



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star, Planning and Zoning Department

MEETING DATE: December 21, 2021

FILE(S) #: FP-21-25, Final Plat, Cresta Del Sol Subdivision Phase 3

FP-21-26, Final Plat, Cresta Del Sol Subdivision Phase 4

FP-21-27, Final Plat, Cresta Del Sol Subdivision Phase 5

REQUEST

Applicant is seeking approval of the Final Plats for Cresta Del Sol Subdivision Phases 3, 4 and 5 (Preliminary Plat approved as Moyle Heights Subdivision). Phase 3 consists of 73 residential lots and 17 common lots on 24.93 acres. Phase 4 consists of 50 residential lot and 10 common lots on 18.41 acres. Phase 5 consists of 27 residential lots and 2 common lots on 9.4 acres. Phase 3 is located at the southwest corner of the approved preliminary plat. Phase 4 is located on the east side of the approved preliminary plat and Phase 5 is located in the west center of the approved preliminary plat, at 9594 W. Beacon Light Road in Star, Idaho. The subject property is generally located on the north side of W. Beacon Light Road, west of N. Pollard Lane in Star, Idaho. Ada County Parcel No. R865420020.

APPLICANT/REPRESENTATIVE:

Kris Moncada
Toll Southwest LLC
3103 W. Sheryl Drive
Meridian, Idaho 83642

OWNER:

Toll Southwest LLC
3103 W. Sheryl Drive
Meridian, Idaho 83642

PROPERTY INFORMATION

Land Use Designation - Residential R-3-DA

	<u>Phase 3</u>	<u>Phase 4</u>	<u>Phase 5</u>
Acres -	24.93 acres	18.41 acres	9.4 acres
Residential Lots -	72	50	27
Common Lots -	17	10	2
Commercial Lots -	0	0	0

HISTORY

December 15, 2020	Council approved applications for Moyle Estates No. 2, Annexation and Zoning of R-3-DA (AZ-20-18), Development Agreement (DA-20-22) and Preliminary Plat (PP-20-15).
May 4, 2021	Council approved the Final Plat (FP-21-08) application for Cresta Del Sol No. 1.
June 1, 2021	Council approved the Final Plat (FP-21-11) application for Cresta Del Sol No. 2.
June 1, 2021	Council approved the Preliminary Plat (PP-21-06) for Moyle Village, which later became additional phases of Cresta Del Sol.

GENERAL DISCUSSION

The applicant is requesting approval of the Final Plat for Phase 3 of Cresta Del Sol Subdivision consisting of 72 residential lots and 17 common lots on 24.93 acres, Phase 4 consisting of 50 residential lots and 10 common lots on 18.41 acres and Phase 5 consisting of 27 residential lot sand 2 common lots on 9.4 acres.

The Final Plat layout for Phase 3, Phase 4 and Phase 5 generally complies with the approved Preliminary Plat, which was originally approved as Moyle Village.

Original Preliminary Plat Review:

Site Data: All Phases – Moyle Village
Total Acreage of Site – 52.23 acres
Total Number of Lots – 176 lots
Total Number of Residential Lots – 149 lots
Total Number of Common Lots – 27 lots
Total Number of Commercial Lots – None
Type of Units – Single Family Units
Dwelling Units Per Gross Acre – 2.85 Units per acre
Total Acreage of Common Lots – 8.60 acres
Percent of Site as Common Area – 16.47%

General Site Design Features:

Landscaping

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

Amenities

The current Unified Development Code, Section 8-4E-2 requires a development of this size to have 5 amenities. The applicant is proposing a 1.99-acre central common area with a pool, pickleball courts, pathways, and parking. A 1.80 open space with pathways and benches. A five-foot-wide pathway along the Farmer's Union canal and a micro path that will connect to the development on the west.

Street Design:

Streets

Streets are proposed to be public, measure 36 feet from back of curb to back of curb and reside in a 48-foot right-of-way. This satisfies Section 8-4D-34B(4) of the Unified Development Code.

Sidewalks

Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with 8-foot landscape strips.

Streetlights

Streetlights shall reflect the "Dark Sky" criteria with all lighting. The same streetlight design shall continue throughout the entire development. The applicant will need to submit a plan and valid design for City approval prior to signing the mylar.

Street Names

Street names have been approved by the Ada County Street Naming Committee and are reflected accordingly on the final plat application.

Staff Analysis of Final Plat Submittal:

The submitted preliminary plat consisted of 149 residential lots and 27 common lots. Phase 3 has 72 residential lots. Phase 4 has 50 residential lots which equals 123 residential lots. Phase 5 has 27 residential lots for a grand total of 149 residential lots and providing a full build out for Cresta Del Sol.

Lot Layout – The gross density of Phase 3 is 2.93 du/acre. The gross density of Phase 4 is 2.72 du/acre. The gross density of Phase 5 is 2.76 du/ac. The combined gross density of all three phases is 2.85 du/acre. The Final Plat indicates lot sizes range in size from 9,450 square feet to 18,376 square feet. The average buildable lot is 10,648 square feet. This is inline with the approved preliminary plat.

Common/Open Space and Amenities – Phase 1 contains the majority of the open space for this development with a total of 2.23 acres or 14.77% usable. Phase 2 contains 0.5 acres of open space and the entire development will have detached sidewalks with 8-foot landscape strips.

The overall open space submitted on the final plat applications for Phases 1 & 3 satisfy section 8-4E-2 of the Unified Development Code.

Landscaping - Landscaping as required by the Unified Development Code, Street Trees; the minimum density of one (1) tree per thirty-five (35) linear feet is required. The landscaping plan, as submitted appears to satisfy this requirement. Common Area landscape requirements call for one deciduous shade tree per 4,000 square feet. The plan as submitted meets these requirements.

Setbacks – The applicant has requested setback waivers for specific lots. Interior side setbacks of 5 feet for both 1 and 2 story homes on Lots 2 through 21 of Block 9, Lots 2 through 8 of Block 7 and Lots 16-24 of Block 2, to more closely align with the setbacks approved for the Trident Ridge Subdivision.

The Council did require specific setbacks for some lots to more closely align with the neighboring developments. Lots 2 through 10 of Block 5 and Lots 2 through 6 of Block 12 shall have a minimum of a 20-foot rear setback. All others in the development will adhere to current requirements of the R-3 zone.

Mailbox Clusters – The Star Postmaster, Mel Norton has approved the location of the mailbox clusters for this development in Phase 1. They are to be located on the southwest corner of Lot 1, Block 3, Phase 1, facing southwest and accessible from the street. This letter of approval was part of the applicant's submittal package for that phase.

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

Subdivision Name – Applicant has provided documentation from Ada County that the subdivision name for future phases of Cresta Del Sol was changed from Moyle Estates Sub No. 2. That documentation is part of the final plat application.

Sidewalks - Sidewalks are proposed at five-foot (5') widths and will be detached throughout the overall subdivision with 8-foot landscape strips.

Streetlights – Applicant has provided a streetlight design cut sheet that matches the preferred residential light for the City of Star. The Streetlight plan submitted with the final plat application appears to meet code for light locations.

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on October 28, 2021.

December 4, 9, 2021	Keller Associates	Checklist
November 4, 2021	DEQ	Standard Response
November 15, 2021	Central District Health	Standard Response

FINDINGS

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

A. The Plat is in conformance with the Comprehensive Plan.

The Council finds that this subdivision upon Preliminary Plat approval was in conformance with the Comprehensive Plan; no changes have been made to change this status.

B. Public services are available or can be made available and are adequate to accommodate the proposed development.

Staff finds that all public services are available and able to accommodate this development.

C. There is public financial capability of supporting services for the proposed development.

Staff knows of no financial hardship that would prevent services from being provided.

D. The development will not be detrimental to the public health, safety or general welfare; and, *Staff finds no facts to support that this subdivision phase will be detrimental to the public health, safety or general welfare.*

E. The development preserves significant natural, scenic or historic features.

Staff finds that existing conditions have not substantially changed from the approved Preliminary Plat of this subdivision.

CONDITIONS OF APPROVAL

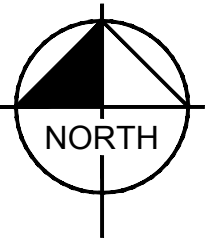
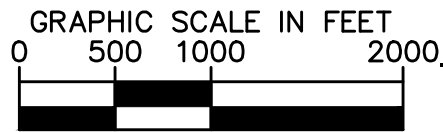
- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the city \$289.53 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$43,139.97. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 3 has 72 residential lots for a fee of \$20,846.16 (72 x \$289.53). Phase 4 has 50 residential lots for a fee of \$14,476.50 (50 x \$289.53). Phase 5 has 27 residential lots for a fee of \$7,817.34 (27 x \$289.53) Total for phases 3, 4 & 5 is \$43,139.97.**
2. The approved Final Plat for Cresta Del Sol Subdivision Phase 3, Phase 4 and Phase 5 shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
3. All public streets shall have a minimum street width of 36' and shall be constructed to ACHD standards.
4. Council approves reduced side yard setbacks to 5-feet for one and two-story homes along the western boundary for a total of 35 lots (Lots 2-21, Block 9, Lots 2-8, Block 7 and Lots 16-

- 24, Block 2 of approved Preliminary Plat). Lots with reduced setbacks will include enhanced landscaping in the front and side yards, to referenced on revised Landscape Plan.
5. Coordinate animal friendly fencing on the property line with the owners of 3985 N. Pollard Lane and 9800 W. Beacon Light Road.
 6. One lot shall be removed between lots 3-6, Block 2 of the approved Preliminary Plat with remaining lots being widened equally.
 7. Lots 2-10, Block 5 and Lots 2-6, Block 12 shall have a 20-foot rear yard setback.
 8. Lot 1, Block 1 to be dedicated to the property owner at 9600 W. Beacon Light Road shall include an interim access easement prior to recording of the first phase of the subdivision and shall be recognized as an agricultural lot to be used in conjunction with the un-platted out-parcel at 9600 W. Beacon Light Road.
 9. Public access shall be dedicated for the 5-foot pathway located adjacent to the Farmers Union Canal. This pathway shall be paved.
 10. The stub street located to the east between Lots 10, Block 5 and Lot 2, Block 12 of the approved Preliminary Plat shall be removed, if approved by ACHD. The owner shall work with ACHD to remove the stub.
 11. All approvals relating to hillside issues and requirements shall be completed and approved by the City Engineer **prior to submittal of the final plat. Construction of any kind is prohibited prior to approval.**
 12. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
 13. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
 14. 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.
 15. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
 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. Streetlights shall comply with the Star City Code and shall be of the same design throughout the entire subdivision and shall be maintained by the Homeowners Association. Streetlights shall be installed and energized prior to issuing building permits. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting.
 18. 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.
 19. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
 20. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)

21. 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.
22. 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.
23. A separate sign application is required for any subdivision sign.
24. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
25. Applicant shall provide the City with one (1) full size and one (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.
26. 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.
27. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
28. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
29. All common areas shall be maintained by the Homeowners Association.
30. 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.**
31. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
32. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.
33. **The applicant shall agree to install conduit in their utility trenches to be used for fiber at a later date to provide high speed internet access for the development. Conduit should be a minimum size of 2-inch diameter, or larger as needed.**
34. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-21-25, FP-21-26 and FP-21-27 for Cresta Del Sol Subdivision, Final Plat, Phases 3, 4 and 5 on _____, 20__.



CRESTA DEL SOL
LOCATION MAP
STAR, IDAHO
10/19/2021

Kimley»Horn

950 West Bannock St,
Suite 1100
Boise, ID 83702
208-918-7842

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE USED FOR
CONSTRUCTION OR PERMITTING PURPOSES



October 20th, 2021

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

RE: Cresta Del Sol Subdivision No. 4

Dear Ryan,

Attached for your review is the Final Plat application for Cresta Del Sol No. 4. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat for Moyle Village Subdivision.

