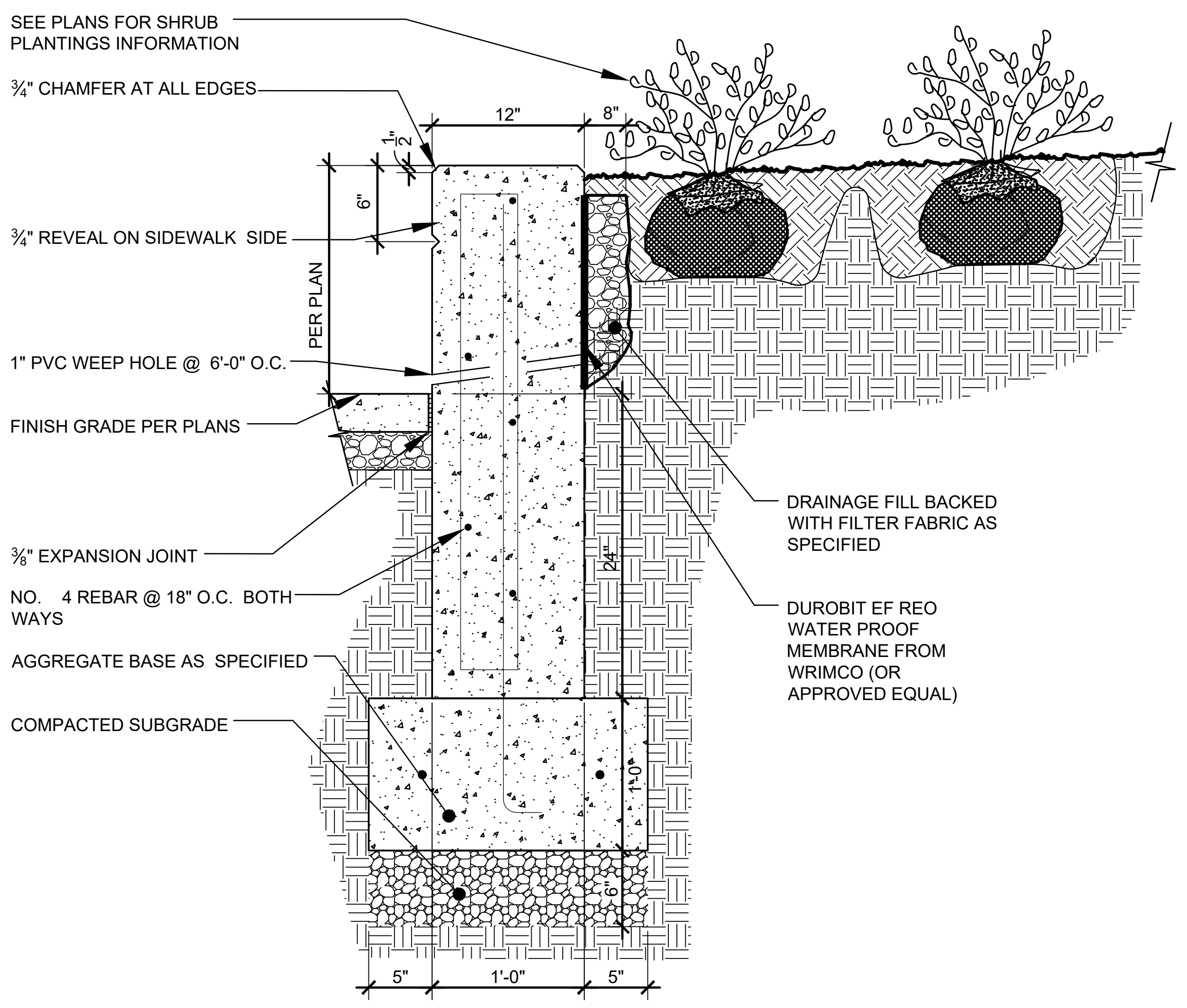
Scale: 1/2"= 1'-0"


COLUMN
10"
1"
Ø 5/8"
10"
1"
1/2" BASE PLATE
1/2" - 13 A563 HEX NUT
TEMPLATE
1/2" ASTM F1554 GR36 ANCHOR
2 1/2" MAX
ANCHOR BOLT TEMPLATE ASSEMBLY
CONTROL JOINT (NIC)
EXPANSION MATERIAL (NIC)
4" CONCRETE SLAB (NIC) - CONCRETE SLAB ASSUMED AT CONSTANT ELEVATION
COMPACT FILL (NIC)
1/2" ASTM F1554 GR36 ANCHOR
CONCRETE (NIC) (3000 PSI MIN)
REBAR CAGE AS REQUIRED (NIC)
COMPACT FILL (NIC)
36"
6"
ISOMETRIC
(2) WASHER 1/2" FLAT F436 (TYP X4 PCS)
HIGH STRENGTH NON-SHRINK NON-METALLIC GROUT 8000 PSI (NIC)
1 1/4" MAX
12" MIN EMBEDMENT TO TOP OF NUT
(2) 1/2" - 13 A563 HEX NUT (TYP X4 PCS)
1/2" ASTM F1554 GR36 ANCHOR
TOP OF FOOTING
BASE PLATE DETAIL

NOTE:
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

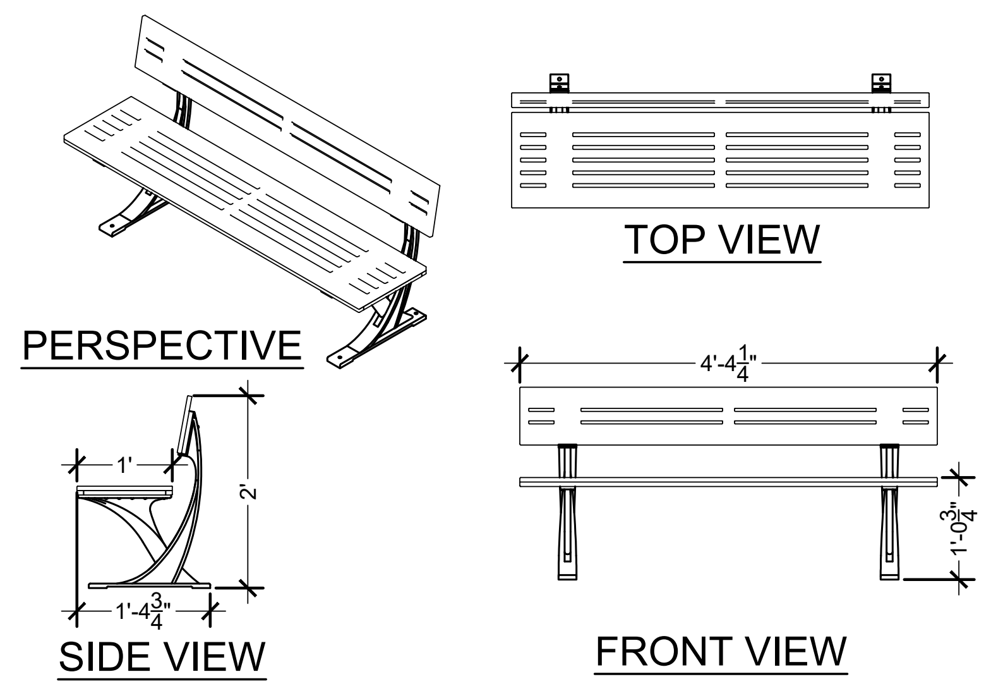
8 GAZEBO FOOTINGS

Scale: NTS


SEE PLANS FOR SHRUB PLANTINGS INFORMATION
¾" CHAMFER AT ALL EDGES
12"
8"
½"
6"
¾" REVEAL ON SIDEWALK SIDE
PER PLAN
1" PVC WEEP HOLE @ 6'-0" O.C.
FINISH GRADE PER PLANS
⅜" EXPANSION JOINT
NO. 4 REBAR @ 18" O.C. BOTH WAYS
AGGREGATE BASE AS SPECIFIED
COMPACTED SUBGRADE
24"
1'-0"
6"
5"
1'-0"
5"
DRAINAGE FILL BACKED WITH FILTER FABRIC AS SPECIFIED
DUROBIT EF REO WATER PROOF MEMBRANE FROM WRIMCO (OR APPROVED EQUAL)

13 CONCRETE SEATWALL

Scale: 1"= 1'-0"



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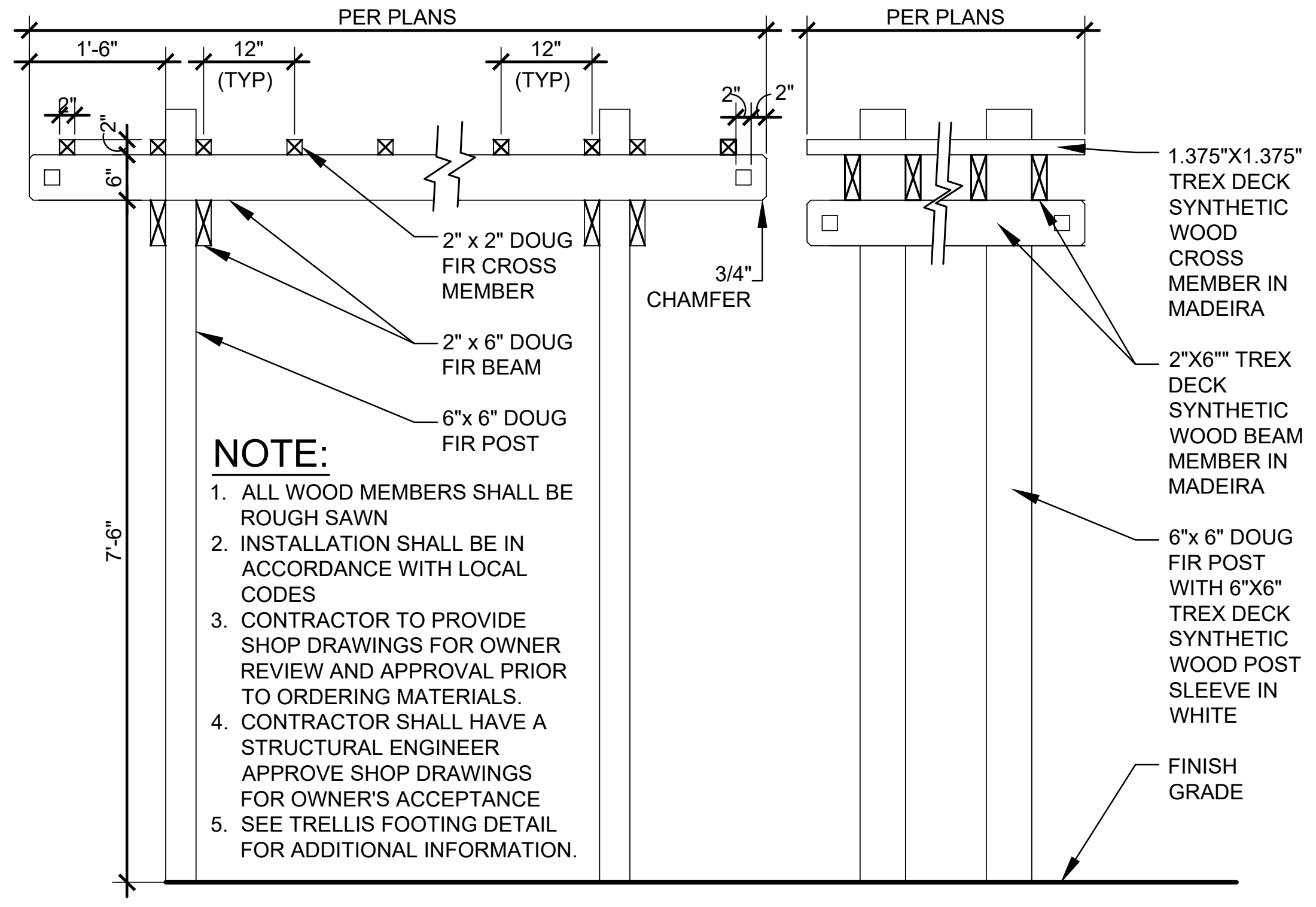
POWDER COAT - EVERGREEN-FINETEX, RECYCLED PLASTIC SLATS COLOR CEDAR, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. BENCH BY MAGLIN SITE FURNITURE, CONTACT JENNIFER FANCY, 1.800.716.5506 EXT. 6050 (COORDINATE WITH OWNER FOR ORDERING AND SCHEDULE)

3 6 FOOT BENCH

Scale: 1/2"= 1'-0"

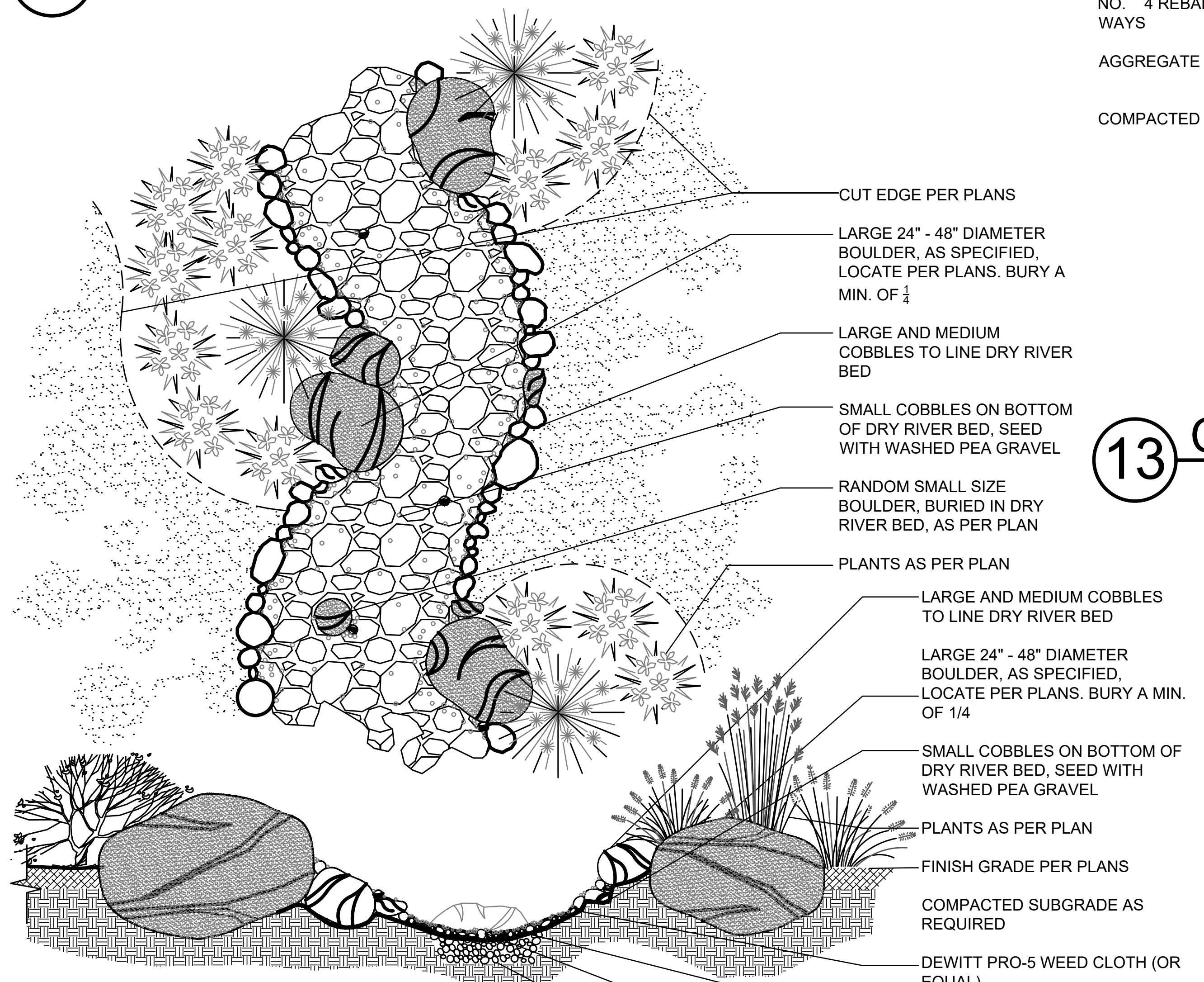

PER PLANS
1'-6"
12" (TYP)
12" (TYP)
2"
2"
6"
2"
2"
2" x 2" DOUG FIR CROSS MEMBER
2" x 6" DOUG FIR BEAM
6"x 6" DOUG FIR POST
3/4" CHAMFER
7'-6"
PER PLANS
1.375"X1.375" TREX DECK SYNTHETIC WOOD CROSS MEMBER IN MADEIRA
2"X6"" TREX DECK SYNTHETIC WOOD BEAM MEMBER IN MADEIRA
6"x 6" DOUG FIR POST WITH 6"X6" TREX DECK SYNTHETIC WOOD POST SLEEVE IN WHITE
FINISH GRADE

NOTE:

1. ALL WOOD MEMBERS SHALL BE ROUGH SAWN
2. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
4. CONTRACTOR SHALL HAVE A STRUCTURAL ENGINEER APPROVE SHOP DRAWINGS FOR OWNER'S ACCEPTANCE
5. SEE TRELLIS FOOTING DETAIL FOR ADDITIONAL INFORMATION.