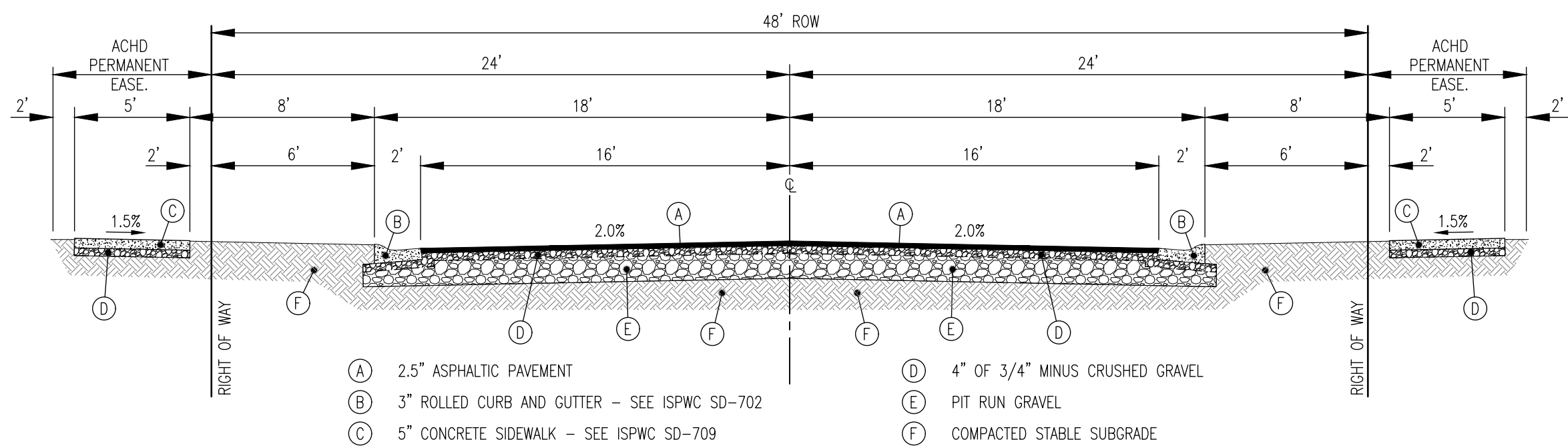
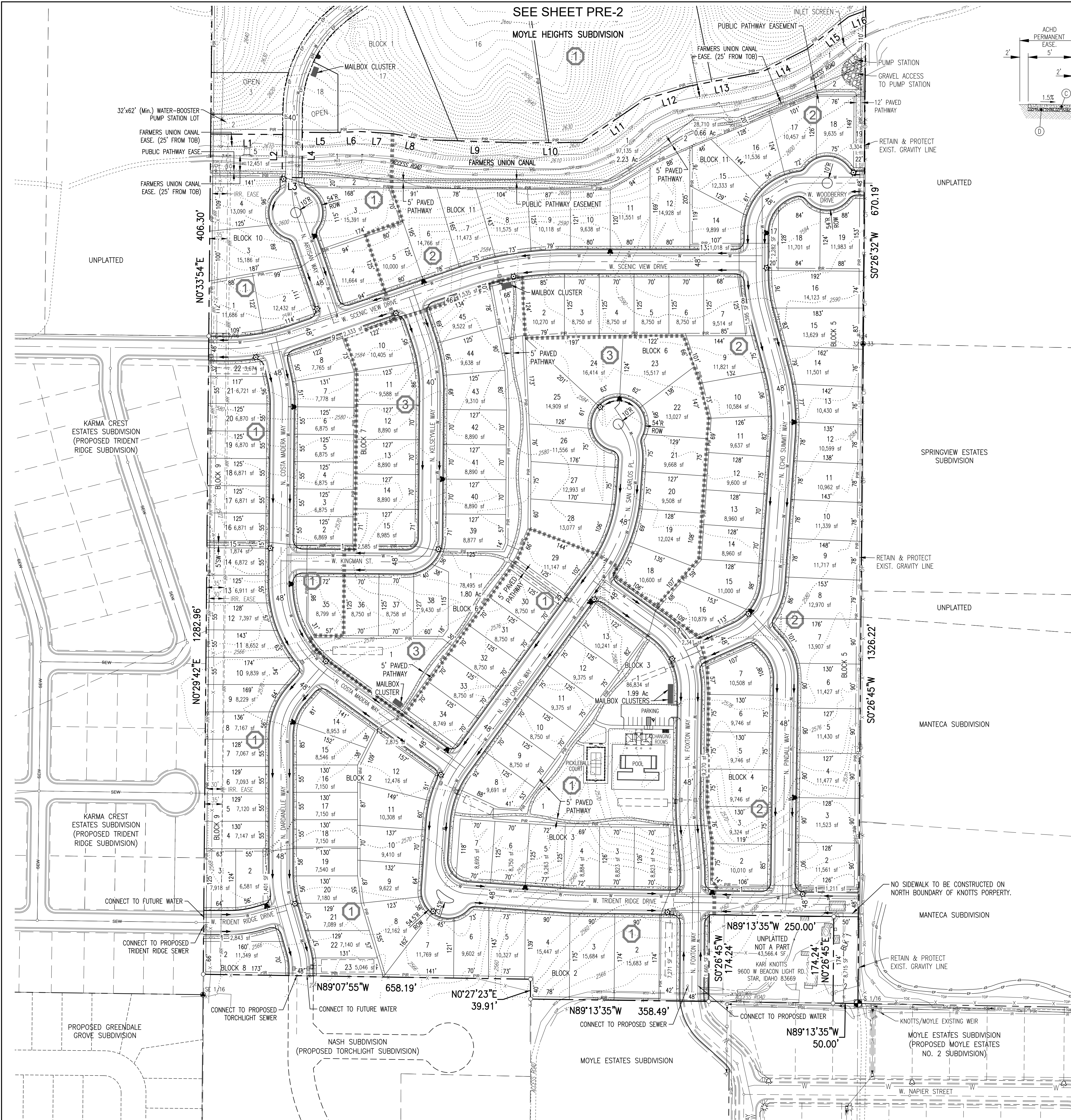
Phase 4 of Cresta Del Sol will include 50 single-family residential and 10 common lots on 18.41 acres. Gross Density is 2.72 units per acre. Lot sizes will range from 8,750 s.f. to 14,928 s.f.. Average Lot size is 10,916 s.f.. The overall open space for the phase is 2.72 acres or 14.77% of total area. Amenities for the subdivision are found in Cresta Del Sol Phase 1 and Phase 3. Open spaces within the phase will include landscaping and pedestrian pathways. In common area Block 11 Lot 21 resides the Farmers Union Ditch.

Construction of phase 4 will be in compliance with the approved preliminary plat. If you have any questions or need additional information, please reach out to me at 208-918-0100 or at brandon.mcdougald@kimley-horn.com.

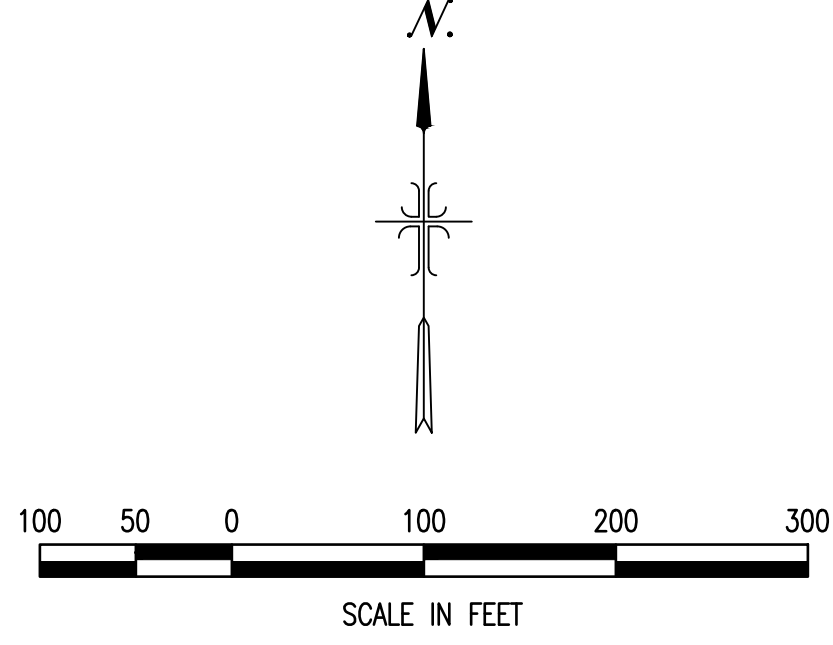
Thanks for your review and assistance with this application.

A handwritten signature in blue ink, appearing to read 'Brandon McDougald'.

Brandon McDougald, P.E.
Project Engineer



STREET SECTION - 48' RIGHT-OF-WAY
WITH DETACHED SIDEWALK
N.T.S.



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	144.30'	S89°33'15"E
L2	86.25'	S0°26'20"W
L3	40.00'	S89°33'15"E
L4	90.98'	N0°26'45"E
L5	62.54'	S89°33'15"E
L6	54.19'	N87°45'29"E
L7	64.68'	S86°14'27"E
L8	65.27'	S79°16'54"E
L9	193.10'	S88°04'31"E
L10	123.69'	N89°32'42"E
L11	154.17'	N55°42'35"E
L12	89.59'	N73°16'08"E
L13	151.43'	N78°57'32"E
L14	101.30'	N63°04'15"E
L15	106.26'	N52°15'01"E
L16	36.43'	N69°30'37"E

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - RIGHT-OF-WAY LINE
 - PRIVATE ROAD (INGRESS-EGRESS LOT)
 - LOT LINE
 - CENTERLINE
 - EASEMENT LINE
 - PROPOSED SUBDIVISION PHASE BOUNDARY
 - PROPOSED SUBDIVISION PHASE NUMBER
 - 2' EXISTING CONTOUR LINE
 - 10' EXISTING CONTOUR LINE
 - CURB, GUTTER & SEPARATED SIDEWALK
 - PROPOSED PATHWAY
 - PROPOSED SANITARY SEWER & MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED PRESSURE IRRIGATION LINE
 - EXISTING IRRIGATION LINE
 - EXISTING GRAVITY IRRIGATION LINE
 - EXISTING CANAL TOP OF BANK
 - EXISTING CANAL TOE OF SLOPE
 - PROPOSED STREET LIGHT
 - SURFACE FLOW DIRECTION
 - STORM DRAINAGE LINE & COLLECTION SYSTEM WITH SEEPAGE BED
 - VALLEY GUTTER

**MOYLE VILLAGE
PRELIMINARY PLAT DATA**

SITE AREA	52.23 ACRES
SINGLE-FAMILY RESIDENTIAL (65.19%)	34.05 ACRES
RIGHT-OF-WAY (18.66%)	9.75 ACRES
OPEN SPACE/Common Lots (16.14%)	8.43 ACRES
SINGLE-FAMILY RESIDENTIAL LOTS	149
OPEN SPACE/Common/Park Lots	26
TOTAL LOTS	175
GROSS DENSITY:	2.85 DU/ACRE
NET DENSITY:	4.41 DU/ACRE
(EXCLUDES ROW & OPEN SPACE)	
EXISTING ZONING	R-3
REQUIRED OPEN SPACE	
15% TOTAL OPEN SPACE	7.83 ACRES
10% USEABLE OPEN SPACE	5.22 ACRES
TOTAL OPEN SPACE (16.14%)	8.43 ACRES
CENTRAL COMMON AREA	1.99 ACRES
LINEAR OPEN SPACE	1.80 ACRES
MICRO-PATHS	0.12 ACRES
FARMERS UNION CANAL	2.52 ACRES
CANAL PATHWAY	0.66 ACRES
END BLOCK BUFFERS	0.52 ACRES
COLLECTOR BUFFERS	0.37 ACRES
STORM DRAIN LOTS	0.25 ACRES
MISC. OPEN SPACE	0.20 ACRES
TOTAL USEABLE OPEN SPACE (14.51%)	7.58 ACRES
CENTRAL COMMON AREA	1.99 ACRES
LINEAR OPEN SPACE	1.80 ACRES
MICRO-PATHS	0.12 ACRES
CANAL PATHWAY	0.66 ACRES
END BLOCK BUFFERS	0.52 ACRES
COLLECTOR BUFFERS	0.37 ACRES
8' LANDSCAPE PARKWAYS	2.12 ACRES
MINIMUM LOT SIZE	6,600 SF
AVERAGE LOT SIZE	9,858 SF

**REQUESTED
BUILDING SETBACK DATA**

R-3 (ZONE)	
FRONT: (GARAGE)	20'
FRONT: (LIVING)	15'
(MEASURED FROM BACK OF SIDEWALK)	
REAR:	15'
REAR:	20'
(LOTS 2-16, BLOCK 5)	
INTERIOR SIDE	
55' WIDE LOTS:	5'
(5' FOR SINGLE & 2 STORY)	
(LOTS 14-22, BLOCK 2)	
(LOTS 2-8, BLOCK 7)	
(LOTS 2-21, BLOCK 9)	
70' & UP WIDE LOTS:	5'/STORY
(5' PER STORY)	

- AMENITIES:**
1. WALKING PATHWAYS
 2. BENCH SEATING AREAS
 3. POOL FACILITY WITH PARKING
 4. PICKLEBALL COURT

OWNER OF RECORD
WEST BEACON LIGHT, LLC
349 N. STORY BOOK WAY
EAGLE, IDAHO 83616
PHONE: (925)-963-3786

DEVELOPERS
WEST BEACON LIGHT, LLC
349 N. STORY BOOK WAY
EAGLE, IDAHO 83616
PHONE: (925)-963-3786
TOLL SOUTHWEST LLC
3103 W. SHERYL DR., STE. 100
MERIDIAN, IDAHO 83642
PHONE: (208) 938-0980
FAX: (208) 938-0941

PLANNER-CONTACT
BECKY MCKAY
1029 N. ROSARIO ST., STE. 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980
Fax (208) 938-0941

REVISIONS
05-25-21 rls
06-11-21 rls
06-14-21 rls

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1029 N. ROSARIO ST., SUITE 100
MERIDIAN, IDAHO 83642
Phone (208) 938-0980 Fax (208) 938-0941

**MOYLE VILLAGE
SUBDIVISION
PRELIMINARY PLAT**

LOCATED IN THE E 1/2 OF SECTION 32,
TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M.
STAR, ADX COUNTY, IDAHO

SCALE 1"=100'
DWG. DATE 03/31/21 rls
PROJ. NO. 201116
SHEET 2 OF 3
PRE-1
/201116-PRE.DWG

PLAT SHOWING
CRESTA DEL SOL SUBDIVISION NO. 4

A PORTION THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF
THE NE1/4 OF SECTION 32, T.5N., R.1W., B.M., CITY OF STAR,
ADA COUNTY, IDAHO
2021

CRESTA DEL
SOL SUB. NO. 3

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

CRESTA DEL
SOL SUB. NO. 3

MANTECA
SUBDIVISION

W. TRIDENT RIDGE ST.

UNPLATTED

MOYLE
ESTATES SUB.

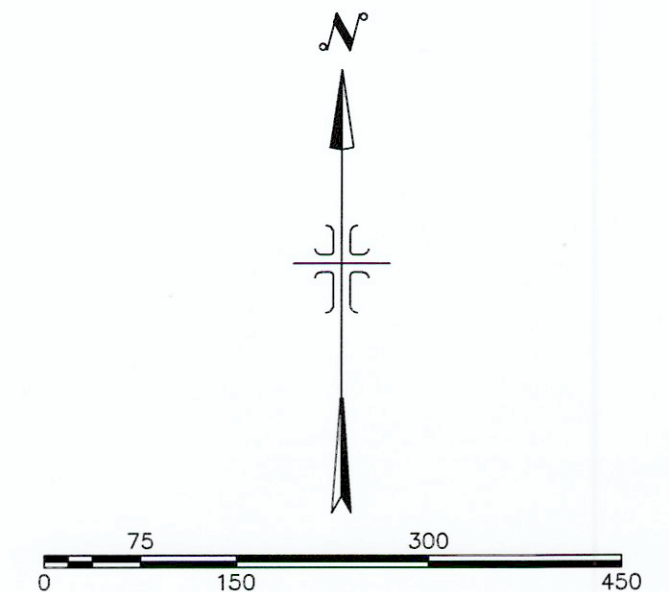
1/4 S.32
S.5
CP&F # 109114202

BASIS OF BEARING
N89°07'55"W 2634.58'
W. BEACON LIGHT RD.
CP&F # 109114205
T.5N., R.1W S.32
T.4N., R.1W S.5
S.4 R.4N.

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SEVENTEEN (17) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE (5) FOOT PERMANENT EASEMENT ON EACH SIDE OF THE INTERIOR SIDE LOT LINES, AND TWELVE (12) FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED BY THE MIDDLETON MILL IRRIGATION DISTRICT AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
- MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNER ASSOCIATION.
- LOTS 2 AND 9, BLOCK 6, LOT 10, BLOCK 7, LOT 11, BLOCK 10, LOTS 13, 19, 20 AND 21 BLOCK 11; LOT 1, BLOCK 15; LOTS 1 AND 17 BLOCK 16 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CRESTA DEL SOL SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF A DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
- LOT 10, BLOCK 7 IS SERVIENT TO AND CONTAIN THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT PURSUANT TO SECTION 40-2302, IDAHO CODE THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
- LOTS 20 AND 21 BLOCK 11 ARE SUBJECT TO A FARMERS UNION CANAL EASEMENT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	67.70	600.00	6°27'53"	S78°39'03"W	67.66



SCALE: 1" = 150'

LEGEND

- FOUND 5/8" IRON PIN, PLS 11779
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- SET 1/2 IRON PIN, PLS 11779
- SET 5/8" IRON PIN, PLS 11779
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- SIDEWALK EASEMENT LINE
- ① LOT NUMBER



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON. THE PROPERTY IS ADJACENT TO CRESTA DEL SOL SUBDIVISION NO. 3, MANTECA SUBDIVISION, SPRINGVIEW ESTATES SUBDIVISION NO. 2 AND UNPLATTED LANDS. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 7088. MONUMENTATION FOUND PER THESE PLATS AND RECORD OF SURVEY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON SAID PLATS AND SURVEY. SAID FOUND MONUMENTS WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

BOOK

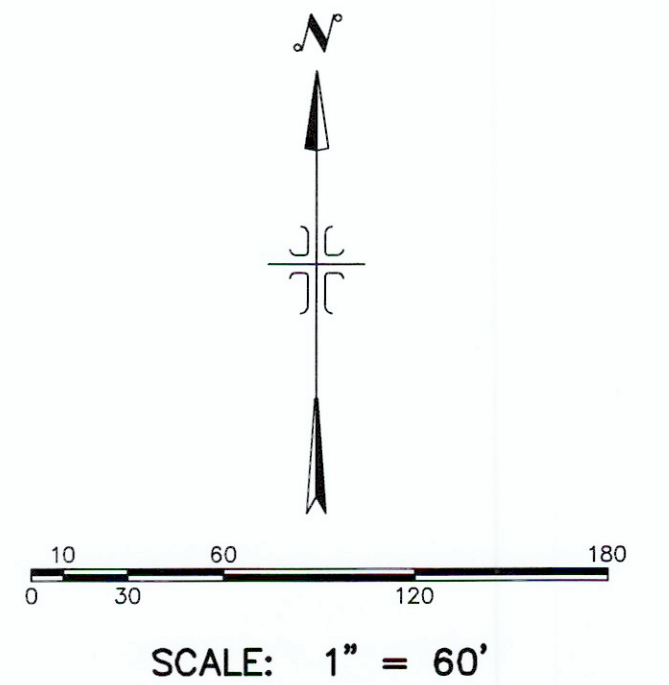
PAGE

ISG
IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 21-343-04
SHEET 1 OF 5

CRESTA DEL SOL SUBDIVISION NO. 4



SEE SHEET 1 FOR LEGEND
SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR LINE AND
CURVE TABLES

SPRINGVIEW
ESTATES
SUBDIVISION
NO 2

SHEET 2
SHEET 3

BOOK PAGE



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JOB NO. 21-343-04
SHEET 2 OF 5