6 OVER HEAD TRELLIS

Scale: 1/2"= 1'-0"


CUT EDGE PER PLANS
LARGE 24" - 48" DIAMETER BOULDER, AS SPECIFIED, LOCATE PER PLANS. BURY A MIN. OF ¼
LARGE AND MEDIUM COBBLES TO LINE DRY RIVER BED
SMALL COBBLES ON BOTTOM OF DRY RIVER BED, SEED WITH WASHED PEA GRAVEL
RANDOM SMALL SIZE BOULDER, BURIED IN DRY RIVER BED, AS PER PLAN
PLANTS AS PER PLAN
LARGE AND MEDIUM COBBLES TO LINE DRY RIVER BED
LARGE 24" - 48" DIAMETER BOULDER, AS SPECIFIED, LOCATE PER PLANS. BURY A MIN. OF 1/4
SMALL COBBLES ON BOTTOM OF DRY RIVER BED, SEED WITH WASHED PEA GRAVEL
PLANTS AS PER PLAN
FINISH GRADE PER PLANS
COMPACTED SUBGRADE AS REQUIRED
DEWITT PRO-5 WEED CLOTH (OR EQUAL)
BOTTOM OF DRY RIVER BED TO BE MIN. 9" BELOW GRADE.
RANDOM SMALL SIZE BOULDER, BURIED IN DRY RIVER BED, AS PER PLAN
DRAIN ROCK UNDER DRY RIVER BED TO PROVIDE DRAINAGE

NOTES:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY $\frac{1}{4}$ TO $\frac{1}{3}$ OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

9 DRY RIVER BED

NOT TO SCALE

STAMP:
JOHN D. R
3/24/2025
PRELIMINARY

DATE:
09/24/2025

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BLESSINGER ST STAR, IDAHO 83669

DRAWN BY: SCM

CHECKED BY: JDR

PROJECT NUMBER: 24-121

SHEET: L2.01

PRELIMINARY PLAT

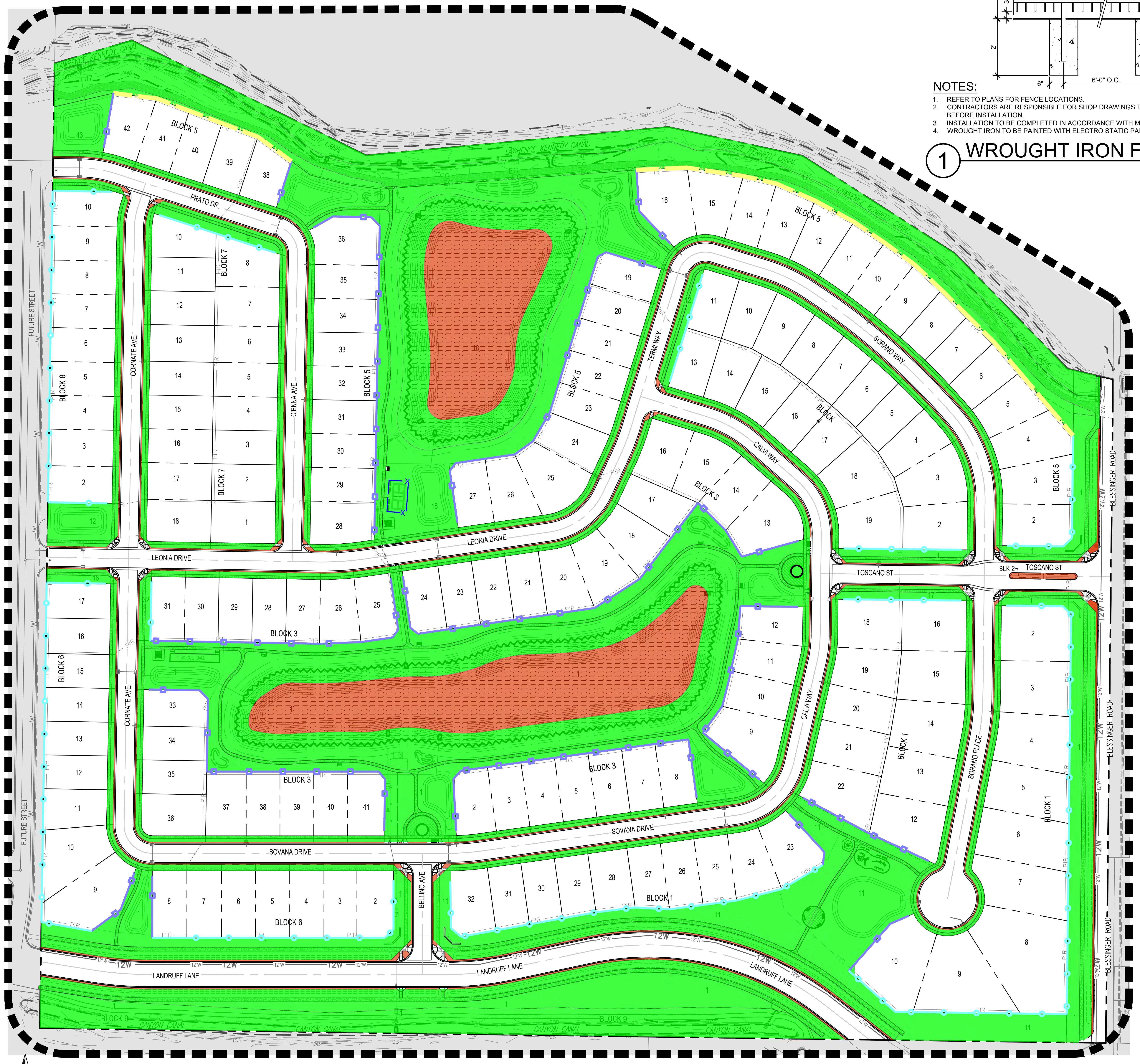
USER:SMCKEOWN LOCATION:Z:\PROJECTS\ENGINEERING SOLUTIONS\24-121 TOSCANA ESTATES\CAD\SHEETS\24-121 LANDSCAPE PLAN - PP.DWG PRINT DATE:9/24/2025 1:40 PM

OPEN SPACE LEGEND

🟩	QUALIFIED OPEN SPACE TOTAL SF = 749,232
🟥	NON-QUALIFYED OPEN SPACE TOTAL SF = 278,348

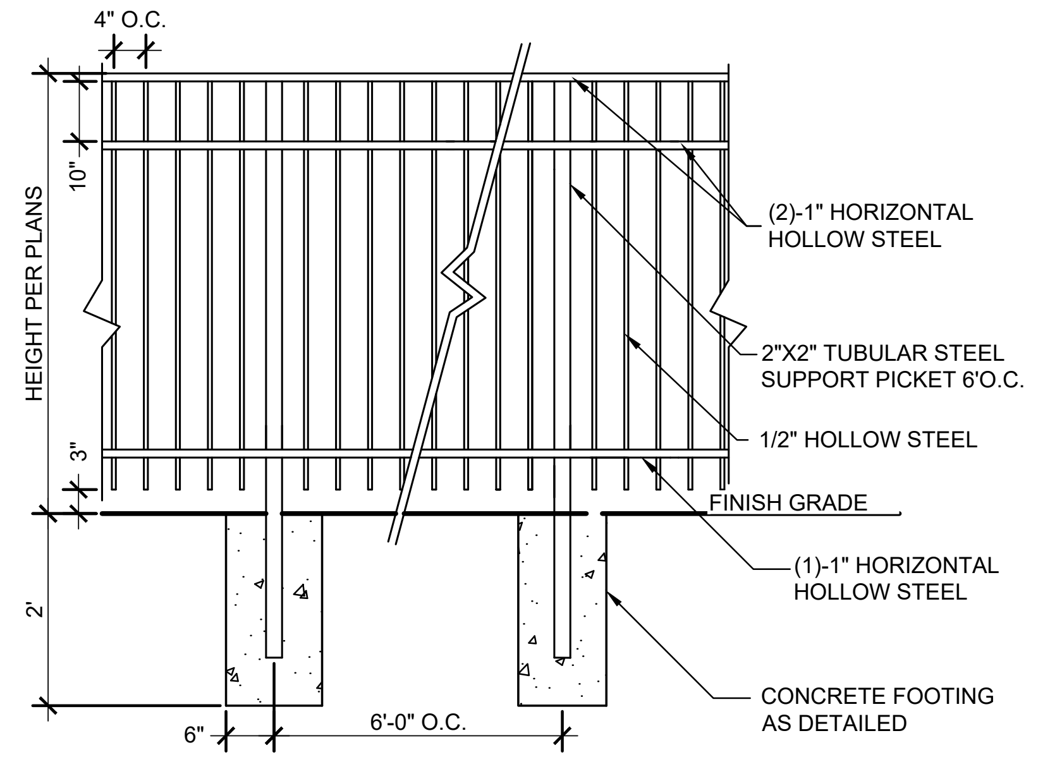
FENCING LEGEND

─○─○─	6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L3.00
─□─□─	6' TAN SEMI-PRIVATE VINYL FENCE, SEE DETAIL 3/L3.00
──x──	4' BLACK VINYL COATED CHAIN-LINK FENCING, SEE DETAIL 4/L3.00
▬ x ▬ x ▬	6' WROUGHT IRON FENCING, SEE DETAIL 1/L3.00



OPEN SPACE & FENCE PLAN

0' 100' 200' 300'
SCALE: 1" = 100'-0"

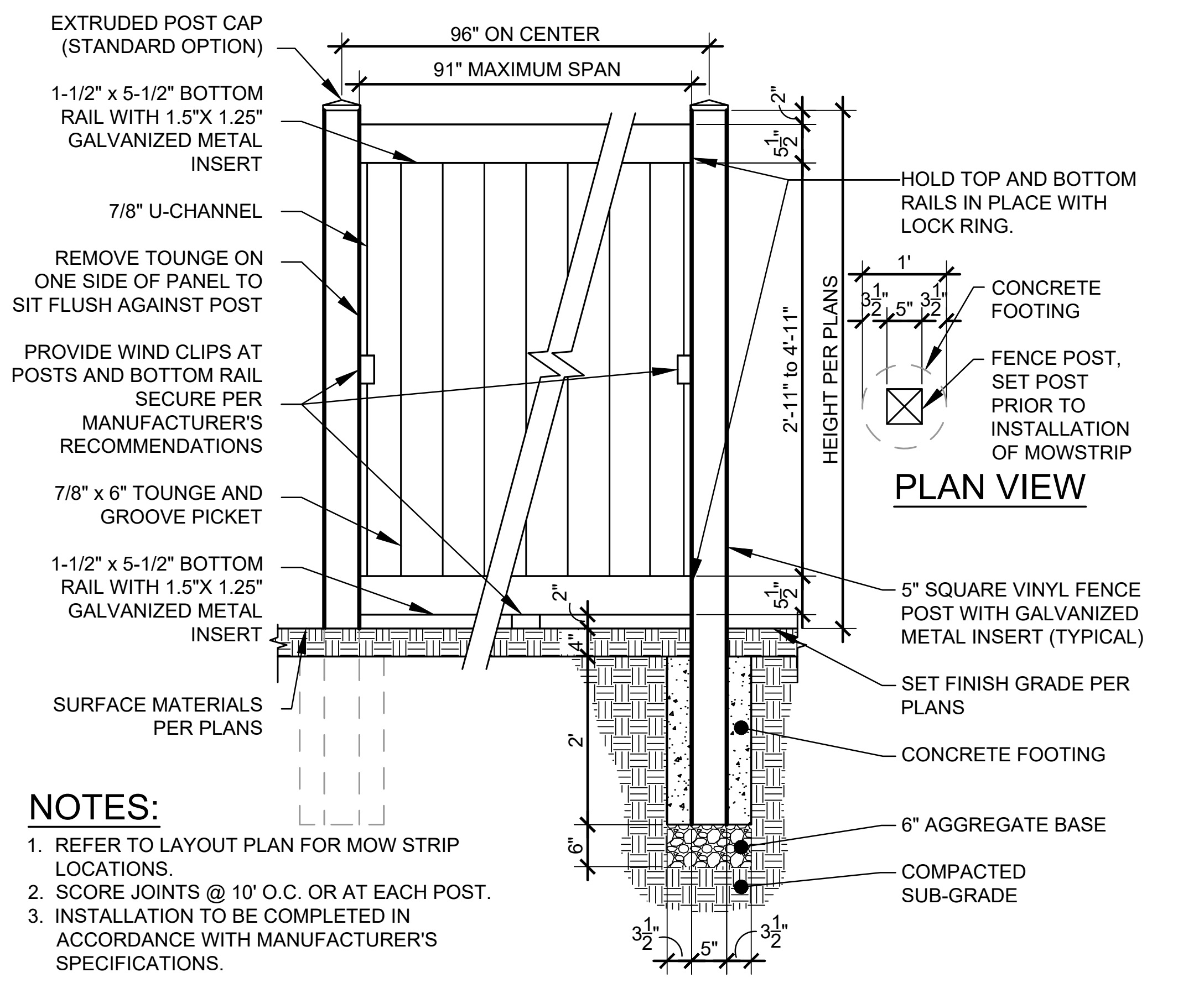

4" O.C.
HEIGHT PER PLANS
10"
3"
2'
6"
6'-0" O.C.
(2)-1" HORIZONTAL HOLLOW STEEL
2"X2" TUBULAR STEEL SUPPORT PICKET 6'O.C.
1/2" HOLLOW STEEL
FINISH GRADE
(1)-1" HORIZONTAL HOLLOW STEEL
CONCRETE FOOTING AS DETAILED