SHEET 2
SHEET 3

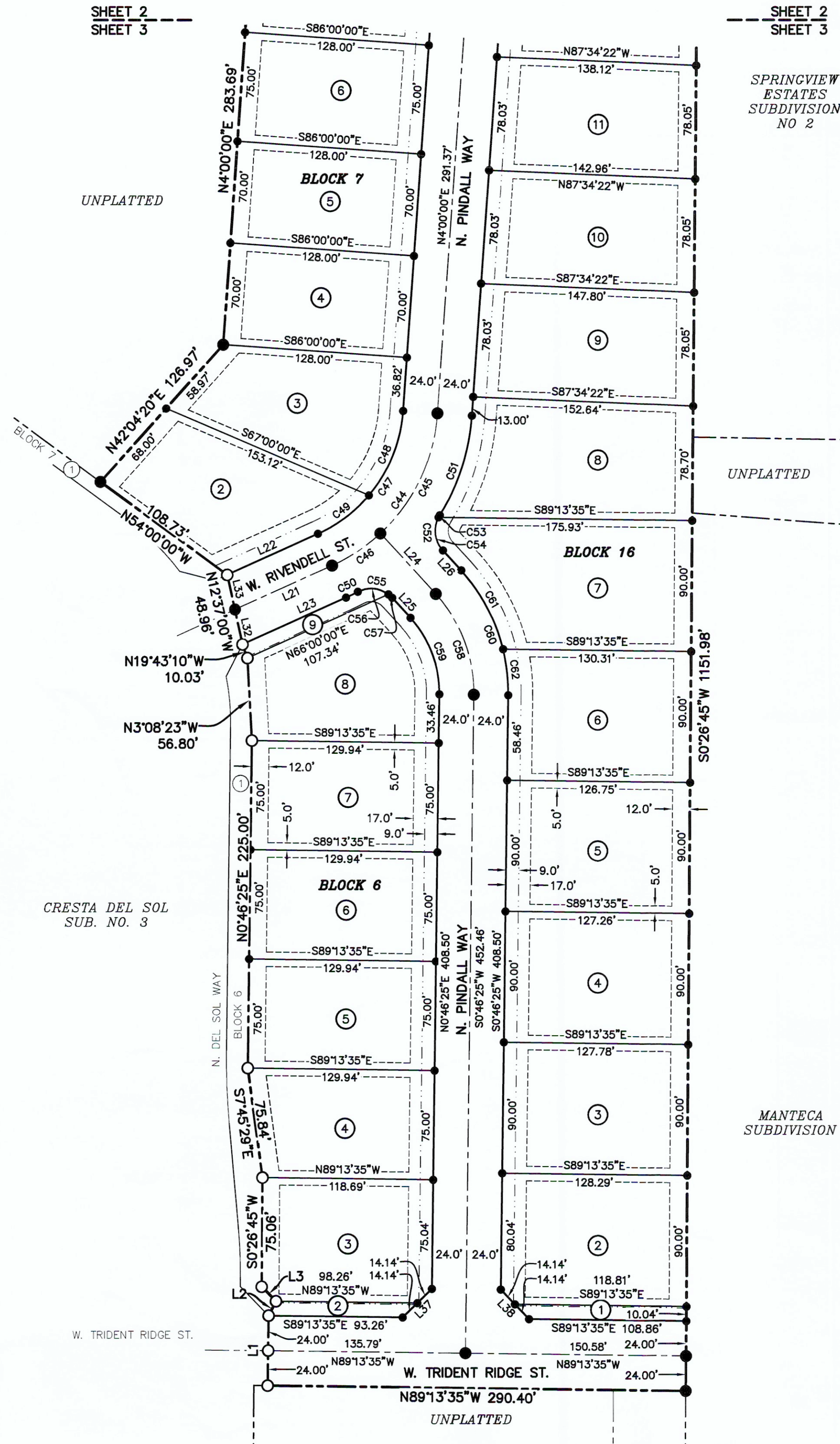
SHEET 2
SHEET 3

CRESTA DEL SOL SUBDIVISION NO. 4

SPRINGVIEW
ESTATES
SUBDIVISION
NO 2



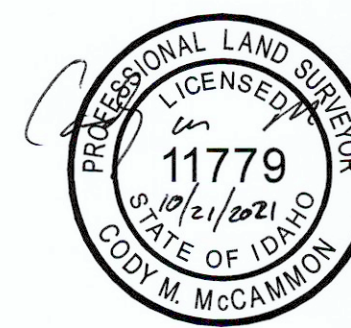
SCALE: 1" = 60'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°46'25"E	48.00
L2	N27°15'27"E	11.21
L3	N44°23'25"W	14.10
L4	N0°26'45"E	75.06
L5	N7°45'29"W	75.84
L6	N0°46'25"E	225.00
L7	N3°08'23"W	56.80
L8	N19°43'10"W	10.03
L9	S12°37'00"E	48.96
L10	N54°00'00"W	108.73
L11	N2°42'22"W	123.78
L12	S10°12'43"E	10.34
L13	S71°00'00"W	134.38
L14	S73°11'17"W	52.39
L15	S71°00'00"W	15.49
L16	N19°00'00"W	35.02
L17	N71°00'00"E	71.40
L18	S0°00'00"E	13.89
L19	N90°00'00"W	14.87
L20	N90°00'00"W	15.24
L21	N66°00'00"E	73.96
L22	S66°00'00"W	69.13
L23	S66°00'00"W	78.80
L24	S42°41'51"E	56.78
L25	N42°41'51"W	18.65
L26	S42°41'51"E	18.65
L27	N71°00'00"E	42.17
L28	S73°11'17"W	26.70
L29	S73°11'17"W	25.69
L30	S0°26'32"W	24.00
L31	S0°26'32"W	24.00
L32	N12°37'00"W	24.48
L33	N12°37'00"W	24.48
L34	S26°00'00"W	16.97
L35	N45°00'00"E	28.28
L36	N46°39'59"W	27.45
L37	N45°46'25"E	28.28
L38	N44°13'35"W	28.28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	67.70	600.00	6°27'53"	S78°39'03"W	67.66
C2	19.16	20.00	54°53'48"	N76°09'18"W	18.44
C3	206.93	624.00	19°00'00"	S80°30'00"W	205.98
C4	214.88	648.00	19°00'00"	S80°30'00"W	213.90
C5	75.04	648.00	6°38'07"	S74°19'03"W	75.00
C6	72.69	648.00	6°25'39"	S80°50'56"W	72.65
C7	67.15	648.00	5°56'14"	S87°01'53"W	67.12
C8	46.27	600.00	4°25'07"	S73°12'33"W	46.26
C9	85.00	600.00	8°07'01"	S85°56'30"W	84.93
C10	157.08	100.00	90°00'00"	S45°00'00"W	141.42
C11	179.63	124.00	82°59'55"	S41°29'58"W	164.33
C12	35.12	124.00	16°13'42"	S8°06'51"W	35.00
C13	61.34	124.00	28°20'27"	S30°23'56"W	60.71
C14	54.66	124.00	25°15'24"	S57°11'52"W	54.22
C15	28.51	124.00	13°10'22"	S76°24'45"W	28.45
C16	98.54	76.00	74°17'09"	S37°08'35"W	91.78
C17	57.88	76.00	43°38'14"	S21°49'07"W	56.49
C18	40.65	76.00	30°38'55"	S58°57'42"W	40.17
C19	23.45	20.00	67°11'15"	N72°07'13"W	22.13
C20	98.95	54.00	104°59'23"	N88°58'43"E	85.68
C21	34.52	54.00	36°37'27"	S56°50'19"E	33.93
C22	64.43	54.00	68°21'56"	N70°39'59"E	60.68
C23	18.68	20.00	53°30'59"	S63°14'31"W	18.01
C24	18.68	20.00	53°30'59"	S63°14'31"E	18.01
C25	6.87	20.00	19°40'21"	S80°09'49"E	6.83
C26	11.81	20.00	33°50'37"	S53°24'20"E	11.64
C27	101.84	54.00	108°03'35"	S89°29'11"W	87.41
C28	72.77	54.00	77°12'22"	N75°05'13"W	67.38
C29	29.08	54.00	30°51'13"	S50°53'00"W	28.73
C30	16.60	20.00	47°32'32"	N59°13'39"E	16.12
C31	78.54	300.00	15°00'00"	S7°30'00"E	78.32
C32	65.98	324.00	11°40'01"	S9°09'59"E	65.86
C33	72.26	276.00	15°00'00"	S7°30'00"E	72.05
C34	69.97	276.00	14°31'31"	S7°15'45"E	69.78
C35	2.29	276.00	0°28'29"	S14°45'45"E	2.29
C36	140.60	424.00	19°00'00"	N5°30'00"W	139.96
C37	132.65	400.00	19°00'00"	N5°30'00"W	132.04
C38	89.95	400.00	12°53'05"	N8°33'28"W	89.76

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C39	42.69	400.00	6°06'55"	N0°56'32"E	42.67
C40	148.56	448.00	19°00'00"	N5°30'00"W	147.88
C41	38.04	448.00	4°51'54"	N12°34'03"W	38.03
C42	76.78	448.00	9°49'09"	N5°13'31"W	76.68
C43	33.75	448.00	4°18'57"	N1°50'32"E	33.74
C44	134.18	124.00	62°00'00"	N35°00'00"E	127.73
C45	93.72	124.00	43°18'09"	N25°39'04"E	91.50
C46	40.47	124.00	18°41'51"	N56°39'04"E	40.29
C47	108.21	100.00	62°00'00"	N35°00'00"E	103.01
C48	63.67	100.00	36°28'41"	N22°14'21"E	62.60
C49	44.54	100.00	25°31'19"	N53°14'21"E	44.18
C50	9.08	148.00	3°30'52"	N64°14'34"E	9.08
C51	72.63	148.00	28°07'10"	N18°03'35"E	71.91
C52	26.12	20.00	74°49'01"	S5°17'21"E	24.30
C53	1.68	20.00	4°48'18"	S29°43'01"W	1.68
C54	24.44	20.00	70°00'43"	S7°41'30"E	22.95
C55	26.12	20.00	74°49'01"	N80°06'22"W	24.30
C56	22.53	20.00	64°33'15"	N85°14'14"W	21.36
C57	3.58	20.00	10°15'46"	N47°49'44"W	3.58
C58	75.87	100.00	43°28'16"	N20°57'43"W	74.06
C59	57.66	76.00	43°28'16"	N20°57'43"W	56.29
C60	94.08	124.00	43°28'16"	N20°57'43"W	91.84
C61	62.19	124.00	28°44'11"	N28°19'46"W	61.54
C62	31.89	124.00	14°44'05"	N6°35'38"W	31.80



SEE SHEET 1 FOR LEGEND
SEE SHEET 1 FOR NOTES

JOB NO. 21-343-04
SHEET 3 OF 5

BOOK PAGE

ISG IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

CRESTA DEL SOL SUBDIVISION NO.4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., CITY OF STAR, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, TOWNSHIP 4 NORTH, RANGE 1 WEST AND SECTIONS 32 AND 33, TOWNSHIP 5 NORTH, RANGE 1 WEST, B.M., FROM WHICH THE 1/4 CORNER SECTION CORNER COMMON TO SAID SECTIONS 5 AND 32, BEARS NORTH 89°07'55" WEST, 2,634.58 FEET; THENCE NORTH 0°26'48" EAST, 1326.26 FEET TO THE SOUTH 1/16 CORNER COMMON TO SAID SECTIONS 32 AND 33; THENCE ON THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32 WHICH IS COINCIDENT WITH THE WEST BOUNDARY LINE OF MANTECA SUBDIVISION AS FILED IN BOOK 60 OF PLATS AT PAGES 5854 AND 5855, RECORDS OF ADA COUNTY, IDAHO, NORTH 00°26'47" EAST, 174.28 FEET TO THE REAL POINT OF BEGINNING;

THENCE LEAVING SAID EAST BOUNDARY LINE NORTH 89°13'35" WEST, 290.40 FEET TO THE EXTERIOR BOUNDARY LINE OF CRESTA DEL SOL SUBDIVISION NO. 3 AS FILE IN BOOK ____ OF PLATS AT PAGES ____ THROUGH ____, RECORDS OF ADA COUNTY, IDAHO;

THENCE ON SAID EXTERIOR BOUNDARY LINE FOR THE FOLLOWING TEN (10) COURSES AND DISTANCES:

NORTH 00°46'25" EAST, 48.00 FEET;
NORTH 27°15'27" EAST, 11.21 FEET;
NORTH 44°23'25" WEST, 14.10 FEET;
NORTH 00°26'45" EAST, 75.06 FEET;
NORTH 07°45'29" WEST, 75.84 FEET;
NORTH 00°46'25" EAST, 225.00 FEET;
NORTH 03°08'23" WEST, 56.80 FEET;
NORTH 19°43'10" WEST, 10.03 FEET;
NORTH 12°37'00" WEST, 48.96 FEET;
NORTH 54°00'00" WEST, 108.73 FEET;

THENCE LEAVING SAID EXTERIOR BOUNDARY LINE NORTH 42°04'20" EAST, 126.97 FEET;

THENCE NORTH 04°00'00" EAST, 283.69 FEET;
THENCE NORTH 13°53'39" WEST, 72.56 FEET;
THENCE NORTH 19°09'25" WEST, 100.99 FEET;
THENCE NORTH 90°00'00" WEST, 239.50 FEET;
THENCE SOUTH 86°37'22" WEST, 79.01 FEET;
THENCE NORTH 02°42'22" WEST, 123.78 FEET;

THENCE 67.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 06°27'53" AND A LONG CHORD WHICH BEARS SOUTH 78°39'03" WEST, 67.66 FEET;

THENCE SOUTH 10°12'43" EAST, 10.34 FEET;
THENCE SOUTH 71°00'00" WEST, 134.38 FEET;
THENCE SOUTH 73°11'17" WEST, 52.39 FEET;

THENCE SOUTH 71°00'00" WEST, 15.49 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 10 OF SAID CRESTA DEL SOL SUBDIVISION NO. 3;

THENCE ON THE EXTERIOR BOUNDARY LINE OF SAID CRESTA DEL SOL SUBDIVISION NO. 3 FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTH 19°00'00" WEST, 183.00 FEET;
NORTH 71°00'00" EAST, 80.00 FEET;
NORTH 19°00'00" WEST, 69.76 FEET;
NORTH 01°08'46" EAST, 109.79 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 11 OF SAID CRESTA DEL SOL SUBDIVISION NO. 3;

THENCE LEAVING SAID EXTERIOR BOUNDARY LINE SOUTH 79°16'54" EAST, 65.27 FEET;

THENCE SOUTH 88°04'31" EAST, 193.10 FEET;
THENCE NORTH 89°32'42" EAST, 123.69 FEET;
THENCE NORTH 55°42'35" EAST, 154.17 FEET;
THENCE NORTH 73°16'08" EAST, 89.59 FEET;
THENCE NORTH 78°57'32" EAST, 151.43 FEET;
THENCE NORTH 63°04'15" EAST, 101.30 FEET;
THENCE NORTH 52°15'01" EAST, 106.26 FEET;

THENCE NORTH 69°30'37" EAST, 36.43 FEET TO EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE OF SAID SECTION 32;

THENCE ON SAID EAST BOUNDARY LINE SOUTH 00°26'32" WEST, 670.19 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 32 AND 33;

THENCE ON THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32 WHICH IS COINCIDENT WITH THE WEST BOUNDARY LINES OF SPRINGVIEW ESTATES SUBDIVISION NO. 2 AS FILED IN BOOK 116 OF PLATS AT PAGES 17530 THROUGH 17532, RECORDS OF ADA COUNTY, IDAHO AND SAID MANTECA SUBDIVISION, SOUTH 00°26'45" WEST, 1,151.98 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 18.40 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER THE RIGHT TO USE SAID PRIVATE ROAD AND EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

SUSAN STANLEY, MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED SUSAN STANLEY, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT TOLL SOUTHWEST LLC EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN _____, IDAHO

CERTIFICATE OF SURVEYOR

I, CODY M. McCAMMON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CODY M. McCAMMON



P.L.S. NO. 11779

BOOK PAGE



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 21-343-04
SHEET 4 OF 5

CRESTA DEL SOL SUBDIVISION NO.4

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE STAR SEWER AND WATER DISTRICT AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

CENTRAL DISTRICT HEALTH DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

ACHD PRESIDENT DATE

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK, STAR, IDAHO DATE

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR

CERTIFICATE OF COUNTY TREASURER

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

DATE

COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
) S.S.
COUNTY OF ADA)

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

INSTRUMENT NO.

DEPUTY

EX-OFFICIO RECORDER



BOOK PAGE



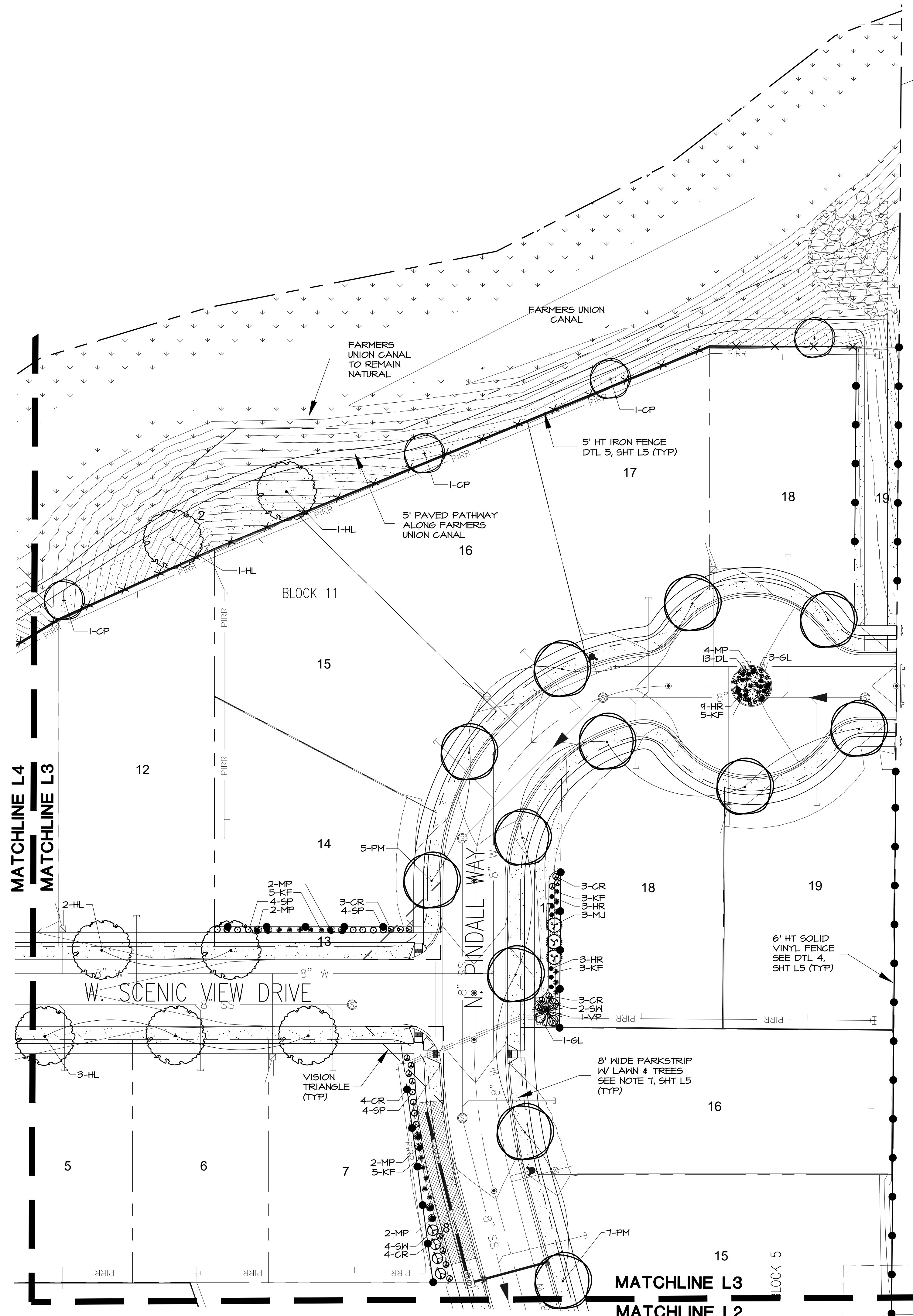
IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 21-343-04
SHEET 5 OF 5



1 of 6 Sheets



PLANT SCHEDULE

(REFERENCE SHT L5)

SYM COMMON NAME

EVERGREEN TREES

MJ MOONGLOW JUNIPER
VP VANDERWOLF'S PINE

SHADE/STREET TREES (CLASS II)

HL SKYLINE HONEYLOCUST
PM PACIFIC SUNSET MAPLE
TT TULIP TREE

ORNAMENTAL TREES (CLASS I)

CP CHANTICLEER PEAR

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

CR RED FLOWER CARPET ROSE
DL ENDLESSLY ORANGE DAYLILY
GL GROUND-LOW SUMAC
HR HUSKER RED PENSTEMON
KF KARL FOERSTER REED GRASS
MP SLOWMOUND MUGO PINE
SP SUNSET POTENTILLA
SW SUMMERWINE NINEBARK

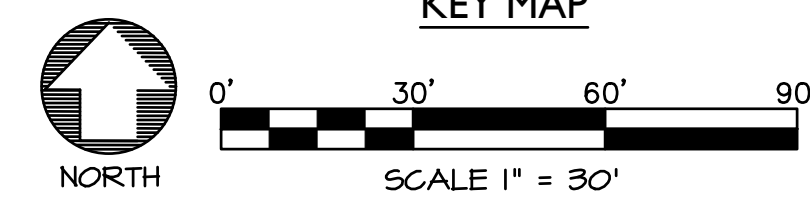
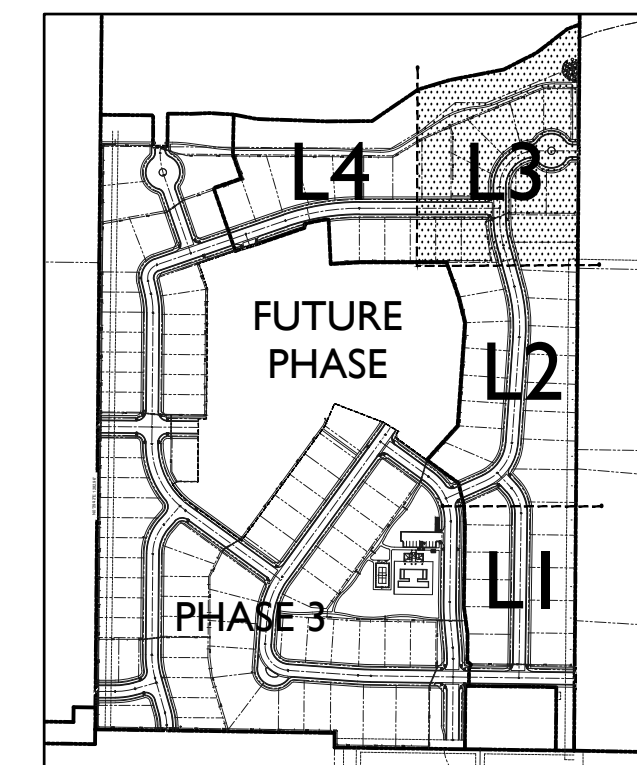
SOD
LAWN

6' SOLID VINYL FENCE ALONG
LANDSCAPE BUFFERS,
COMMON AREAS, AND PERIMETER
PROPERTY LINES. (TYP)
SEE DTL 4, SHT L5.

5' IRON FENCE ADJACENT
TO THE POOL AREA &
FARMERS UNION
EASEMENT (TYP).
SEE DTL 5, SHT L5.

NOTES

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



Issue	Description	Date
1	ISSUE	4-4-21



Site Planning
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CRESTA DEL SOL SUBDIVISION NO. 4
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2113