NOTES:

1. REFER TO PLANS FOR FENCE LOCATIONS.
2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

1 WROUGHT IRON FENCE

Scale: 1/2"= 1'-0"

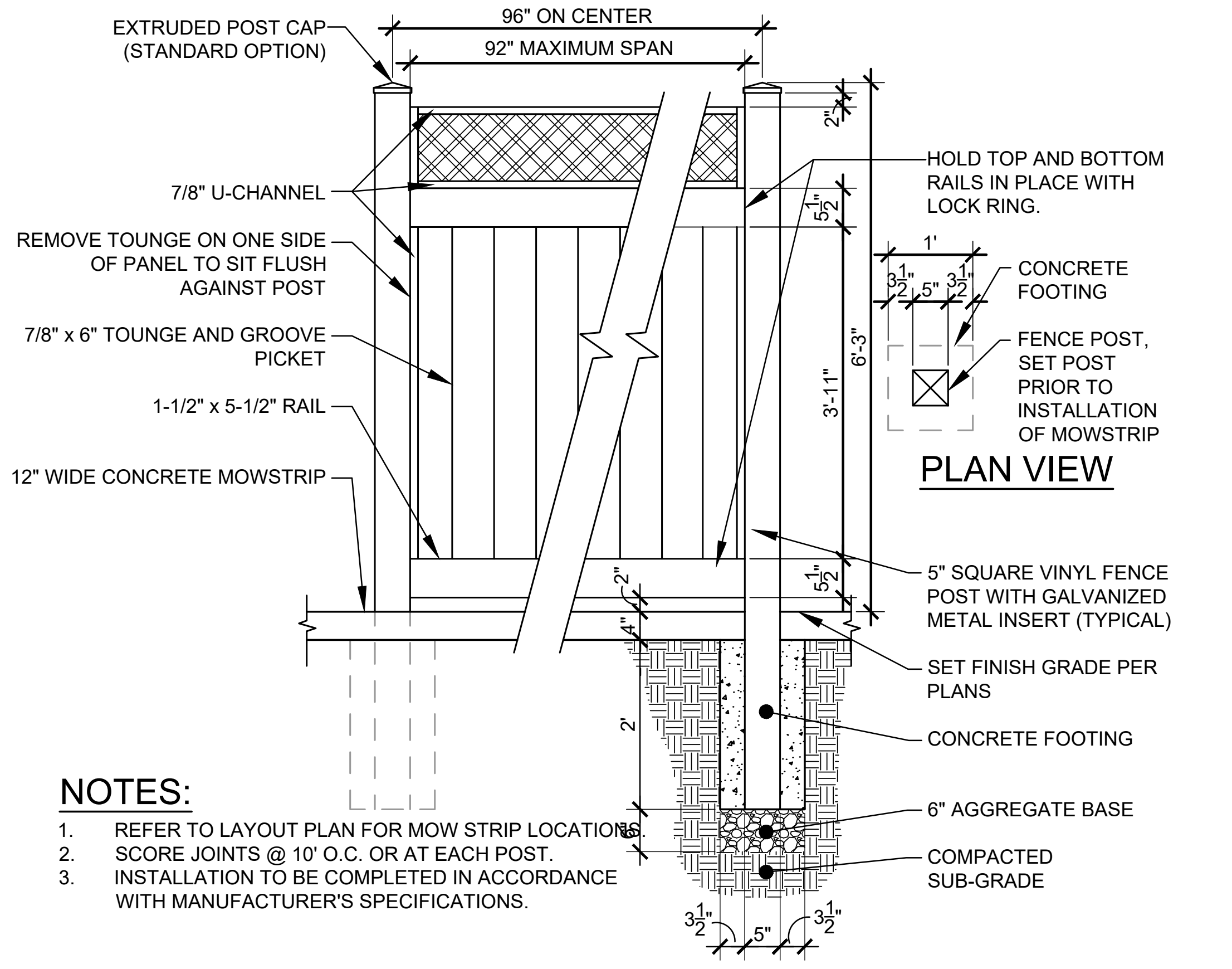

EXTRUDED POST CAP (STANDARD OPTION)
1-1/2" x 5-1/2" BOTTOM RAIL WITH 1.5"X 1.25" GALVANIZED METAL INSERT
7/8" U-CHANNEL
REMOVE TOUNGE ON ONE SIDE OF PANEL TO SIT FLUSH AGAINST POST
PROVIDE WIND CLIPS AT POSTS AND BOTTOM RAIL SECURE PER MANUFACTURER'S RECOMMENDATIONS
7/8" x 6" TOUNGE AND GROOVE PICKET
1-1/2" x 5-1/2" BOTTOM RAIL WITH 1.5"X 1.25" GALVANIZED METAL INSERT
SURFACE MATERIALS PER PLANS
96" ON CENTER
91" MAXIMUM SPAN
2"
5 1/2"
2'-11" to 4'-11"
HEIGHT PER PLANS
4"
2'
6"
3 1/2"
5"
3 1/2"
HOLD TOP AND BOTTOM RAILS IN PLACE WITH LOCK RING.
1'
CONCRETE FOOTING
FENCE POST, SET POST PRIOR TO INSTALLATION OF MOWSTRIP
PLAN VIEW
5" SQUARE VINYL FENCE POST WITH GALVANIZED METAL INSERT (TYPICAL)
SET FINISH GRADE PER PLANS
CONCRETE FOOTING
6" AGGREGATE BASE
COMPACTED SUB-GRADE

NOTES:

1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"


EXTRUDED POST CAP (STANDARD OPTION)
7/8" U-CHANNEL
REMOVE TOUNGE ON ONE SIDE OF PANEL TO SIT FLUSH AGAINST POST
7/8" x 6" TOUNGE AND GROOVE PICKET
1-1/2" x 5-1/2" RAIL
12" WIDE CONCRETE MOWSTRIP
96" ON CENTER
92" MAXIMUM SPAN
2"
5 1/2"
3'-11"
6'-3"
4"
2'
3 1/2"
5"
3 1/2"
HOLD TOP AND BOTTOM RAILS IN PLACE WITH LOCK RING.
1'
CONCRETE FOOTING
FENCE POST, SET POST PRIOR TO INSTALLATION OF MOWSTRIP
PLAN VIEW
5" SQUARE VINYL FENCE POST WITH GALVANIZED METAL INSERT (TYPICAL)
SET FINISH GRADE PER PLANS
CONCRETE FOOTING
6" AGGREGATE BASE
COMPACTED SUB-GRADE

NOTES:

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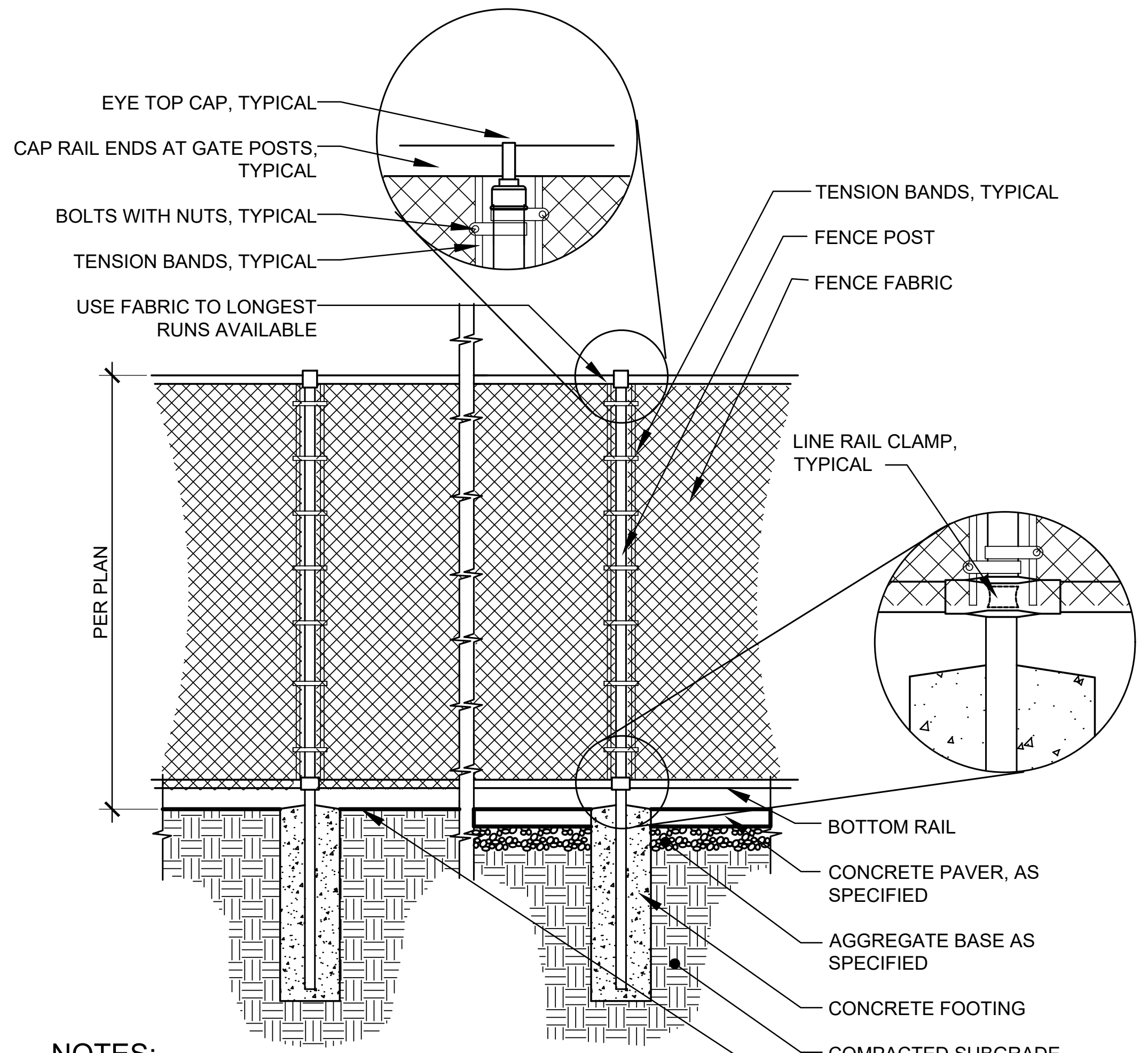
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

3 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"



NOTES:

1. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. REFER TO PLANS FOR FENCE LOCATIONS AND DIMENSIONS.

4 CHAINLINK FENCE TOP / BOTTOM RAIL

Scale: NOT TO SCALE

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
JOHN D. ROGERS
LA-16827
9/24/2025

DATE:
09/24/2025

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OPEN SPACE & FENCE PLAN
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BLESSINGER ST STAR, IDAHO 83669

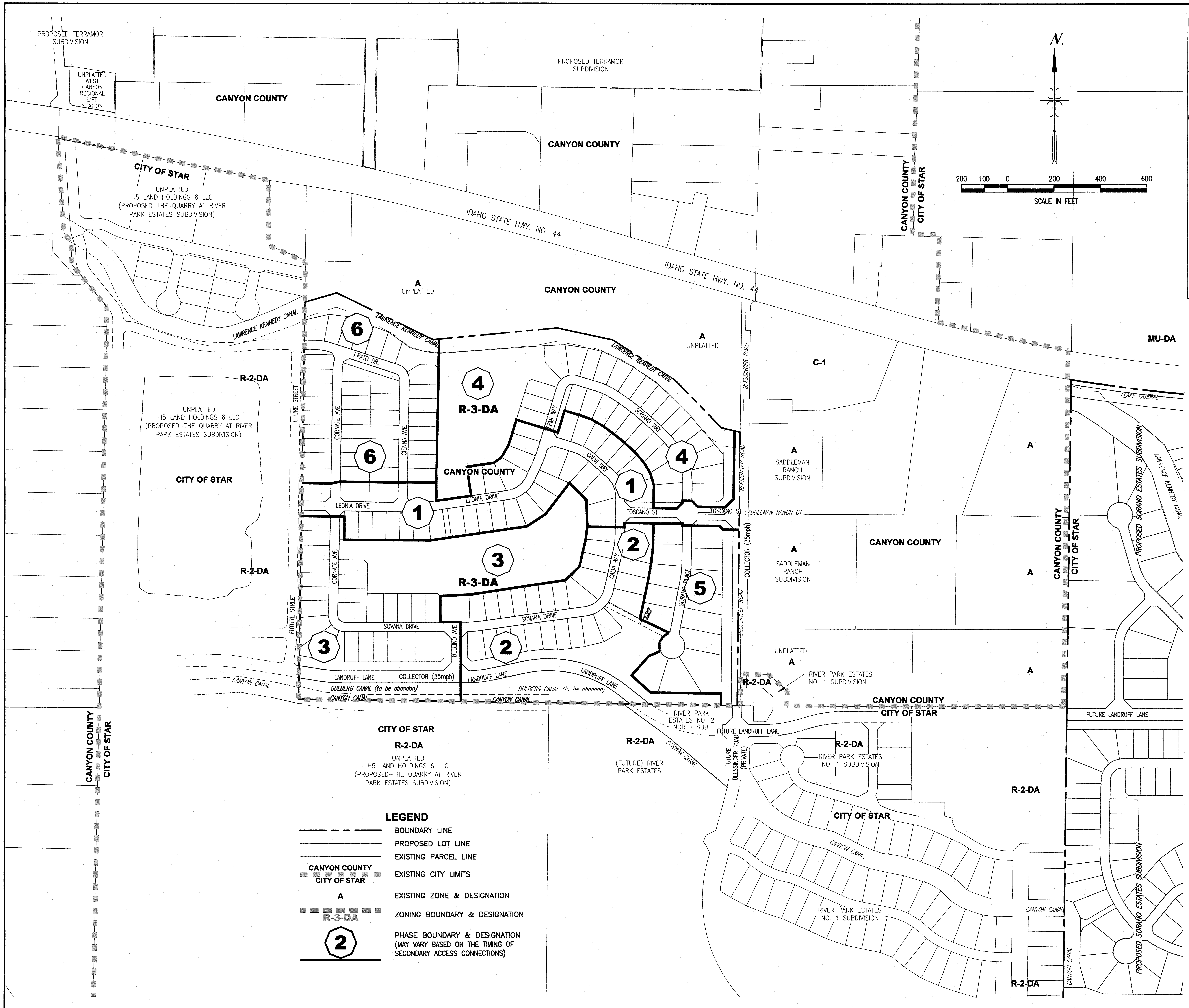
DRAWN BY:
SCM

CHECKED BY:
JDR

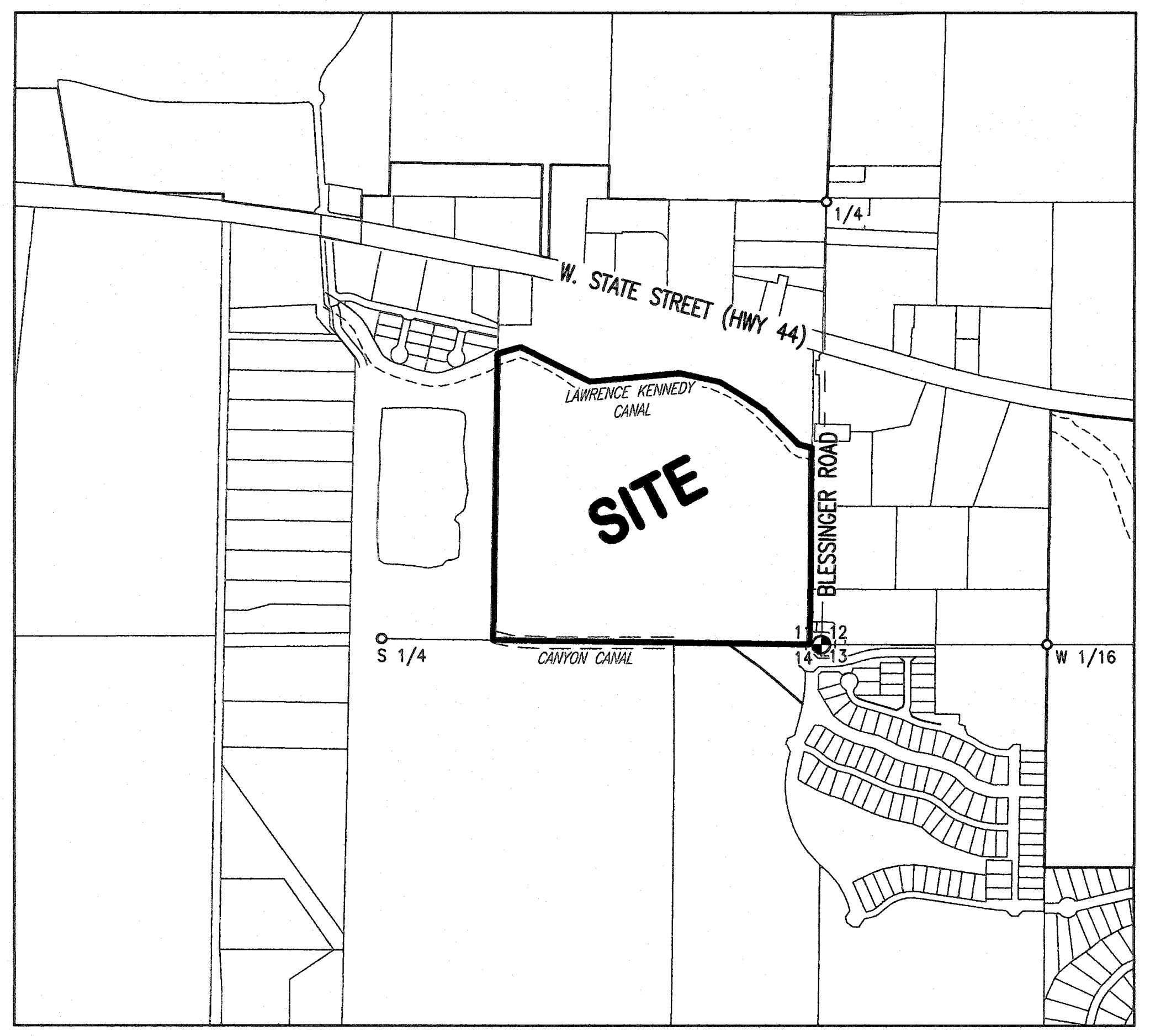
PROJECT NUMBER
24-121

SHEET:
L3.00

PRELIMINARY PLAT


PROPOSED TERRAMOR SUBDIVISION
UNPLATTED WEST CANYON REGIONAL LIFT STATION
CANYON COUNTY
PROPOSED TERRAMOR SUBDIVISION
CANYON COUNTY
CITY OF STAR
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
IDAHO STATE HWY. NO. 44
CANYON COUNTY
CITY OF STAR
A UNPLATTED
CANYON COUNTY
A UNPLATTED
LAWRENCE KENNEDY CANAL
R-2-DA
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
CITY OF STAR
R-2-DA
FUTURE STREET
PRATO DR.
CORNATE AVE.
CIENNA AVE.
LEONIA DRIVE
CALVI WAY
SIERRANO WAY
TOSCANO ST
SOVANA DRIVE
BELLINO AVE
SORANO PLACE
LANDRUFF LANE
COLLECTOR (35mph)
DULBERG CANAL (to be abandon)
CANYON CANAL
R-3-DA
CANYON COUNTY
1 2 3 4 5 6
BLESSINGER ROAD
COLLECTOR (35mph)
SADDLEMAN RANCH CT.
C-1
A SADDLEMAN RANCH SUBDIVISION
CANYON COUNTY
UNPLATTED A
RIVER PARK ESTATES NO. 1 SUBDIVISION
R-2-DA
CANYON COUNTY
CITY OF STAR
RIVER PARK ESTATES NO. 2 NORTH SUB.
FUTURE LANDRUFF LANE
FUTURE BLESSINGER ROAD (PRIVATE)
(FUTURE) RIVER PARK ESTATES
CITY OF STAR
R-2-DA
H5 LAND HOLDINGS 6 LLC (PROPOSED–THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
MU-DA
FLAKE LATERAL
PROPOSED SORANO ESTATES SUBDIVISION
LAWRENCE KENNEDY CANAL
FUTURE LANDRUFF LANE
R-2-DA
N.
200 100 0 200 400 600
SCALE IN FEET
LEGEND
BOUNDARY LINE
PROPOSED LOT LINE
EXISTING PARCEL LINE
CANYON COUNTY CITY OF STAR
EXISTING CITY LIMITS
A
EXISTING ZONE & DESIGNATION
R-3-DA
ZONING BOUNDARY & DESIGNATION
2
PHASE BOUNDARY & DESIGNATION (MAY VARY BASED ON THE TIMING OF SECONDARY ACCESS CONNECTIONS)

SITE - ZONE - CITY LIMITS - PHASE PLAN



VICINITY MAP
1" = 1000'

PRELIMINARY PLAT DATA

SITE AREA	67.16 ACRES
SINGLE–FAMILY RESIDENTIAL LOTS (50.05%)	33.62 ACRES
RIGHT–OF–WAY (S. BLESSINGER RD.) (1.06%)	0.71 ACRES
RIGHT–OF–WAY (INTERNAL) (13.77%)	9.24 ACRES
OPEN SPACE/COMMON LOTS (26.31%)	17.67 ACRES
CANYON CANAL/DULBERG CANAL LOTS (4.32%)	2.90 ACRES
LAWRENCE KENNEDY CANAL LOT (4.47%)	3.00 ACRES
STREET ISLAND, BLOCK 2 (0.02%)	0.02 ACRES
SINGLE–FAMILY LOTS	165
OPEN SPACE/COMMON/PARK LOTS	14
BLESSINGER BUFFER LOTS	2
DULBERG, CANYON & LAWRENCE KENNEDY CANAL LOTS	2
STREET ISLAND, BLOCK 2	1
TOTAL LOTS	184
GROSS DENSITY	2.46 DU/AC
EXISTING ZONE	A
PROPOSED ZONE	R3–DA
ZONE R–3–DA (SINGLE–FAMILY)	
MINIMUM LOT SIZE	7,330 S.F.
AVERAGE LOT SIZE	8,875 S.F.
TOTAL OPEN SPACE (35.12%)	23.59 ACRES
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BLESSINGER ROAD BUFFER	1.27 ACRES
PEDESTRIAN PATHS, STORM DRAIN & ST. ISLAND	0.32 ACRES
TOSCANO BUFFER	0.26 ACRES
LAWRENCE KENNEDY CANAL LOT (EXCLUDES CANAL EASEMENT, INCLUDES 12' MULTI–USE PATHWAY)	0.76 ACRES
8' WIDE LOCAL STREET LANDSCAPE BUFFERS	1.34 ACRES

SITE AMENITIES:

- PLAZAS
- PICKLEBALL COURT
- BOCCE BALL COURT
- PLAYGROUND
- MULTI–USE PATHWAY & PATHS
- GAZEBO
- COVERED SITTING AREAS
- PONDS

SHEET INDEX

SHT NO.	SHT NAME	DESCRIPTION
1 OF 5	TITLE	TITLE SHEET
2 OF 5	EXIST	PRELIMINARY SITE TOPOGRAPHY PLAN
3 OF 5	PRE–1	PRELIMINARY PLAT
4 OF 5	DTL–1	PROPOSED STREET DETAILS
5 OF 5	UTIL–1	PROPOSED UTILITY PLAN & SITE GRADING/DRAINAGE PLAN

OWNERS OF RECORD

FRED FAGUNDES FAMILY TRUST
FAGUNDES BROTHERS, LLC
FAGUNDES FAMILY TRUST AGREEMENT
P.O. BOX 2717
MERCED, CA. 95348
Phone (209) 534–6252
(Norman Allinder)

DEVELOPER

FAGUNDES BROTHERS LLC
P.O. BOX 2717
MERCED, CA. 95348
Phone (209) 534–6252
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PLANNER / CONTACT

BECKY McKAY
1029 N. ROSARIO STR., STE.100
MERIDIAN, ID 83642
Phone (208) 938–0980
Fax (208) 938–0941

PROFESSIONAL ENGINEER LICENSED 20305 9/05/25 STATE OF IDAHO JOSHUA H. MANN

REVISIONS

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Phone (208) 938–0980 Fax (208) 938–0941

TOSCANO ESTATES SUBDIVISION

TITLE SHEET - ZONE - PHASE

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	AS SHOWN
DWG.DATE	09/05/25
PROJ. NO.	210926

SHEET 1 OF 5

TITLE

/210926/PREL/SHTS/TITLE.DWG

3993

4026

136

3400

5370

4435

3993

1450

4411

83

6733

8625

10762

City of Star

P.O. Box 130
Star, Idaho 83669
208-286-7247
Fax 208-286-7569

www.staridaho.org

Mayor:
Trevor A. Chadwick

Council:
Kevin Nielsen
Jennifer Salmonsen
Kevan Wheelock
Steve Day

28 May 2026

Becky McKay
Engineering Solutions, LLP
1029 N. Rosario St.
Meridian, ID 83642

Re: Toscano Estates Subdivision – Preliminary Plat Application

Dear Miss McKay

The City of Star Engineering Department has reviewed the Preliminary Plat for the Toscano Estates Subdivision dated October 24, 2025. We reviewed the applicant's package to check conformance with the City's Subdivision Ordinance and coordinated our review with Shawn L. Nickel. We have the following comments and questions based on our review.

1. Street lighting shall be in accordance with ISPWC and the City of Star Supplementals. Cut sheet for lights and light poles shall be approved in writing by the City prior to installation.
2. Potable water cannot be used for irrigation purposes. A separate pressure irrigation system will be required. Construction plans for a subdivision-wide pressure irrigation system will be required for each final plat. Plan approvals and license agreements from the affected irrigation and/or canal companies will be required.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
4. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
5. 10-foot easements for pressure irrigation lines will need to be shown once the applicant determines the alignment location(s) for the facilities. Show all ditch and drainage easements.

6. Easements for sewer/water facilities will be required where placed outside of public right of way.
7. This subdivision will need to be annexed into the Star Sewer and Water District to provide water and sewer to the site.

We recommend that the preliminary plat be APPROVED with the conditions listed above. Any variance or waivers to the City of Star standards, ordinances, or policies must be specifically approved in writing by the City. Approval of the above referenced preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to contact City Hall

Sincerely,

Ryan V. Morgan, P.E.
City Engineer

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

December 17, 2025 (LJR)

RE: HD4 Board of Commissioners
Toscano Estates Subdivision
Preliminary Plat

Staff reviewed the preliminary plat application for Toscano Estates Subdivision. Plans reviewed were signed by Joshua H. Mann P.E. with stamp date 11/11/25 and consists of 5 pages.

Toscano Estates Subdivision is located on the west side of Blessinger Road approximately 580' south of the Blessinger/Highway 44 intersection. The subdivision is located in the SE ¼ SE ¼ of Section 11 Township 4 North Range 2 West. The Canyon County parcel affected by the request is R33985010 totaling approximately 67.16 acres. See attached vicinity map for further information.

General

The subject property has 1,190' of frontage across Blessinger Road and about 1,500' across Landruff Lane. At this location, Blessinger Road and Landruff Lane are classified as major collector roads as identified on the Star West Neighborhood Transportation Plan. The Blessinger/Highway 44 intersection is approximately 580' north of the north property line.

The north property line of the subject parcel is bordered by the Kennedy Canal. This canal is maintained by Drainage District No. 2. The south property line is bordered by the Canyon Canal and the Dulberg Canal. These are maintained by the Canyon County Water Company. To note, the development plans to merge the Dulberg Canal into the Canyon Canal. Per policy, improvement drawing acceptance requires acceptance from Drainage District No. 2 and Canyon County Water Company.

By agreement with Star City (Canyon 4/Star Public Agency Coordination Agreement, June 6th, 2007), HD4 acts as the supervisory authority for all public roads within Star City Limits that lie within Canyon County (except those highways under the jurisdiction of Idaho Transportation Department). This supervisory authority includes highway planning, the establishment of design and use standards, access controls, and other operations and management duties assigned to highway districts under Idaho Code. For continuity with the existing street network in Star, HD4 will apply design standards consistent with those adopted by Ada County Highway District (Sections 3000-3005 and 7200-7211 ACHD Policy Manual) for this project.

Notable exceptions to ACHD policy:

1. Storm drainage design per HD4 policy applies.
2. Star West Neighborhood Transportation Plan (plan date December 18, 2024).

Access

The applicant is proposing access as follows:

1. Toscano Street proposed approach is approximately 1,000' south of Highway 44 onto Blessinger Road (across and centered on Saddleman Ranch Court). Said approach is the subdivision's only access point for phase 1.
   a. Fire code may restrict the amount of buildable lots in phase 1 unless the homebuilder adds sprinklers to the residences or has a secondary emergency access.
   b. A temporary secondary approach can be considered; however, it will require an approach permit plus amended preliminary plat.
2. Bellino Avenue proposed approach is approximately 1,300' west of the Blessinger/Landruff intersection onto Landruff Lane. Said approach to be constructed with proposed phase 2.
3. Multiple stub roads are provided to the west parcel, future Quarry subdivision. Those roads are identified as Landruff Lane, Leona Drive, and Prato Drive on the Toscano preliminary plat.

Road Improvements

Proposed frontage improvements to Blessinger Road and Landruff Lane are consistent with the Star West Transportation Plan. Interior road improvements are consistent with the typical Star City section. Stub roads are proposed to the west for future Quarry Subdivision (Hunter Home Development). The applicant's representative exchanged CAD drawings with the development to coordinate alignments.

The development owns the north and south side of the Kennedy Canal. Improvements to the west half of Kennedy Canal are to generally match the improvements within River Park Subdivision's crossing of the Canyon Canal (concrete headwall, ped rail, curb, gutter and sidewalk). The applicant proposes making this improvement within phase 1. Future improvements to the Blessinger/Highway 44 intersection could affect the constructed crossing improvements. Staff recommend deferring the crossing improvements until a design of the intersection is complete. This will likely be done after the first phase. In the event the subdivision is built out before the intersection design the developer will provide cash in lieu of constructing the crossing.

Traffic Mitigation

The development consists of approximately 67.16 acres with 165 single-family residential lots. The projected buildout is 2028. These new residences will generate approximately 1,600 daily trips with 117 AM peak hour trips and 159 PM peak hour trips. The traffic study by Chhang Ream of CR Engineering, Inc. revised 1/29/25 is acceptable for reference for Toscano Estates.