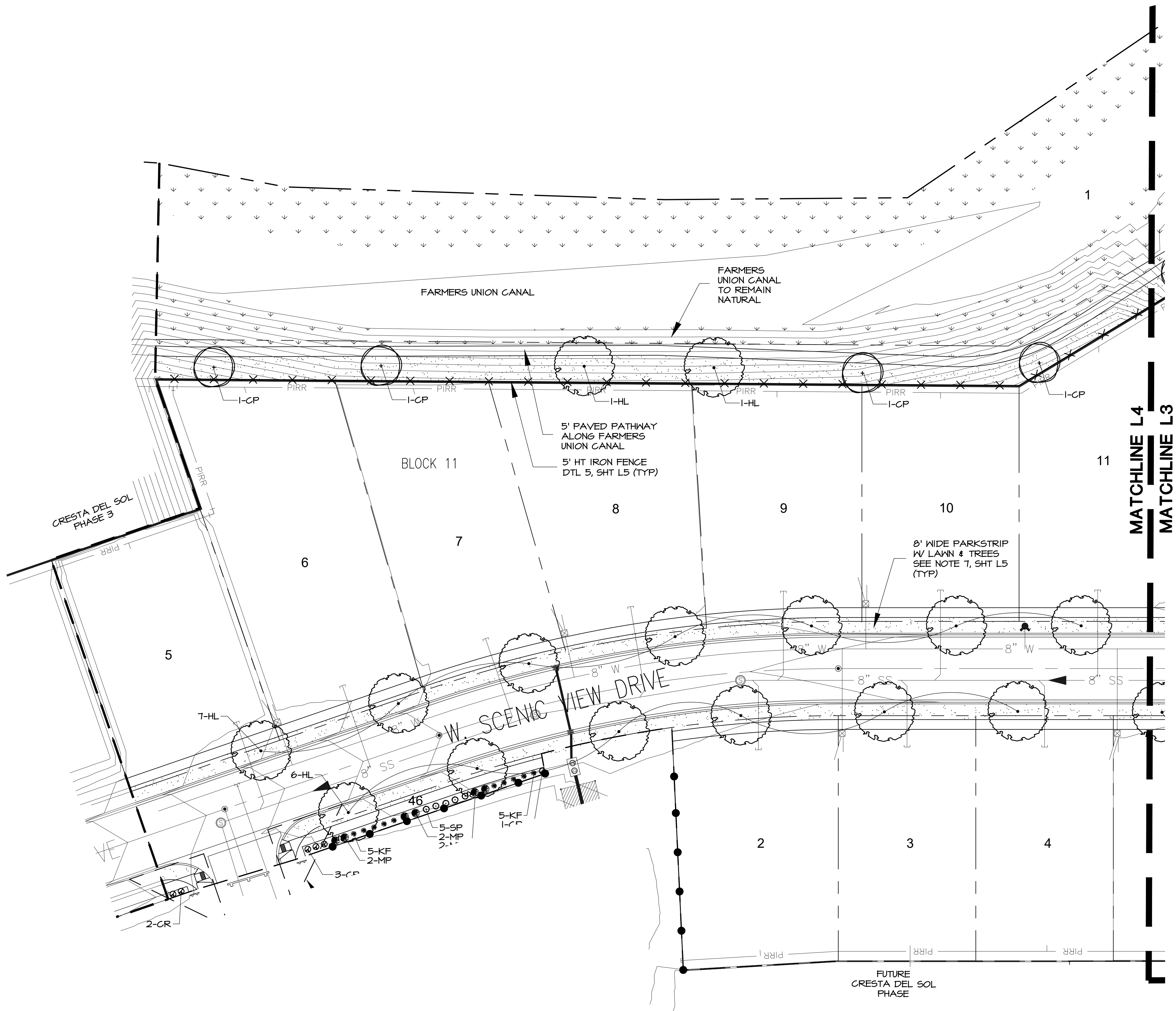
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Sheet Title
LANDSCAPE PLAN

Sheet Number

L3
3 of 6 Sheets



PLANT SCHEDULE

(REFERENCE SHT L5)

SYM COMMON NAME

EVERGREEN TREES

MJ MOONGLOW JUNIPER
VP VANDERWOLF'S PINE

SHADE/STREET TREES (CLASS II)

HL SKYLINE HONEYLOCUST
PM PACIFIC SUNSET MAPLE
TT TULIP TREE

ORNAMENTAL TREES (CLASS I)

CP CHANTICLEER PEAR

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

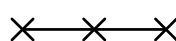
CR RED FLOWER CARPET ROSE
DL ENDLESSLILY ORANGE DAYLILY
GL GROUND-LOW SUMAC
HR HUSKER RED PENSTEMON
KF KARL FOERSTER REED GRASS
MP SLOWMOUND MUGO PINE
SP SUNSET POTENTILLA
SW SUMMERWINE NINEBARK



SOD
LAWN



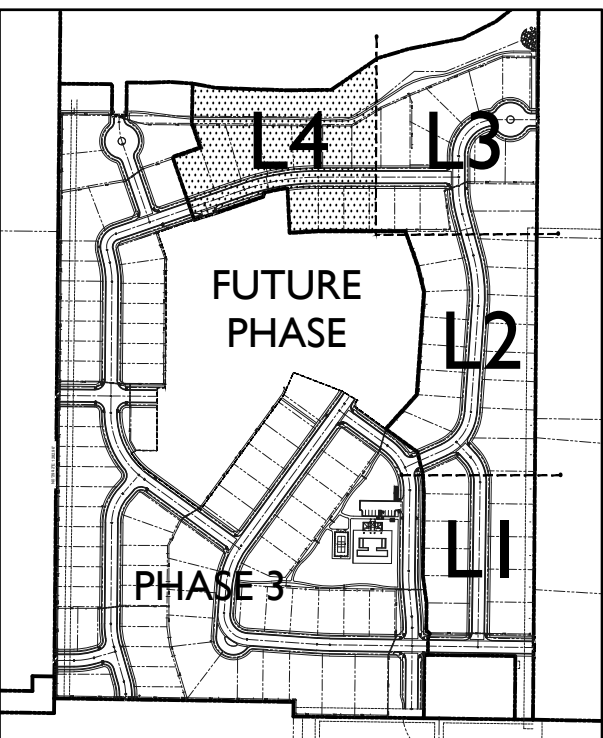
6' SOLID VINYL FENCE ALONG
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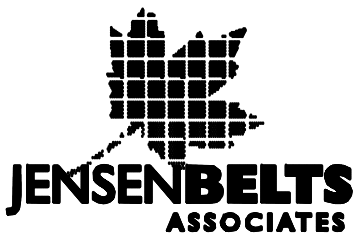
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0' 30' 60' 90'
SCALE 1" = 30'

Issue	Description	Date
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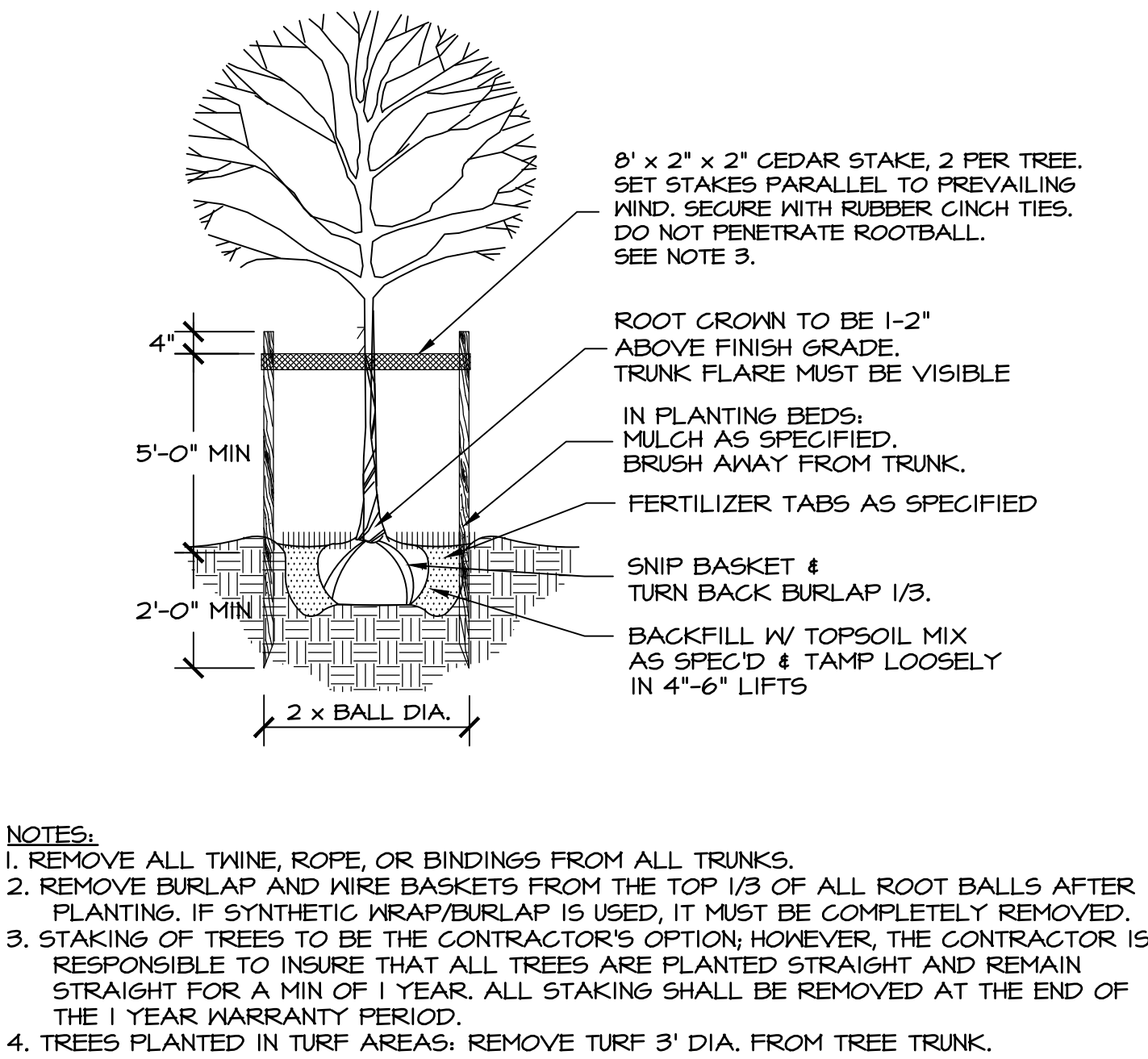
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LANDSCAPE
PLAN

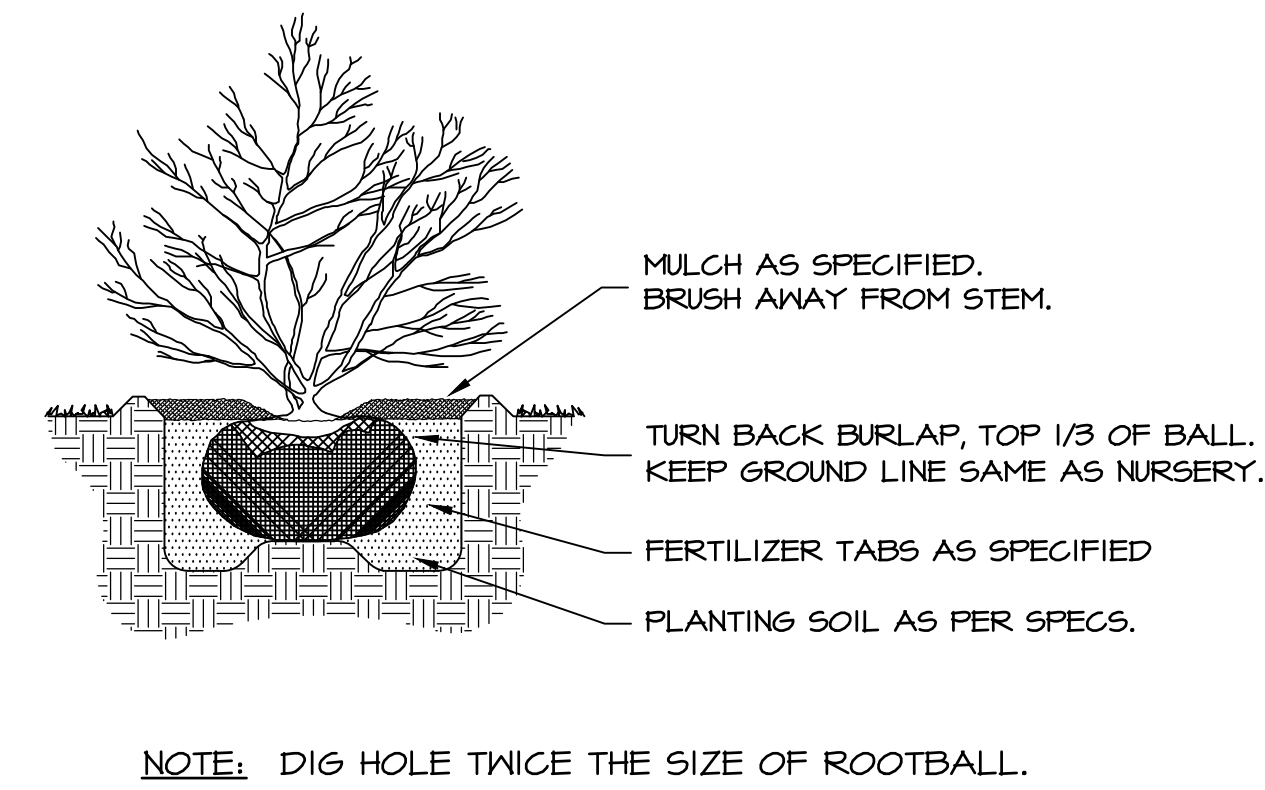
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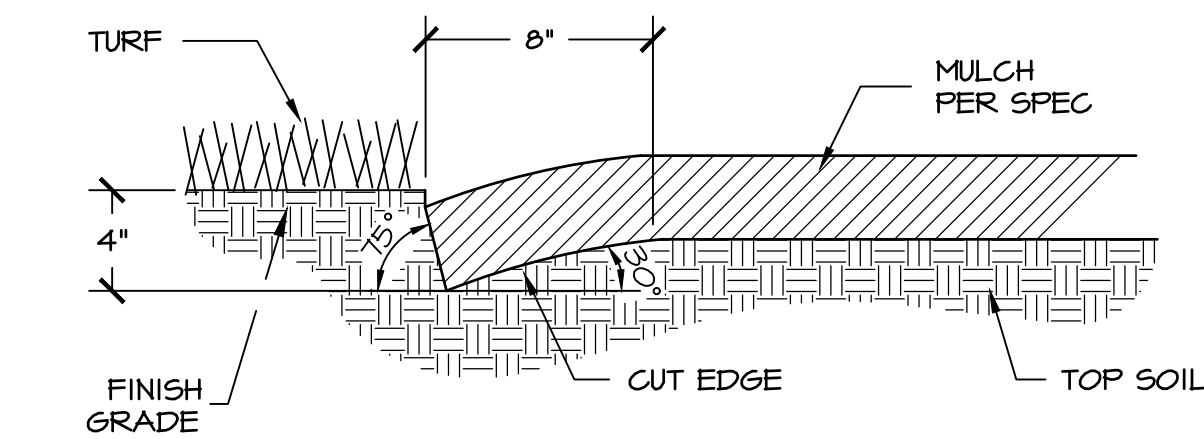
4 of 6 Sheets