Traffic mitigations are made through improving the frontages of Landruff and Blessinger, contributing proportionate shares to the Blessinger, Kingsbury, and Can-Ada intersections with Highway 44, and impact fees.

Background Traffic Deficiencies

Access to the state highway system is provided by the Blessinger/Highway 44 intersection approximately 580' north of the subdivision. Per the applicant's TIS, the 2028 background traffic will cause the intersection of Blessinger/Highway 44 to fail (NB and SB approaches exceed 300 seconds delay in the peak hour). Other traffic impact studies in the area have shown Duff, Lansing, Blessinger, Kingsbury, and Can-Ada falling below acceptable levels of service (below LOS D).

Applicant should be aware that if the intersections onto Highway 44 are unsafe, HD4 reserves the right, with advice and consent of Idaho Transportation Department, to limit or cease issuance of access permits or final plat approvals for this and other developments along the Hwy 44 corridor when the public's health, safety, and welfare are threatened by additional traffic demand generated by the development(s).

Due to the large volume of new trips from projected preliminary plat applications. Toscano Estates Subdivision and other developments are expected to proportionately share in costs for interim improvements to the SH 44 intersections at Kingsbury, Blessinger, and Can-Ada Roads to address funding shortfalls from state or local agencies.

The methodology for calculating the proportionate share for Toscano Estates is consistent with the methodology for other subdivisions along this corridor.

Please see **Traffic Mitigation** within the staff's recommendation for further details.

Staff Recommendations

HD4 staff recommend approving Toscano Estates Subdivision preliminary plat dated 11/11/25. Conditions of approval were previously included within this staff report and are generally as follows:

Phase Plan

1. Boundaries at ROW include construction of curb, gutter, and sidewalk including drainage facilities to serve the tributary area.

Traffic Mitigation

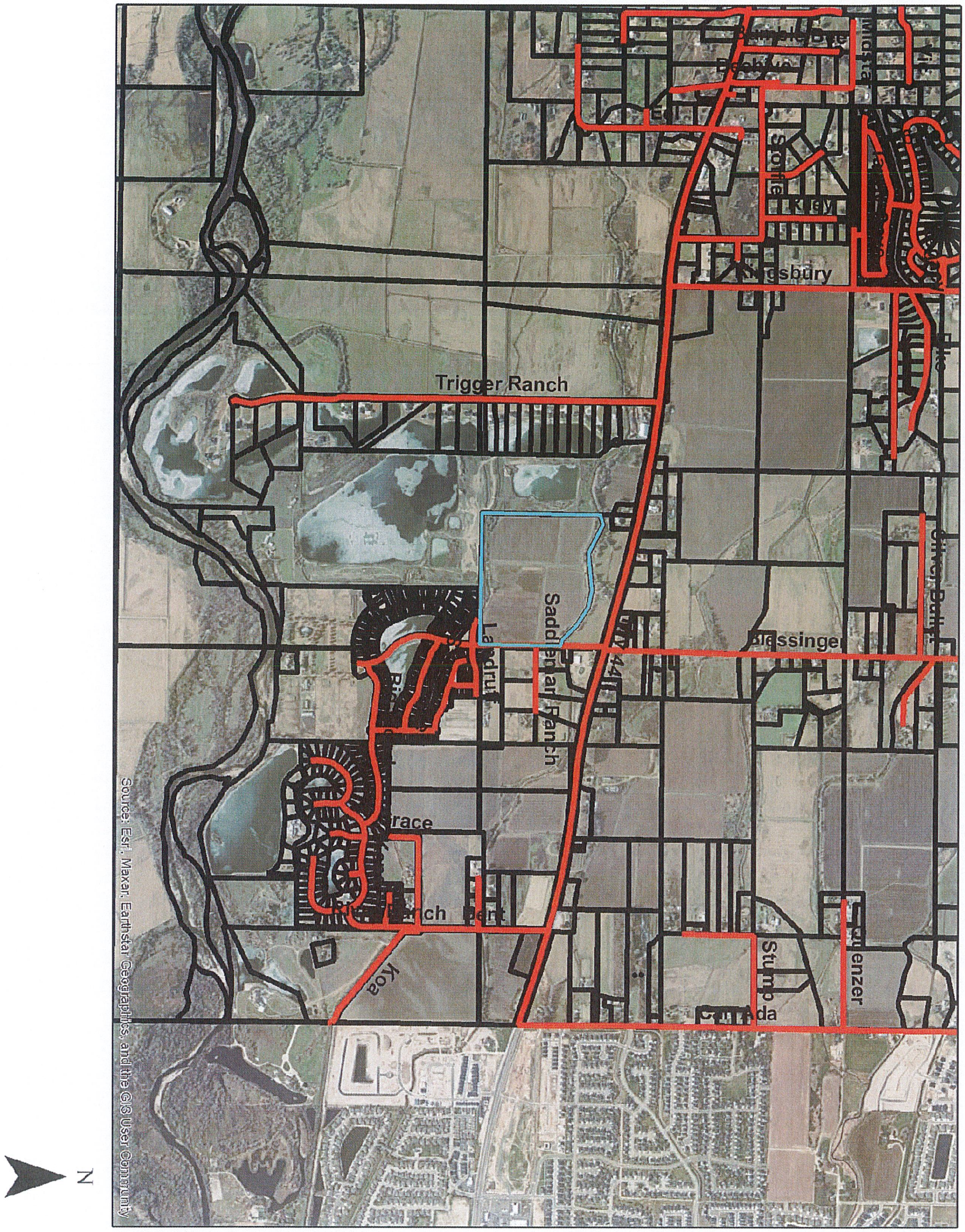
1. Prior to final plat phase 1 signature
    a. Applicant to enter into an agreement with HD4 and other parties for proportionate share contribution for interim improvements to SH 44 intersections (interim improvements refer to design and construction of a 3x3 signal or minimum configuration acceptable to ITD, whichever is greater); OR
    b. Payment to HD4 for the proportionate share of improvements to the Blessinger, Can-Ada, and Kingsbury intersections with Highway 44 as shown on page 5
2. Timing of the Kennedy Canal crossing improvements as determined by staff. In the event the Blessinger/Highway 44 intersection design completion date is after the subdivision's buildout, the developer to provide cash in lieu of construction prior to final plat signature of phase 6.

General

1. Temp cul-de-sac at terminus of Leonia can be gravel
2. Add 2' landing behind sidewalk for Blessinger Road
3. ROW dedication at the Kennedy Canal crossing to extend to the west end of structure

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual and those ACHD standards adopted for use in the City of Star in effect at the time of improvement drawing submittal.

Vicinity Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Proportionate Share Calculation

Star West Development

Proportionate Share Costs

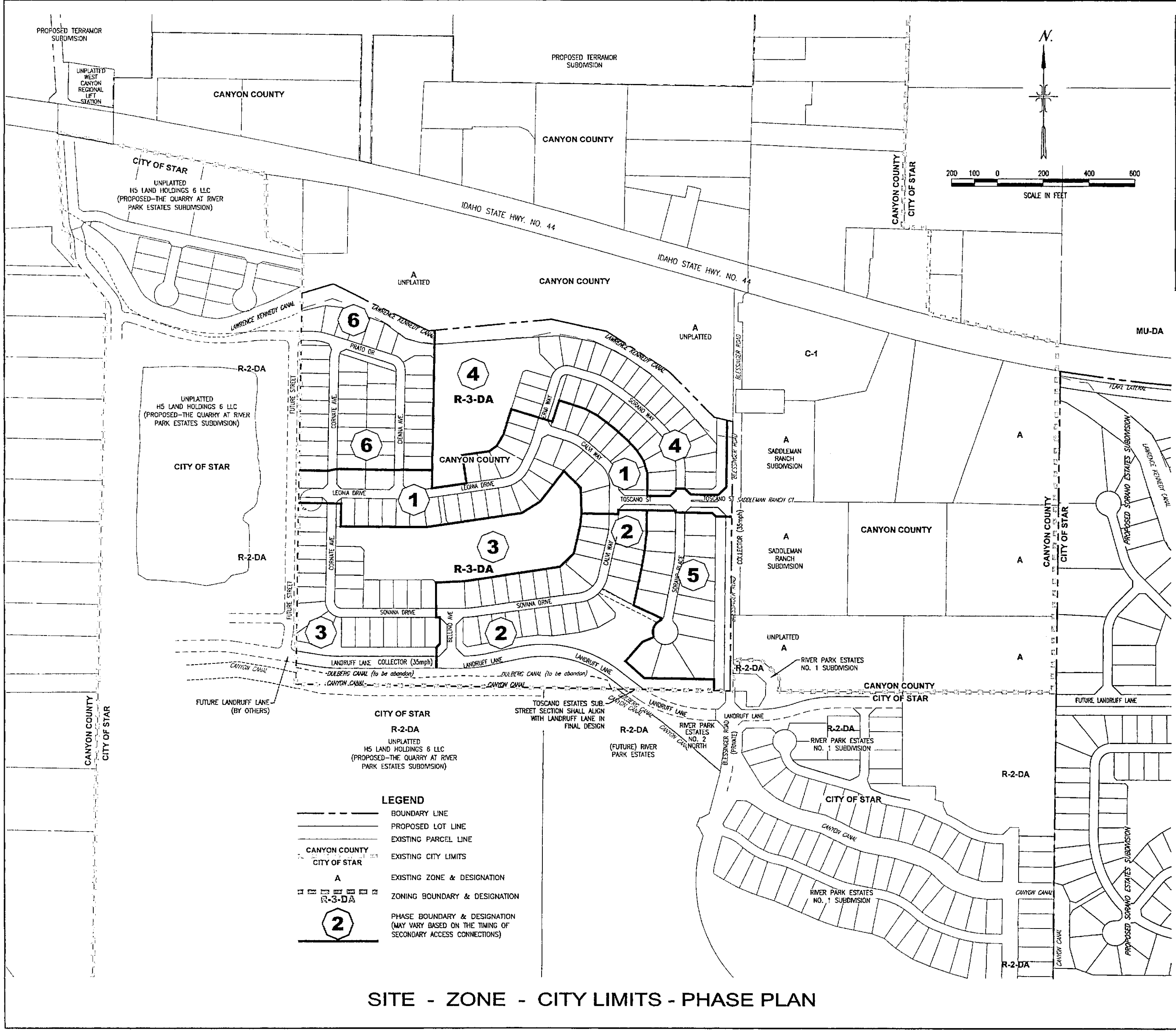
Kingsbury, Blessinger, & Can Ada Intersection Interim Improvements

Subdivision: Toscano Estates Subdivision

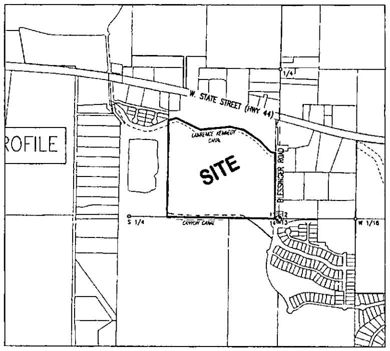
Peak Hour Trips: 74 (average AM/PM)

Intersection Improvement Costs (from Mid-Star CIP Update Aug 2025)

Intersection	Improvement Type	Total Cost	(Less) Impact Fee Eligible Costs	Proportion to Star West Developments	Development Specific Proportionate Share	Development Specific Cost
Can Ada Rd	3x5 Traffic Signal	$ 1,977,000	$ -	50.0%	3.5%	$ 34,598
Blessinger Rd	3x5 Traffic Signal	$ 2,421,000	$ 1,114,160	100.0%	6.1%	$ 79,717
Kingsbury Rd	3x5 Traffic Signal	$ 1,977,000	$ 687,920	50.0%	1.8%	$ 11,602
Total						**$ 125,916**



SITE - ZONE - CITY LIMITS - PHASE PLAN



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SITE AMENITIES:

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BOCCE BALL COURT	COVERED SITTING AREAS
PLAYGROUND	PONDS

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PROFESSIONAL ENGINEER
LICENSED
20305
11/11/25
STATE OF IDAHO
JOSHUA H. MANN

REVISIONS
11-11-25 (HD4)

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Phone (208) 938-0980 Fax (208) 938-0941

TOSCANO ESTATES SUBDIVISION

TITLE SHEET - ZONE - PHASE

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	AS SHOWN
DWG.DATE	09/05/25
PROJ. NO.	210926
SHEET	1 OF 5

TITLE

/210926/PREL/SHTS/TITLE.DWG

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

August 21, 2025

Chhang Reams,
CR Engineering, Inc.
181 East 50th Street
Garden City, Idaho 83714
Chhream@gmail.com

RE: Toscano Estates & Sorano Estates (Fagundes) - ITD Development Staff Report

Dear Chhang,

The Idaho Transportation Department (ITD) has completed our review of the Toscano Estates and Sorano Estates (Fagundes) development Traffic Impact Study (TIS). The proposed Toscano Estates development is planned south of SH-44, near the southwest corner of SH-44 and Blessinger Road. The Sorano Estates development is proposed along the south side of SH-44 at approximately MP 8.78 right.

Development Summary

Toscano Estates is a proposed 165 single-family residential development. No direct access to SH-44 is being requested. Sorano Estates is a proposed mixed-use development containing 109 single-family residential homes, 89 townhomes and 38,000 square feet of commercial use. One full movement access is being requested onto SH-44 at approximate MP 9.01 right. Both developments are anticipating a 2028 build-out year.

ITD Staff Requirements

As part of the required improvements, all final striping shall extend a minimum of 200 feet beyond the construction limits in both directions along SH-44, in accordance with the Idaho Supplement to the MUTCD.

Sortino Ave

- Although the TIS recommends constructing a north-south full-movement access approach to SH-44, ITD will require the developer to reconstruct the approach as a Right-In/Right-Out (RIRO) only.
- A 700' center median shall be constructed centered to Sortino Ave on SH-44 to physically restrict access to RIRO movements only.
    - This requirement aligns with the long-range planning and access management strategies for the SH-44 corridor, which aim to reduce conflict points, improve safety, and maintain efficient traffic flow as the corridor continues to develop. Limiting left-turn movements supports these goals by minimizing delays and crash potential in high-growth areas.
- The developer shall ensure that all access approaches are designed in accordance with ITD specifications and standards.

Blessinger Road / SH-44 Intersection

Proportionate share contributions shall be collected by the City of Star to support the mitigation improvements identified at the intersection of Blessinger Road and SH-44.

Permit Requirements

- If any encroachment onto ITD ROW occurs, a Right of Way Encroachment Application for Approaches or Public Streets (ITD Form 2109), must be applied for via our online permitting tool here.

- Once Civil Plans have been drafted for any work occurring in ITD’s Right-of-Way, submit an access permit application via our online permitting tool here.
    - ITD staff will receive the application and all submitted supportive documents, which should include:
        - Civil Plans
        - Parcel Deed
        - Cross-Access or Access Easement, if applicable
        - Traffic Control Plan designed by a certified Traffic Control Supervisor
    - Access and Utility Permits
        - Both Access and Utility Permits, if required, for work being done in ITD ROW will need to be submitted for reviewed and approved by ITD staff prior to work beginning.

Expiration of Staff Report

This staff report is valid for one (1) year following the anticipated build-out date. If significant delays occur in project development, this report will no longer be considered valid. In such cases, the Idaho Transportation Department (ITD) may require an updated Traffic Impact Study (TIS) to reflect current traffic conditions and ensure the appropriateness of mitigation measures.

Notices

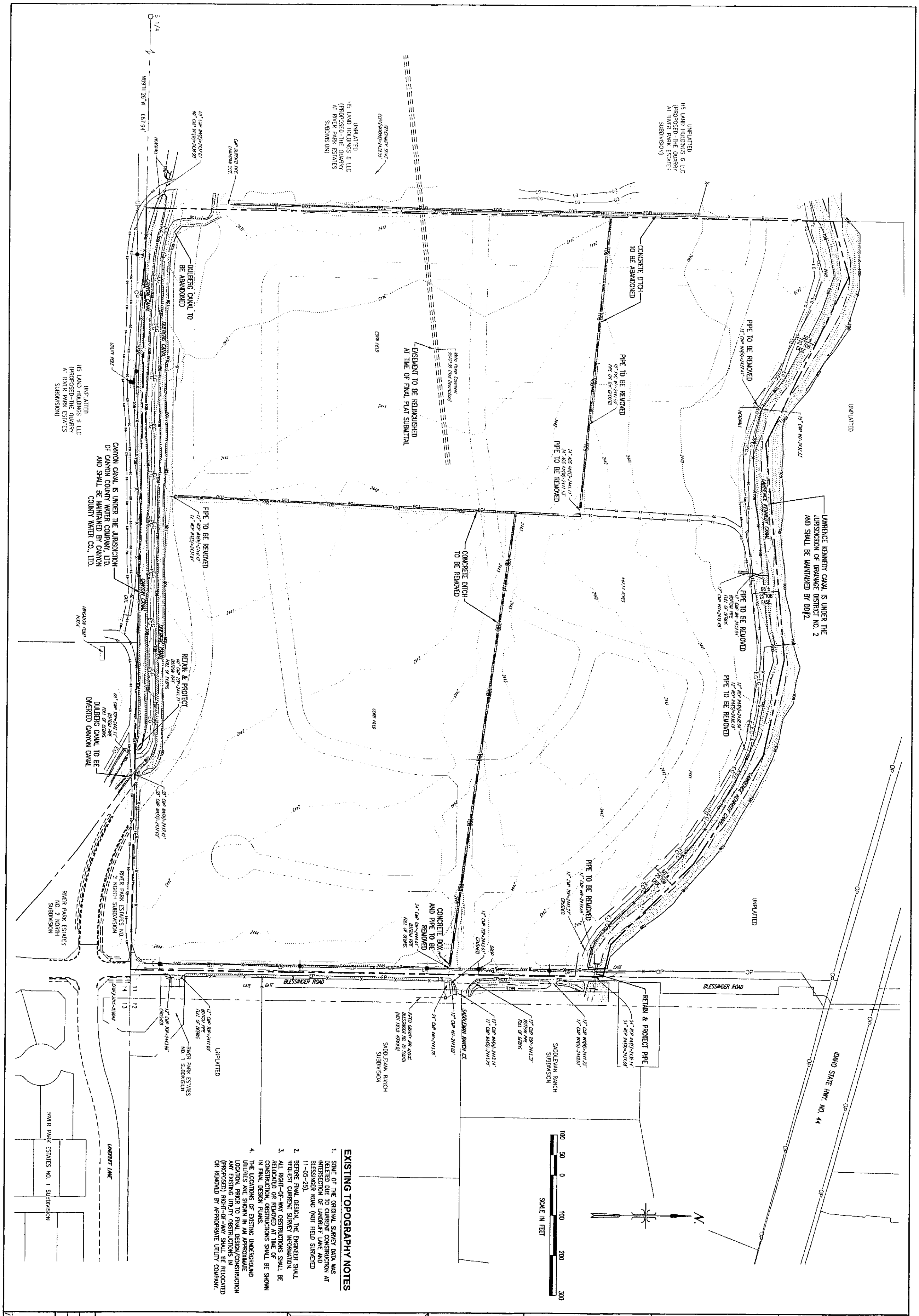
- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.
- Any allowance for access/encroachment on a state highway granted in this report is subject to changes in requirements/restrictions, and removal in the future for reasons of safety, capacity, and other ITD planning efforts.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho’s motorists is of utmost importance to ITD. We appreciate your improvements to livability in Star, Idaho as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Niki Benyakhlef, Development Services Coordinator at (208)334-8337, or email Niki.Benyakhlef@itd.idaho.gov.

Sincerely,
Brian D. Duran
Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

Cc: Shawn Nickel, City of Star Planning and Development Administrator
Chris Hopper, PE, HD4, District Engineer


IDAHO STATE HWY. NO. 44
BLESSINGER ROAD
RETAIN & PROTECT PIPE
SADDLEMAN RANCH SUBDIVISION
SADDLEMAN RANCH CT.
UNPLATTED
RIVER PARK ESTATES NO. 1 SUBDIVISION
LANDRUFF LANE
RIVER PARK ESTATES NO. 2 NORTH SUBDIVISION
CONCRETE BOX AND PIPE TO BE REMOVED
PIPE TO BE REMOVED
LAWRENCE KENNEDY CANAL
LAWRENCE KENNEDY CANAL IS UNDER THE JURISDICTION OF DRAINAGE DISTRICT NO. 2 AND SHALL BE MAINTAINED BY DD#2.
CONCRETE DITCH TO BE REMOVED
CONCRETE DITCH TO BE ABANDONED
EASEMENT TO BE RELINQUISHED AT TIME OF FINAL PLAT SUBMITTAL
CORN FIELD
DULBERG CANAL
CANYON CANAL
DULBERG CANAL TO BE ABANDONED
CANYON CANAL IS UNDER THE JURISDICTION OF CANYON COUNTY WATER COMPANY, LTD. AND SHALL BE MAINTAINED BY CANYON COUNTY WATER CO., LTD.
RETAIN & PROTECT
DULBERG CANAL TO BE DIVERTED CANYON CANAL
IRRIGATION PUMP HOUSE
UTILITY POLE
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED-THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
N89°11'26"W 667.94'
S 1/4
N
100 50 0 100 200 300
SCALE IN FEET

EXISTING TOPOGRAPHY NOTES

1. SOME OF THE ORIGINAL SURVEY DATA WAS DELETED DUE TO CURRENT CONSTRUCTION AT INTERSECTION OF LANDRUFF LANE AND BLESSINGER ROAD (NOT FIELD SURVEYED 11-05-25).
2. BEFORE FINAL DESIGN, THE ENGINEER SHALL REQUEST CURRENT SURVEY INFORMATION.
3. ALL RIGHT-OF-WAY OBSTRUCTIONS SHALL BE RELOCATED OR REMOVED AT TIME OF CONSTRUCTION, OBSTRUCTIONS SHALL BE SHOWN IN FINAL DESIGN PLANS.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO FINAL DESIGN/CONSTRUCTION ANY EXISTING UTILITY OBSTRUCTIONS IN (PROPOSED) RIGHT-OF-WAY SHALL BE RELOCATED OR REMOVED BY APPROPRIATE UTILITY COMPANY.

/210926/PREL/SHTS/EX-TOP.DWG

EXIST

SHEET 2 OF 5
PROJ. NO. 210926
DWG.DATE 09/05/25
SCALE 1"=100'

TOSCANO ESTATES SUBDIVISION
SITE TOPOGRAPHY PLAN

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

ENGINEERING SOLUTIONS LLP
1029 N. ROSARIO STR., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

REVISIONS
11-11-25 (HD4)

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Phone (209) 534-6252
(Norman Allinder)

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FRED FAGUNDES FAMILY TRUST
FAGUNDES BROTHERS, LLC
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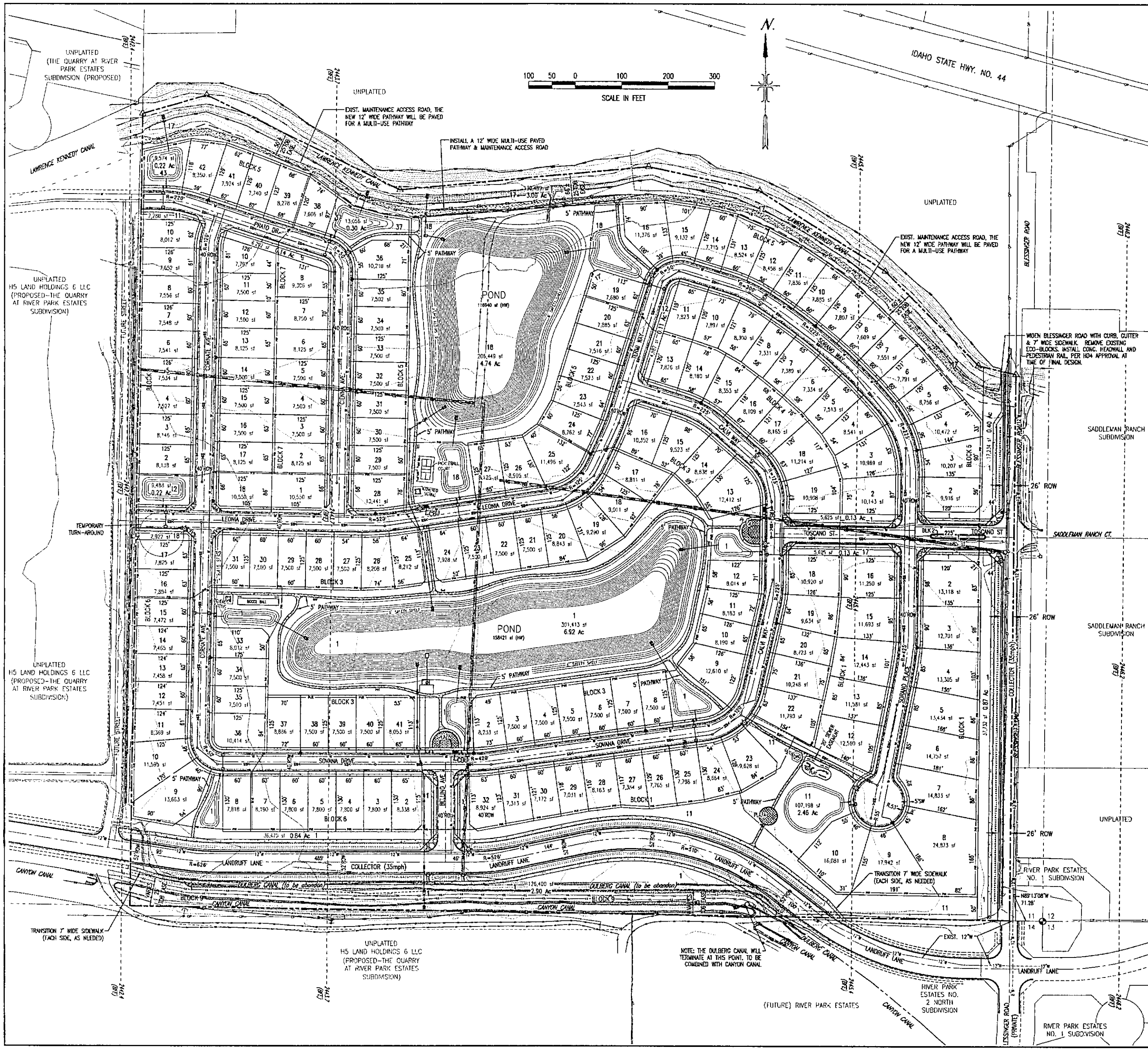
N.
100 50 0 100 200 300
SCALE IN FEET
IDAHO STATE HWY. NO. 44
UNPLATTED (THE QUARRY AT RIVER PARK ESTATES SUBDIVISION (PROPOSED)
UNPLATTED
LAWRENCE KENNEDY CANAL
EXIST. MAINTENANCE ACCESS ROAD, THE NEW 12' WIDE PATHWAY WILL BE PAVED FOR A MULTI-USE PATHWAY
INSTALL A 12' WIDE MULTI-USE PAVED PATHWAY & MAINTENANCE ACCESS ROAD
PRATO DR.
BLOCK 5
BLOCK 7
5' PATHWAY
POND
SORANO WAY
CALM WAY
LEONA DRIVE
TOSCANO ST
SOVANA DRIVE
BELLINO AVE
CORVIALE AVE
FUTURE STREET
TEMPORARY TURN-AROUND
UNPLATTED H5 LAND HOLDINGS 6 LLC (PROPOSED-THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
BLESSINGER ROAD
WIDEN BLESSINGER ROAD WITH CURB, GUTTER & 7' WIDE SIDEWALK. REMOVE EXISTING ECO-BLOCKS. INSTALL CONC. HEADWALL AND PEDESTRIAN RAIL, PER HD4 APPROVAL AT TIME OF FINAL DESIGN.
26' ROW
SADDLEMAN RANCH CT.
SADDLEMAN RANCH SUBDIVISION
LANDRUFF LANE
COLLECTOR (35mph)
DULBERG CANAL (to be abandon)
CANYON CANAL
BLOCK 9
BLOCK 6
BLOCK 1
BLOCK 3
TRANSITION 7' WIDE SIDEWALK (EACH SIDE, AS NEEDED)
NOTE: THE DULBERG CANAL WILL TERMINATE AT THIS POINT, TO BE COMBINED WITH CANYON CANAL
(FUTURE) RIVER PARK ESTATES
RIVER PARK ESTATES NO. 2 NORTH SUBDIVISION
RIVER PARK ESTATES NO. 1 SUBDIVISION
BLESSINGER ROAD (PRIVATE)
EXIST. 12"W
N89°13'08"W 71.28'
UNPLATTED

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- EXIST. CONTOUR LINE
- EXISTING WATER LINE
- FUTURE SANITARY SEWER
- PROPOSED WATER WITH FIRE HYDRANT
- PROPOSED PRESSURE IRRIGATION
- BASE FLOOD ELEVATION (BFE)
- PROPOSED STREET LIGHT
- PROPOSED CURB FLOW
- PROPOSED PATHWAY (PAVED OR CONCRETE)
- PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
- PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND

SINGLE-FAMILY SETBACK DATA (R-3)

FRONT GARAGE:	20'	(MEASURED FROM BACK OF SIDEWALK)
FRONT LIVING:	15'	(MEASURED FROM BACK OF SIDEWALK)
REAR:	15'	
INTERIOR SIDE:	7.5'	
STREET SIDE:	20'	