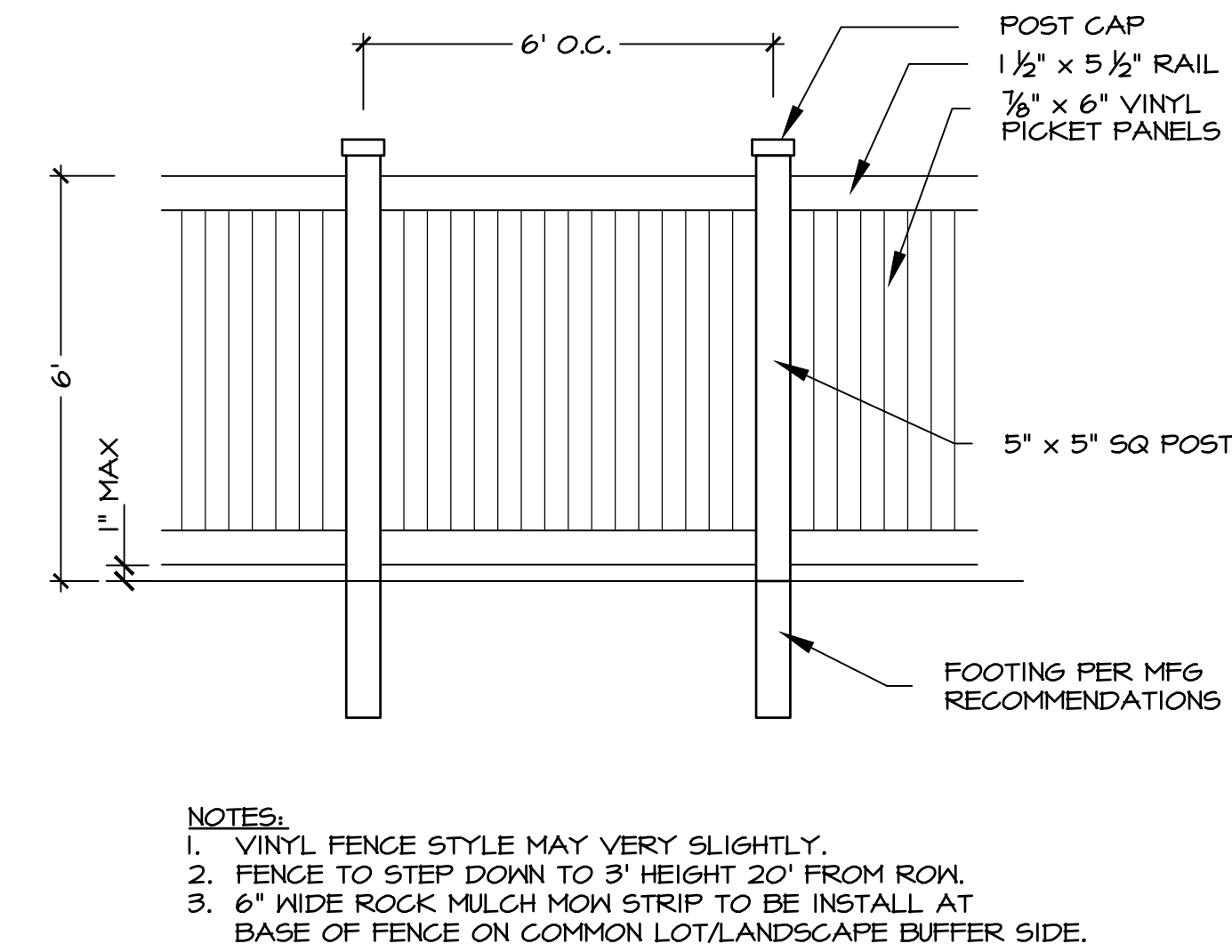
① TREE PLANTING/STAKING



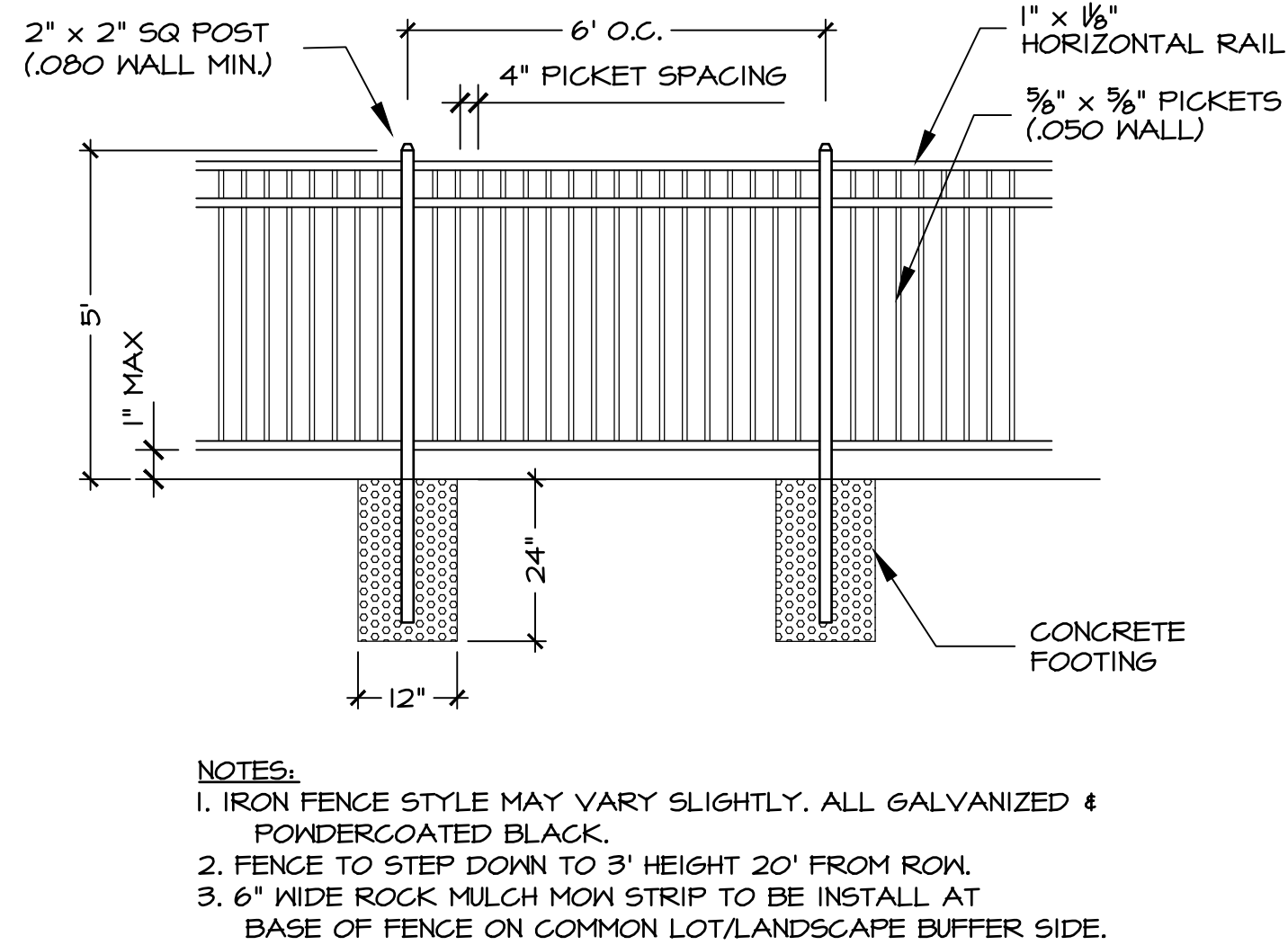
② SHRUB PLANTING



③ PLANTER CUT BED EDGE



④ VINYL PRIVACY FENCE



⑤ IRON FENCE

LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED ON RESIDENTIAL PARKSTRIPS:	54
NUMBER OF TREES PROVIDED ON COMMON LOTS:	30
TOTAL NUMBER OF TREES:	84

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
MJ	MOONGLOW JUNIPER	JUNIPERUS SCOPELULORUM 'MOONGLOW'	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE/STREET TREES (CLASS II)			
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS F. INERMIS 'SKYCOLE'	2" CAL B&B
PM	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B
TT	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL
DL	ENDLESSLY ORANGE DAYLILY	HEMEROCALLIS FULVA 'DHEMORANGE'	1 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
HR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
MP	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
SP	SUNSET POTENTILLA	POTENTILLA FRUTICOSA 'SUNSET'	3 GAL
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL



6' SOLID VINYL FENCE ALONG LANDSCAPE BUFFERS, COMMON AREAS, AND PERIMETER PROPERTY LINES. (TYP) SEE DTL 4, THIS SHT.

5' IRON FENCE ADJACENT TO THE POOL AREA & FARMERS UNION EASEMENT (TYP). SEE DTL 5, THIS SHT.

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF STAR CODE. REFER TO SHEET L6 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L6 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SHALE SAND WINDOWS. ACHD STORMWATER BASINS AND SHALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.**
8. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
9. ALL EXISTING TREES ON SITE TO BE REMOVED.