PRELIMINARY PLAT DATA

SITE AREA	67.16 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS (50.05%)	33.62 ACRES
RIGHT-OF-WAY (S. BLESSINGER RD.) (1.06%)	0.71 ACRES
RIGHT-OF-WAY (INTERNAL) (13.77%)	9.24 ACRES
OPEN SPACE/COMMON LOTS (26.31%)	17.67 ACRES
CANYON CANAL/DULBERG CANAL LOTS (4.32%)	2.90 ACRES
LAWRENCE KENNEDY CANAL LOT (4.47%)	3.00 ACRES
STREET ISLAND, BLOCK 2 (0.02%)	0.02 ACRES
SINGLE-FAMILY LOTS	165
OPEN SPACE/COMMON/PARK LOTS	14
BLESSINGER BUFFER LOTS	2
DULBERG, CANYON & LAWRENCE KENNEDY CANAL LOTS	2
STREET ISLAND, BLOCK 2	1
TOTAL LOTS	184
GROSS DENSITY	2.46 DU/AC
EXISTING ZONE	A
PROPOSED ZONE	R3-DA
ZONE R-3-DA (SINGLE-FAMILY)	
MINIMUM LOT SIZE	7,330 S.F.
AVERAGE LOT SIZE	8,875 S.F.
TOTAL OPEN SPACE (35.12%)	23.59 ACRES
CENTRAL COMMON AREA (PLAZAS, BOCCE BALL, COVERED SITTING, PATHWAYS & POND)	6.92 ACRES
NORTHERN COMMON AREA (PICKLEBALL COURT, COVERED SITTING, PATHWAYS & POND)	4.74 ACRES
POCKET PARK & LANDRUFF COLLECTOR BUFFERS (PLAZA, COVERED SITTING, PLAYGROUND, PATHWAYS & STORM DRAIN)	3.30 ACRES
BLESSINGER ROAD BUFFER	1.27 ACRES
LANDRUFF COLLECTOR BUFFER, DAHLBERG & CANYON CANALS	2.90 ACRES
TOSCANO BUFFER	0.26 ACRES
PEDESTRIAN PATHS, STORM DRAIN & ST. ISLAND	0.32 ACRES
END BLOCK BUFFERS & STORM DRAIN	0.88 ACRES
LAWRENCE KENNEDY CANAL LOT (WITH A 12' MULTI-USE PATHWAY)	3.00 ACRES
QUALIFIED OPEN SPACE (25.61%)	17.20 ACRES
CENTRAL COMMON AREA (PLAZAS, BOCCE BALL, COVERED SITTING, PATHWAYS & 50% POND)	5.10 ACRES
NORTHERN COMMON AREA (PICKLEBALL COURT, COVERED SITTING, PATHWAYS & 50% POND)	3.41 ACRES
POCKET PARK & LANDRUFF COLLECTOR BUFFERS (PLAZA, COVERED SITTING, PLAYGROUND & PATHWAYS)	3.30 ACRES
LANDRUFF COLLECTOR BUFFER, DAHLBERG & CANYON CANALS (EXCLUDES CANYON CANAL EASEMENT)	1.44 ACRES
BLESSINGER ROAD BUFFER	1.27 ACRES
PEDESTRIAN PATHS, STORM DRAIN & ST. ISLAND	0.32 ACRES
TOSCANO BUFFER	0.26 ACRES
LAWRENCE KENNEDY CANAL LOT (EXCLUDES CANAL EASEMENT, INCLUDES 12' MULTI-USE PATHWAY)	0.76 ACRES
8' WIDE LOCAL STREET LANDSCAPE BUFFERS	1.34 ACRES

SITE AMENITIES:

PLAZAS	MULTI-USE PATHWAY & PATHS
PICKLEBALL COURT	GAZEBO
BOCCE BALL COURT	COVERED SITTING AREAS
PLAYGROUND	PONDS

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES FALL WITHIN FEMA FLOOD HAZARD ZONE AE. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019.
3. DIRECT LOT ACCESS TO BLESSINGER ROAD AND LANDRUFF LANE IS PROHIBITED, WITHOUT THE EXPRESS CONSENT OF HIGHWAY DISTRICT NO. 4 AND THE CITY OF STAR.
4. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION, AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
5. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
6. THIS SUBDIVISION FALLS WITHIN THE BOUNDARIES OF CANYON COUNTY WATER COMPANY, LTD. ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID COMPANY.
7. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF STAR OR AS OTHERWISE APPROVED.
8. IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY, LTD., IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES TO BE PAID THROUGH FEES ASSESSED BY THE TOSCANO ESTATES H.O.A. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TOSCANA ESTATES H.O.A. OR ITS ASSIGNS.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED PROVIDED THAT 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.
10. THIS SUBDIVISION WILL BE SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT WITH THE CITY OF STAR.
11. COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
12. LOT 1, BLOCK 8 IS SUBJECT TO AN EASEMENT FOR CANYON COUNTY WATER COMPANY, LTD.
13. LOT 17 BLOCK 5 IS SUBJECT TO AN EASEMENT FOR THE LAWRENCE KENNEDY CANAL UNDER JURISDICTION OF DRAINAGE DISTRICT NO. 2.
14. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.
15. CENTERLINE CURVES WITH A 50' RADIUS SHALL HAVE "NO PARKING" SIGNS POSTED A MINIMUM 50' AWAY FROM PC AND PT OF CURVE.

OWNERS OF RECORD

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FAGUNDES BROTHERS, LLC
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PROFESSIONAL ENGINEER
LICENSED
20305
11/11/25
STATE OF IDAHO
JOSHUA H. MANN

REVISIONS
11-11-25 (HD4)

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TOSCANO ESTATES SUBDIVISION

PRELIMINARY PLAT

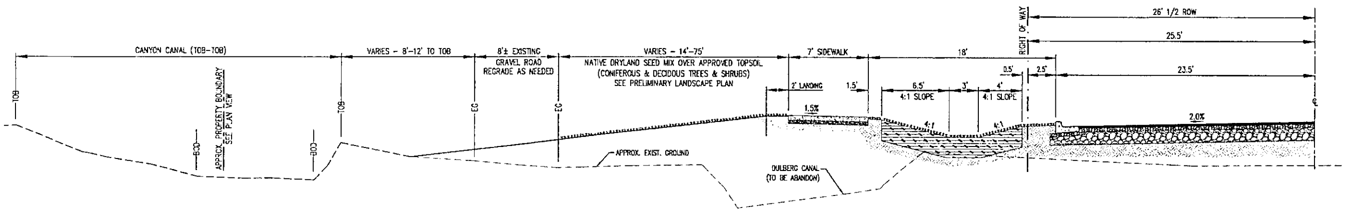
LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	1"=100'
DWG.DATE	09/05/25
PROJ. NO.	210926

SHEET 3 OF 5

PRE-1

/210926-PRE.DWG



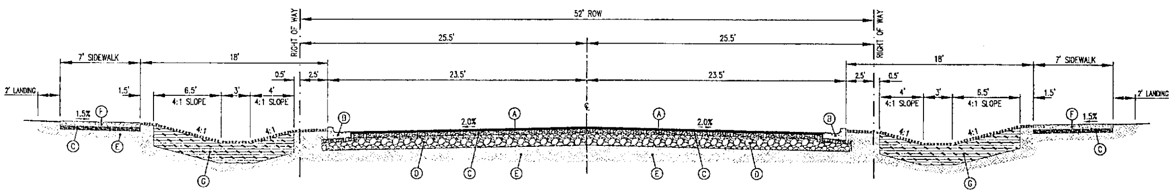
26' 1/2 ROW
25.5'
23.5'
RIGHT OF WAY
CANYON CANAL (TOB-TOB)
VARIES - 8'-12' TO TOB
8'± EXISTING GRAVEL ROAD REGRADE AS NEEDED
VARIES - 14'-75'
NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL (CONIFEROUS & DECIDOUS TREES & SHRUBS) SEE PRELIMINARY LANDSCAPE PLAN
7' SIDEWALK
18'
2' LANDING
1.5'
6.5'
4:1 SLOPE
3'
4'
4:1 SLOPE
0.5'
2.5'
1.5%
2.0%
4:1
TOB
BOD
EG
APPROX. PROPERTY BOUNDARY SEE PLAN VIEW
APPROX. EXIST. GROUND
DULBERG CANAL (TO BE ABANDON)

COLLECTOR STREET SECTION ALONG CANYON CANAL

6" VERTICAL CURB - DETACHED SIDEWALK
LANDRUFF DRIVE
N.T.S

STREET DETAIL NOTES:

1. THE PROPOSED STREET DETAILS ARE SAMPLE SECTIONS ONLY.
2. PRIOR TO DESIGN, THE ENGINEER WILL CONFIRM THE STREET SECTIONS WITH HIGHWAY DISTRICT 4 (HD4).

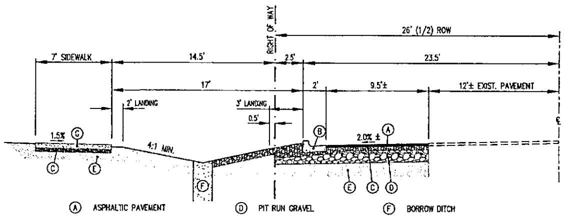


Ⓐ 3" ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓓ PIT RUN GRAVEL
Ⓔ COMPACTED STABLE SUBGRADE
Ⓕ 5" CONCRETE SIDEWALK
Ⓖ 24" UNCOMPACTED BIORETENTION SOIL MEDIA (BSM), PER ACHD BIORETENTION SWALE, BMP 30 (2017 ACHD STORMWATER DESIGN GUIDELINES).

NOTE:
BASE AND SUB-BASE SHALL EXTEND 2' MINIMUM BEHIND CURB.

TYPICAL 3-LANE COLLECTOR STREET SECTION - 52' RIGHT-OF-WAY

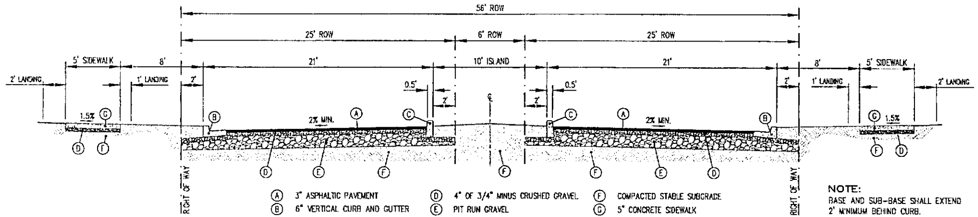
6" VERTICAL CURB - DETACHED SIDEWALK
LANDRUFF DRIVE
N.T.S



Ⓐ ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 4" (MIN.) OF 3/4" MINUS CRUSHED GRAVEL
Ⓓ PIT RUN GRAVEL
Ⓔ COMPACTED STABLE SUBGRADE
Ⓕ BORROW DITCH
Ⓖ 5" CONCRETE SIDEWALK

BLESSINGER ROAD-COLLECTOR 1/2 STREET SECTION - 26' (1/2) RIGHT-OF-WAY

6" VERTICAL CURB - BORROW DITCH - DETACHED SIDEWALK
N.T.S

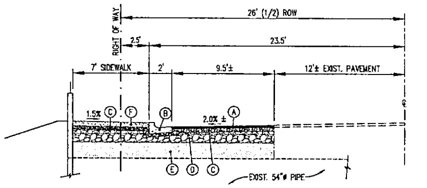


Ⓐ 3" ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 6" VERTICAL (ISLAND) CURB
Ⓓ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓔ PIT RUN GRAVEL
Ⓕ COMPACTED STABLE SUBGRADE
Ⓖ 5" CONCRETE SIDEWALK

NOTE:
BASE AND SUB-BASE SHALL EXTEND 2' MINIMUM BEHIND CURB.

TOSCANO STREET (ENTRANCE) - STREET SECTION (ISLAND) - 56' RIGHT-OF-WAY

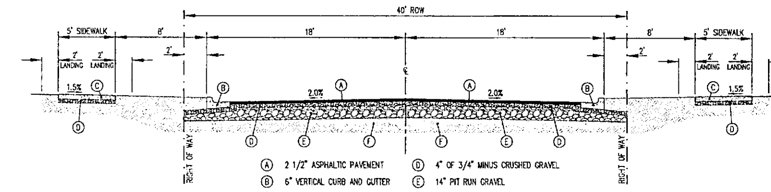
ISLAND - 6" VERTICAL CURB - DETACHED SIDEWALK
TOSCANO STREET
N.T.S



Ⓐ ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 4" (MIN.) OF 3/4" MINUS CRUSHED GRAVEL
Ⓓ PIT RUN GRAVEL
Ⓔ COMPACTED STABLE SUBGRADE
Ⓒ 5" CONCRETE SIDEWALK

BLESSINGER ROAD-(COLLECTOR) AT LAWRENCE KENNEDY CANAL CROSSING

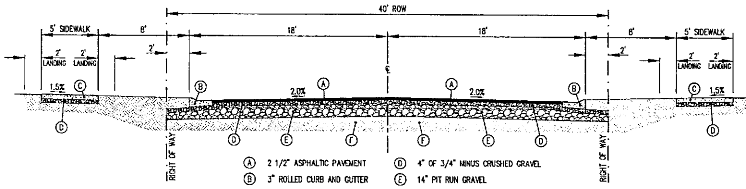
6" VERTICAL CURB - ATTACHED SIDEWALK
N.T.S



Ⓐ 2 1/2" ASPHALTIC PAVEMENT
Ⓑ 6" VERTICAL CURB AND GUTTER
Ⓒ 5" CONCRETE SIDEWALK
Ⓓ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓔ 14" PIT RUN GRAVEL
Ⓕ COMPACTED STABLE SUBGRADE

TYPICAL LOCAL STREET SECTION - 40' RIGHT-OF-WAY

6" VERTICAL CURB - DETACHED SIDEWALK
TOSCANO STREET AND BELLINO AVENUE
N.T.S



Ⓐ 2 1/2" ASPHALTIC PAVEMENT
Ⓑ 3" ROLLED CURB AND GUTTER
Ⓒ 5" CONCRETE SIDEWALK
Ⓓ 4" OF 3/4" MINUS CRUSHED GRAVEL
Ⓔ 14" PIT RUN GRAVEL
Ⓕ COMPACTED STABLE SUBGRADE

TYPICAL LOCAL STREET SECTION - 40' RIGHT-OF-WAY

3" ROLLED CURB - DETACHED SIDEWALK
N.T.S

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TOSCANO ESTATES SUBDIVISION

PROPOSED - STREET DETAILS

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE N.T.S.
DWG.DATE 09/05/25
PROJ. NO. 210926
SHEET 4 OF 5

DTL-1

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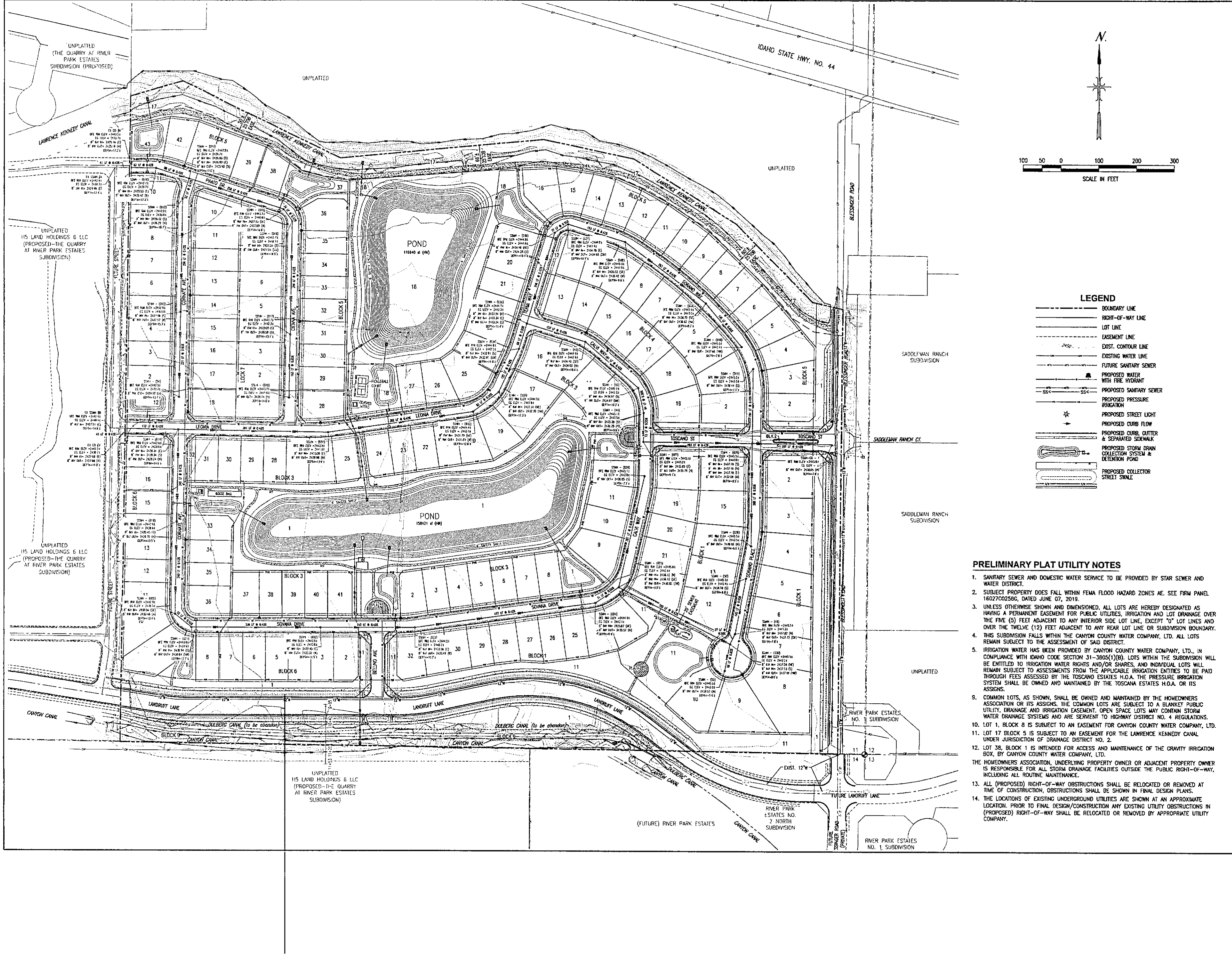
N.
100 50 0 100 200 300
SCALE IN FEET
LEGEND
BOUNDARY LINE
RIGHT-OF-WAY LINE
LOT LINE
EASEMENT LINE
EXIST. CONTOUR LINE
EXISTING WATER LINE
FUTURE SANITARY SEWER
PROPOSED WATER WITH FIRE HYDRANT
PROPOSED SANITARY SEWER
PROPOSED PRESSURE IRRIGATION
PROPOSED STREET LIGHT
PROPOSED CURB FLOW
PROPOSED CURB, GUTTER & SEPARATED SIDEWALK
PROPOSED STORM DRAIN COLLECTION SYSTEM & DETENTION POND
PROPOSED COLLECTOR STREET SWALE
IDAHO STATE HWY. NO. 44
UNPLATTED
UNPLATTED (THE QUARRY AT RIVER PARK ESTATES SUBDIVISION (PROPOSED)
UNPLATTED H5 LAND HOLDINGS & LLC (PROPOSED-THE QUARRY AT RIVER PARK ESTATES SUBDIVISION)
LAWRENCE KENNEDY CANAL
BLESSINGER ROAD
SADDLEMAN RANCH SUBDIVISION
SADDLEMAN RANCH CT.
TOSCANO ST
SOVANA DRIVE
CALVI WAY
LEONA DRIVE
TIENA WAY
PRATO DR.
CORVARE AVE
CIERVA AVE
BELLINO AVE
SOVANO PLACE
FUTURE STREET
LANDRUFF LANE
FUTURE LANDRUFF LANE
DULBERG CANAL (to be abandon)
CANYON CANAL
POND
BLOCK 1
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
RIVER PARK ESTATES NO. 1 SUBDIVISION
RIVER PARK ESTATES NO. 2 NORTH SUBDIVISION
(FUTURE) RIVER PARK ESTATES
EXIST. 12"W
FUTURE BLESSINGER ROAD (PRIVATE)

PRELIMINARY PLAT UTILITY NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
2. SUBJECT PROPERTY DOES FALL WITHIN FEMA FLOOD HAZARD ZONES AE. SEE FIRM PANEL 16027C0258G, DATED JUNE 07, 2019.
3. UNLESS OTHERWISE SHOWN AND DIMENSIONED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY INTERIOR SIDE LOT LINE, EXCEPT "0" LOT LINES AND OVER THE TWELVE (12) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
4. THIS SUBDIVISION FALLS WITHIN THE CANYON COUNTY WATER COMPANY, LTD. ALL LOTS REMAIN SUBJECT TO THE ASSESSMENT OF SAID DISTRICT.
5. IRRIGATION WATER HAS BEEN PROVIDED BY CANYON COUNTY WATER COMPANY, LTD., IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND/OR SHARES, AND INDIVIDUAL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS FROM THE APPLICABLE IRRIGATION ENTITIES TO BE PAID THROUGH FEES ASSESSED BY THE TOSCANO ESTATES H.O.A. THE PRESSURE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE TOSCANA ESTATES H.O.A. OR ITS ASSIGNS.
9. COMMON LOTS, AS SHOWN, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. THE COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. OPEN SPACE LOTS MAY CONTAIN STORM WATER DRAINAGE SYSTEMS AND ARE SERVIENT TO HIGHWAY DISTRICT NO. 4 REGULATIONS.
10. LOT 1, BLOCK 8 IS SUBJECT TO AN EASEMENT FOR CANYON COUNTY WATER COMPANY, LTD.
11. LOT 17 BLOCK 5 IS SUBJECT TO AN EASEMENT FOR THE LAWRENCE KENNEDY CANAL UNDER JURISDICTION OF DRAINAGE DISTRICT NO. 2.
12. LOT 38, BLOCK 1 IS INTENDED FOR ACCESS AND MAINTENANCE OF THE GRAVITY IRRIGATION BOX, BY CANYON COUNTY WATER COMPANY, LTD.

THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE MAINTENANCE.

13. ALL (PROPOSED) RIGHT-OF-WAY OBSTRUCTIONS SHALL BE RELOCATED OR REMOVED AT TIME OF CONSTRUCTION, OBSTRUCTIONS SHALL BE SHOWN IN FINAL DESIGN PLANS.
14. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATION. PRIOR TO FINAL DESIGN/CONSTRUCTION ANY EXISTING UTILITY OBSTRUCTIONS IN (PROPOSED) RIGHT-OF-WAY SHALL BE RELOCATED OR REMOVED BY APPROPRIATE UTILITY COMPANY.

OWNERS OF RECORD

FRED FAGUNDES FAMILY TRUST
FAGUNDES BROTHERS, LLC
FAGUNDES FAMILY TRUST AGREEMENT
P.O. BOX 2717
MERCED, CA 95348
Phone (209) 534-6252
(Norman Allinder)

DEVELOPER

FAGUNDES BROTHERS LLC
P.O. BOX 2717
MERCED, CA 95348
Phone (209) 534-6252
(Norman Allinder)

PLANNER / CONTACT

BECKY McKAY
1029 N. ROSARIO STR., STE.100
MERIDIAN, ID 83642
Phone (208) 938-0980
Fax (208) 938-0941

20305
11/11/25
JOSHUA H. MANN

REVISIONS
11-11-25 (HD4)

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TOSCANO ESTATES SUBDIVISION
PROPOSED UTILITY PLAN & SITE GRADING/DRAINAGE PLAN

LOCATED IN A PORTION OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M.
CANYON COUNTY, IDAHO

SCALE	1"=100'
DWG.DATE	09/05/25
PROJ. NO.	210926
SHEET	5 OF 5

UTIL-1

/210926-PRE/SHTS/UTIL.DWG

STAR FIRE PROTECTION DISTRICT
OFFICE OF THE FIRE MARSHAL

DATE: May 23, 2026

TO: City of Star – Planning and Zoning

CC: Engineering Solutions – Becky McKay

FROM: Victor Islas, Deputy Chief

Star Fire Protection District
Victor Islas
Victor Islas, Deputy Chief
05/23/2026

SUBJECT: Fire District Comment
FD File/Permit #2025-0464

PROJECT: Toscano Estates Subdivision
AZ-25-07, DA-25-08, PP-25-08

The Star Fire Protection District has reviewed the documents provided by the Applicant and the City of Star related to the proposed Toscano Estates Subdivison. Comments are as follows:

The Applicant is requesting approval of Annexation & Zoning (R-3-DA), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 165 residential lots and 19 common lots. The property is located on the west side of Blessinger Road in Star, Canyon County, Idaho, and consists of 67.16 acres with a proposed density of 2.46 dwelling units per acre.

This development will be primarily serviced by Station 52, located at 22585 Kingsbury Rd., Middleton, Idaho approximately 1.3 miles from the proposed development entrance off Blessinger Rd., with an estimated 2-minute travel time under normal conditions.

The Star Fire Protection District maintains a target emergency response level of service (LOS) of approximately five (5) minutes. Based upon current station location, roadway access, and available response routes, the proposed development is presently located within anticipated response time expectations. Actual emergency response times may vary based on staffing availability, concurrent emergency incidents, weather, roadway conditions, and system demand.

The Star Fire Protection District does not oppose the application, subject to the following conditions of approval:

CONDITIONS OF APPROVAL

1. Codes and Standards
    1.1. The development shall comply with the current adopted International Fire Code (IFC) and all applicable codes adopted by the City of Star, Idaho.
    1.2. The IFC establishes minimum requirements for life safety and property protection from fire, explosion, and other hazards in new and existing buildings and premises. It also ensures a reasonable level of safety for firefighters and emergency responders during operations.
    1.3. The absence of comments on any hazardous condition or code violation does not constitute approval of such condition or violation under the International Building Code or International Fire Code.

   1.4. The Star Fire Protection District is the Authority Having Jurisdiction (AHJ) for fire code enforcement and fire and life safety review within the proposed development.
   1.5. This review is limited to preliminary plat and land development considerations only and does not constitute approval of building permits, construction plans, fire protection systems, or final occupancy requirements. Additional review and approval shall be required at Final Plat, Civil Construction Drawings, Building Permit, and Fire Protection System submittal phases.

2. Side Setbacks
   2.1. Zone R-3: Side setbacks shall be maintained at 7.5 feet in accordance with City of Star Code. No reduction or modification to the required side setback is proposed or supported under this application.

3. Water Supply
   3.1. Fire hydrants and water mains capable of delivering the required fire flow shall be provided throughout the development in accordance with IFC Section 507 and Appendix C.
   3.2. The development is anticipated to be served by the Star Sewer and Water District.
   3.3. Hydrant spacing, location, and installation shall comply with Star Sewer and Water District standards and IFC Appendix C.
   3.4. Hydrant placement and fire flow requirements shall be verified and approved during civil construction and Final Plat review.
   3.5. Adequate Fire Flow
      3.5.1. Required fire flow shall be determined based upon the largest fire area and construction type in accordance with IFC Appendix B.
      3.5.2. Fire flow calculations and verification shall be provided during future review phases.
      3.5.3. Where adequate fire flow is unavailable, the Applicant shall coordinate with the Fire District and water provider to implement approved mitigation measures or alternative water supply methods acceptable to the AHJ.

4. Fire Apparatus Access
   4.1. Access roads shall comply with IFC Section 503 and Appendix D, including adequate width, signage, turnarounds, and turning radius suitable for fire apparatus.
   4.2. Fire apparatus access roads shall be designed and maintained to support imposed fire apparatus loads and shall be surfaced to provide all-weather driving capability in accordance with IFC Section 503 and Appendix D.
   4.3. Access road grades, turning radii, and intersections shall be reviewed during civil construction submittal.
   4.4. Access roads shall be designed to allow simultaneous evacuation and emergency response.
   4.5. Developments with Over 30 Dwelling Units: Per IFC Appendix D107.1, two separate and approved fire apparatus access roads are required.
      4.5.1. The plans submitted appear to meet the intent of IFC Appendix D107.1 for developments containing more than thirty (30) dwelling units, subject to final civil design review and approval.
         4.5.1.1. Landruff Lane connection shall be completed prior to issuance of Building Permit No. 31.

5. Addressing and Street Identification
   5.1. Addressing and street naming shall comply with IFC Section 505 and applicable City of Star standards.
   5.2. Final address assignment and street naming approval shall be coordinated with the applicable agencies prior to Final Plat approval.

6. Construction Phase Requirements
    6.1. Approved fire apparatus access and water supply shall be provided and maintained prior to combustible construction materials being brought onto the site, in accordance with IFC Section 3312.
    6.2. Temporary or phased access arrangements shall require approval by the Fire District

7. First Responder Training Opportunity
    7.1. Where structures exist on-site prior to demolition, the Fire District encourages the Applicant to coordinate with the Fire District regarding potential use of such structures for firefighter training activities where appropriate and legally permissible. Participation is voluntary and subject to separate coordination and approval. To coordinate, please contact Deputy Chief Victor Islas.

8. Additional Review and Future Submittals
    8.1. Additional Fire District review and approval shall be required during Final Plat, Civil Construction Drawings, Amenity Center design, building permit review, and fire protection system permitting phases.
    8.2. Approval of this preliminary plat shall not be construed as approval of future construction details or fire protection requirements.

Middleton School District #134

Every Child Learning Every Day

Middleton School District #134--Public Hearing Notice Response

General Response for New Development

Middleton School District has experienced significant growth in its student population over the past years. Currently, Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 118% of capacity with five portable units totaling 10 classrooms. Mill Creek Elementary is at 113% of capacity with 6 portable classroom units totaling 12 classrooms. Purple Sage Elementary is at 98% of capacity with 4 of the six grade levels over capacity. Middleton High School is at 99% of capacity and Middleton Middle School is at 100% of capacity.

The district has recently secured funding for a new elementary school that will be built near the intersection of Kingsbury Road and State Highway 44 in the Terramor Subdivision. This school will be built in two phases with the first phase planned for a capacity of approximately 400 students. Funding is only secured for the first phase currently. We are in the design phase and completion of the facility will be in time for school in Fall of 2028.

We have completed a demographic study performed for our school district boundaries, and data suggests that for every new home, we could expect between 0.5 and 0.7 (with an average of .569) students to come to our schools. That is the factor/rate we use to make our projection of student impact for each development.

Toscano Estates Subdivision, Star, ID

Elementary students living in the subdivision as planned would initially be in the attendance zone for Mill Creek Elementary School, which, as stated above, is above capacity. Upon its completion elementary students in Toscano Estates would be in the new elementary school's attendance zone. Secondary students would attend Middleton Middle School and Middleton High School. With the 165 proposed units, we anticipate approximately 94 students will need educational services provided by our district.

In addition to the increase in student population and its impact on facilities, busing would be provided for all students. Typically, buses do not enter subdivisions. As such, safe routes to planned stops would be an important consideration

As a school district we would ask that City of Star City Council take all of these factors into consideration as you make your decision. Any questions regarding this response should be directed to Marc Gee at the contact information shared below.

__________________________________ April 2025 .

Marc C. Gee, Superintendent Date

Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644 Phone: 208-585-3027

Marc C. Gee, Superintendent *Lisa Pennington, Asst. Superintendent* *Alicia Krantz, Business Manager*

mgee@msd134.org lpennington@msd134.org akrantz@msd134.org