Issue	Description	Date
1	ISSUE	4-4-21



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CRESTA DEL SOL SUBDIVISION NO. 4 STAR, IDAHO FINAL PLAT LANDSCAPE PLAN

Job Number 2113

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Sheet Title

**LANDSCAPE
DETAILS**

Sheet Number

L5
5 of 6 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

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

1.3 QUALITY ASSURANCE

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

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

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

1.6 JOB CONDITIONS

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

1.7 SEQUENCING AND SCHEDULING

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

1.8 SPECIAL PROJECT WARRANTY

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

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
- B. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
- C. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
- D. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
- E. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
- F. Other components shall conform to the following limits:
- | | |
|---------------|-----------------|
| pH | 6.5 to 7.5 |
| Soluble Salts | 600 ppm maximum |
| Silt | 25-50% |
| Clay | 10-30% |
| Sand | 20-50% |
- G. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.
- H. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
 2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (+800-658-3858) is required.
 3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
 4. Contractor shall coordinate, obtain and pay for all soil tests.
 5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

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

2.3 SOIL AMENDMENTS

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

2.4 PLANT MATERIALS

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

2.5 GRASS MATERIALS

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

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

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

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

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

3.2 PREPARATION OF PLANTING SOIL

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

3.3 PREPARATION FOR PLANTING LAWNS

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

3.4 PREPARATION OF PLANTING BEDS

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

3.5 PLANTING TREES AND SHRUBS

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

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
- D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
 2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

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

3.8 CLEANUP AND PROTECTION

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

3.9 INSPECTION AND ACCEPTANCE

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

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeving under paved areas (by others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

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

1.4 GUARANTEE

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

1.5 QUALITY ASSURANCE

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

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
 4. Design pressures: Install pressure regulating equipment as necessary.
 5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
 6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
 - a. Pressure lines: Schedule 40 solvent weld.
 - b. Lateral lines: Class 200 pvc.
 - c. Sleeving: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
 4. Drip Line: Netafim Thinline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
 2. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

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

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
- C. Drip Control Zone Kit: Hunter PCZ-101.
- D. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
- D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
 2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
- H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

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

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISPPW Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
 3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

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

3.6 CIRCUIT VALVES

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

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.
- | Pipe Size | Pipe Section | Pipe Size | Pipe Section |
|-----------|--------------|-----------|--------------|
| 3/4" | 0-9 GPM | 1 1/2" | 26-34 GPM |
| 1" | 10-17 GPM | 2" | 35-50 GPM |
| 1 1/4" | 18-25 GPM | 2 1/2" | 51-80 GPM |

- D. Trench Line Drive: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 16"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.

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

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch.
 2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires beside or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

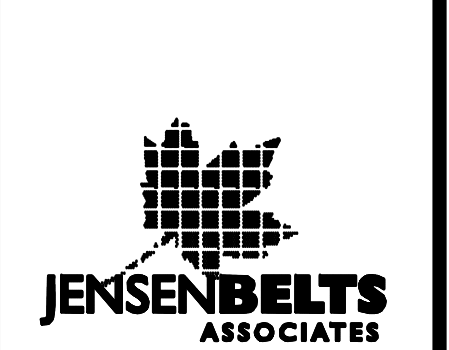
- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
- B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
 2. Before testing, cap all risers, and install all valves.
 3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
 4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
 5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
 6. Provide required testing equipment and personnel.
 7. Repair leaks, and retest until acceptance by the Architect.
- C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
- D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
 - a. Remote control valves are properly balanced;
 - b. Heads are properly adjusted for radius and arc of coverage;
 - c. The installed system is workable, clean and efficient.
 2. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

Issue	Description	Date
ISSUE		4-9-21



Site Planning
Landscape Architecture
1509 Ty



CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Cresta Del Sol Phase: 4 Date: 12/9/2021

Developable Lots: 60 Review No: 1

Developer: Toll Brothers – Adam Capell

Tel: 208.424.0020 Fax: _____ Email: _____

Engineer: Brandon McDougald, P.E. – Kimley-Horn

Tel: 208.918.0100 Fax: _____ Email: _____

Property Address: Beacon Light Rd/Pollard Ln

Reviewed By: Mike Hickman, Keller Associates

Review Check By: Ryan Morgan, P.E., Keller Associates

FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
3	X			Provide (1) copy of the "Preliminary Plat Findings of Fact and Conclusions of Law".
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat.
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements only when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7		X		Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping. Please update instrument numbers before final signatures are obtained.

				It appears seepage #1 is being constructed during phase 4 in a common lot part of phase 5. Please provide easement for this seepage bed or include in a common lot of phase 4 with a blanket utility easement.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ###, City of Star, Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: "Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat."
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13		X		Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water. Please include note on how sewer will be utilized.
14		X		On the signature page of the plat please include the following "I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY, _____ , HEREBY APPROVE THIS PLAT." underneath the APPROVAL OF CITY ENGINEER line, and before the signature line. Please include a blank spot for the date as indicated above.
15	X			"Change of Ownership" document filed with the IDWR to the HOA for all conveyable water rights.

CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
16	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
17	X			Natural features map showing all existing site features

				and 1-foot contour elevations is provided in accordance with the City's code.
18	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
19	X			All profiles are drawn to the same horizontal scale as plan views.
20	X			Street lighting plans are provided showing pole locations and luminary types. At every corner and end of cul-de-sac. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT
21			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
22			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
23			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
24			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
25			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
26			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
27			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
28			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
ITEM	OK	NEED	N/A	GRADING PLAN
29	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31		X		Drainage facilities and easements are shown. See comment 7.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and

				base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34		X		Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer) (Same comment from Phase 3) It appears retaining walls are being constructed between lot lines. Please confirm or show 2:1 slopes. Please provide plan for location and design of all retaining walls within subdivision.
35		X		Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36		X		Tops and toes of cut and fill slopes are set back from structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
39	X			Existing and proposed elevations match at property boundaries.
ITEM	OK	NEED	N/A	DRAINAGE PLAN
40		X		Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho. Please stamp.
41		X		Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho. Please stamp.
42	X			Narrative is provided that describes the proposed method of stormwater retention.
43	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
44	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
45		X		Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
46	X			Section view of drainage facility provided.

47	X			Able to determine drainage directions from information given.
48	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
49			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
50	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".
51	X			5-foot setback from property line maintained for drainage facilities.
52	X			Drainage basin / pond dimensions listed or noted.
53	X			Drainage facilities drawn to scale on grading and drainage plan.
54	X			Drain rock, ASTM C33 sand, or pond liner specified.
55	X			3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail.
56			X	Vegetative cover shown over biofiltration facilities.
57			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
ITEM	OK	NEED	N/A	GRAVITY IRRIGATION
58		X		Plan approval letter is provided from the appropriate irrigation district. Are the existing irrigation structures that run north/south along the easterly side of the subdivision remaining in place?
ITEM	OK	NEED	N/A	PRESSURE IRRIGATION
59	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
60	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
61		X		Design provides a minimum of 15 gpm @ 45 PSI to each destination point.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64		X		Provisions are made for diversion and flow measurement from a gravity irrigation source ditch.
65		X		Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.

66			X	Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67		X		Provided verification that water rights will be transferred to the association managing entity.
68		X		If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
ITEM	OK	NEED	N/A	RE-SUBMITTAL REQUIREMENTS*
69		X		Return (1) one revised plan set in pdf format with the redlined set for review and/or approval to Keller Associates. Unbound or un-collated plan sets will not be accepted.
70		X		Provide a response letter, referencing the City of Star , with the revised plan set that highlights what actions were taken to correct any outstanding items.

***All re-submittals should be returned to the City of Star for re-review.**

Notes:

Additional Final Plat Comments:

-

Additional Construction Drawing Comments:

-



Ada County Transmittal
Division of Community and Environmental Health

Return to:
☐ ACZ
☐ Boise
☐ Eagle
☐ Garden City
☐ Meridian
☐ Kuna
☒ Star

Rezone # _____
Conditional Use # _____
Preliminary / Final / Short Plat FP-2126
Cresta Del Sol 4

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water ☐ individual water
☐ individual sewage
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water
- ☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- ☐ 14.

Reviewed By: _____

Date: 11/15/21



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

November 4, 2021

By e-mail: snickel@staridaho.org

City of Star
P.O. Box 130
Star, Idaho 83669

Subject: Cresta Del Sol Subdivision Final Plat Phase 4 (approved as Moyle Estates Sub), FP-21-26

Dear Mr. Nickel:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

November 4, 2021

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We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK236

Jerry A. Kiser
Attorney at Law
P.O. Box 8389
Boise, Idaho 83707
(208) 861-4657

December 13, 2021

CITY OF STAR
Attn. Shawn L. Nickel
P.O. Box 130
Star, ID 83669

Re: Cresta Del Sol Subdivision (formerly Moyle Village Subdivision) Final Plat
Phase 5 Files No. FP-21-27

Dear Mr. Nickel:

I write as attorney for Farmers Union Ditch Company, Ltd. (Farmers Union) regarding the above reference development. This letter is in response to the notice of public hearing sent to Farmers Union on December 2, 2021 regarding the proposed project. Farmers Union has provided general comments on this project in the past. However, Farmers Union does not believe it has received any notification of specific phases of the project from Star. Specifically, phases 3 and 4 have apparently proceeded to final plat without Farmers Union's knowledge or input. If in fact phases 3 and 4 have received final plat approval it would appear approval did not meet the requirements of the City's conditions of approval which require, "11. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star **prior to signature of final plat.**" (Emphasis in original). Farmers Union has not entered into any agreements with the developer. Last week the developer engaged in substantial earthwork below the canal by cutting into the bank below the canal without Farmers Union's knowledge or permission contrary to State law. This is also a concern in that the construction appears to violate condition of approval number 7 for Moyle Village Subdivision which **specifically prohibits construction of any kind prior to final plat approval.** The work done last week is not in an area of an approved final plat for the subdivision. The developer has not provided Farmers Union with any specific proposed plans or diagrams which would show or depict work proposed to be done within Farmers Union's right-of-way.

In a previous comment letter to Star dated May 18, 2021, Farmers Union informed Star and the developer of its right-of-way. Farmers Union's comment was, "The developer/property owner must recognize Farmers Union's right-of-way for cleaning, maintenance and repair of its canal, which is generally 25 feet on each side of the canal

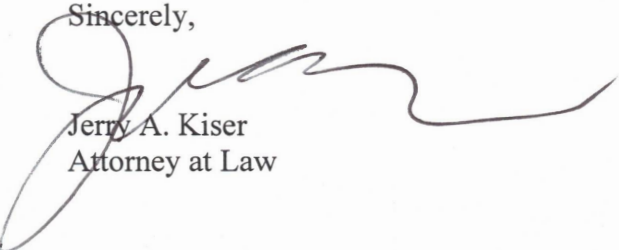
measured from the top of the ditch bank **but may be more than 25 feet depending on topography, soils and other factors.** Further, as provided by Idaho law, no improvements including but not limited to, fences, structures, roads, pipelines or other construction is to be placed in the right-of-way without Farmers Union's written permission." As stated above, no one contacted Farmers Union to determine what its right-of-way is before cutting away the bank below the canal and jeopardizing the canals integrity. Farmers Union's right-of-way is 25 feet from the toe of the slope below the canal at the location where the developer has removed the slope below the canal bank. I have enclosed a picture of the damage for your benefit.

Farmers Union urges the City of Star to deny or delay approval of the request for final Plat approval of phase 5 of the development until such time as the developer repairs damage to the canal bank and communicates with Farmers Union regarding its proposed work in Farmers Union's right-of-way and obtains written permission for the work as required by law. Additionally, the developer should be required to restore the area below the Farmers Union canal to the condition as it existed prior to the earth work done in Farmers Union's right-of-way and in violation of condition of approval number 7.

Please note Farmers Union reserves the right to submit further input prior to final approval of any subdivision or other project.

If you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,



Jerry A. Kiser
Attorney at Law

cc: Farmers Union Ditch Company, Ltd.
Toll Brothers
Kimley>>>Horn

