



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star - Planning & Zoning Department

MEETING DATE: August 19, 2025

FILE(S) #: FP-25-05, Final Plat, Rosti Farms Subdivision Phase 9

REQUEST

Applicant is seeking approval of a Final Plat for Rosti Farms Subdivision Phase 9, consisting of 40 residential lots and 3 common lots on 9.93 acres. The property is located at 1460 N. Pollard Lane in Star, Idaho. Ada County Parcel Number S0404438630.

APPLICANT/REPRESENTATIVE:

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

OWNER:

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

PROPERTY INFORMATION

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

Phase 9

Acres -	9.93 acres
Residential Lots -	40
Common Lots -	3
Commercial Lots -	0

HISTORY

June 16, 2020 Council approved applications for Annexation and Zoning (AZ-20-03) and Preliminary Plat/PUD (PP-20-02) for Rosti Farms Subdivision. The

	preliminary plat was approved for 426 single family residential lots, 60 common lots and 7 commercial lots.
November 17, 2020	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 1 & 2. (FP-20-17, FP-20-19). Phase 1 included 48 residential lots and 11 common lots on 20.76 acres. Phase 2 consisted of 36 residential lots and 5 common lots on 9.07 acres.
April 6, 2021	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 3 & 4. (FP-21-04, FP-21-07). Phase 3 included 56 residential lots and 4 common lots on 21.43 acres. Phase 4 included 45 residential lots and 10 common lots on 15.29 acres.
September 7, 2021	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 5. (FP-21-17). Phase 5 included 73 residential lots and 5 common lots on 28.86 acres.
October 12, 2021	Council approved applications for the Final Plats of Rosti Farms Subdivision, Phase 6. (FP-21-22). Phase 6 included 31 residential lots and 4 common lots on 12.49 acres.
September 2, 2022	Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on market conditions. A new Phase 6 will be submitted and transmitted for review and approval.
November 15, 2022	Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 6. (FP-21-17). Phase 6 included 58 residential lots and 4 common lots on 18.94 acres.
March 7, 2023	Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 7. (FP-22-30). Phase 7 included 31 residential lots and 4 common lots on 12.49 acres.
February 18, 2025	Council approved applications for the Final Plat of Rosti Farms Subdivision, Phase 8. (FP-24-18). Phase 8 included 36 residential lots and 5 common lots on 17.66 acres.

GENERAL DISCUSSION

The Final Plat layout for Phase 9 generally complies with the approved Preliminary Plat. Including Phase 9, there will be a total of 423 lots platted, leaving 3 residential lots unbuilt. With no additional future phases available, the development is built out. The preliminary plat was approved with 426 residential lots.

Staff Reviewed Comments from the Original Preliminary Plat Approval/Findings of Fact:

Lot sizes as listed on the preliminary plat range in size from the smallest at 6,000 sq. feet with an average lot size of 8,832 sq. feet. The subdivision is proposed to develop in ten (10) phases. The Applicant has provided a variety of lot widths and depths for several different housing plans and types.

Common/open space for the development consists of 31.53 acres (18.26%) total open space within common lots. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes large open space areas and amenities including a community pool and pool house, multiple tot-lots, multiple plazas with picnic shelters with benches and pathways and natural areas throughout the development.

The current Zoning Ordinance requires one site amenity for each 20-acres of development area (total of 9 amenities is required). Proposed amenities within the development include the following:

1. Swimming Pool & Pool House
2. Tot Lot #1 (Children's Play Structure Amenity)
3. Tot Lot #2 (Children's Play Structure Amenity)
4. Picnic Area
5. Plaza #1 (Quality of Life Amenity)
6. Plaza #2 with Shelter (Quality of Life Amenity)
7. Pocket Park #1 (Quality of Life Amenity)
8. Pocket Park #2 (Quality of Life Amenity)
9. Pocket Park #3 (Quality of Life Amenity)
10. Pathways throughout ((Pedestrian or Bicycle Circulation Amenity)
11. Open Style Fencing Along Drains and Canals (Quality of Life Amenity)

As part of the landscape plan provided to the City, landscaping is depicted in the open space areas and along the exterior roadways within common area lots, with street trees being proposed within the front yards of the residential lots. The proposed street tree locations are consistent with the UDC, Chapter 4, Section B-7 C-3 Street Trees, requiring a minimum density of one (1) tree per thirty-five (35) linear feet.

The subdivision has been approved with the following dimensional standards:

Proposed Setbacks:

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet
- Rear Setbacks: 15 feet
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet

- Street Landscape Buffers:
 - Arterial Roadway: 35 feet
 - State Highway 16: 50 feet
 - Residential Collectors: 20 feet
- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

Staff analysis of Final Plat Submittal:

Lot Layout – The gross density of Phase 9 is 4.02 du/acre, with lots ranging in size from 6,167 square feet to 8,326 square feet with an average buildable lot of 6,740 square feet.

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

- Tot Lot
- Benches
- Pathways
- Pool / Pool-house
- Picnic shelter
- **Phase 9 includes a pocket park with a tot lot**

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

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

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



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

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

1. Residential Elevations:

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

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



2. Two-story detached structures should provide a minimum of one, second story side window per side elevation, when appropriate.
 3. A minimum one (1) foot overhang shall be provided on all roof overhangs. Administrator may approve deviation from this standard.
 4. **Dwellings backing up to collector or arterial streets shall have rear elevations and/or architectural designs that provide depth and dimension, avoiding the flat-wall appearance. These elements must be functional and may not be minimized or created solely for the purpose of compliance with this provision.**
 5. Additional landscaping buffers may also be required.
2. Dwelling Unit Design. Building styles shall be spread throughout the entire development (including all contiguously owned and phased properties). Nowhere within the development shall any fewer than 5 different exterior elevation styles and/or floorplans be located adjacent to each other. The number of different dwelling styles within a development shall be as follows:
- a. **1 to 50 units = minimum of 5 architectural styles and/or floorplans**
 - b. 51 to 100 units = minimum of 7 architectural styles and/or floorplans

c. 101 and over units = minimum of 10 architectural styles and/or floorplans

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

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

Streetlights –A Streetlight design has been provided with the final plat application, and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the location of streetlights in this phase. Lights may require shields or modifications after installation as needed to prevent light trespass.

Street Names – Letter or approval of street names from Ada County was included in the application packet and are reflected accordingly on the submitted final plat.

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

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

PUBLIC NOTIFICATIONS

Notifications of this application were sent to agencies having jurisdiction on July 22, 2025.

DEQ	July 28, 2025
ITD	August 4, 2025
Star Fire District	April 23, 2025
Star Sewer & Water Dist.	July 22, 2025
Central District Health	July 22, 2025

FINDINGS

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

Conditions Included in the Findings of Fact or Development Agreement.

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

6. **Fencing in the back yards of the homes adjacent to the irrigation and drainage ditches shall be required to be open fencing, to comply with UDC standards for fencing.**
7. **Council has approved for the following as part of the preliminary plat:**
 - a. **Interior side yard setbacks are a minimum of 5 feet for all structures.**

Conditions Specific to Signature of Final Plat.

1. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
2. **Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$2053.11 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$874,625. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 9 has 40 residential lots for a fee of \$82,124.40 (40 x \$2053.11).**
3. **The applicant shall construct the cul-de-sac at the east end of W. Virginia City Court with sidewalks to match existing sidewalks on W. Virginia City Court and built to ACHD and City of Star standards. This shall be built by Toll Brothers without any encumbrance upon the adjacent property owner.**

Additional Conditions of Approval.

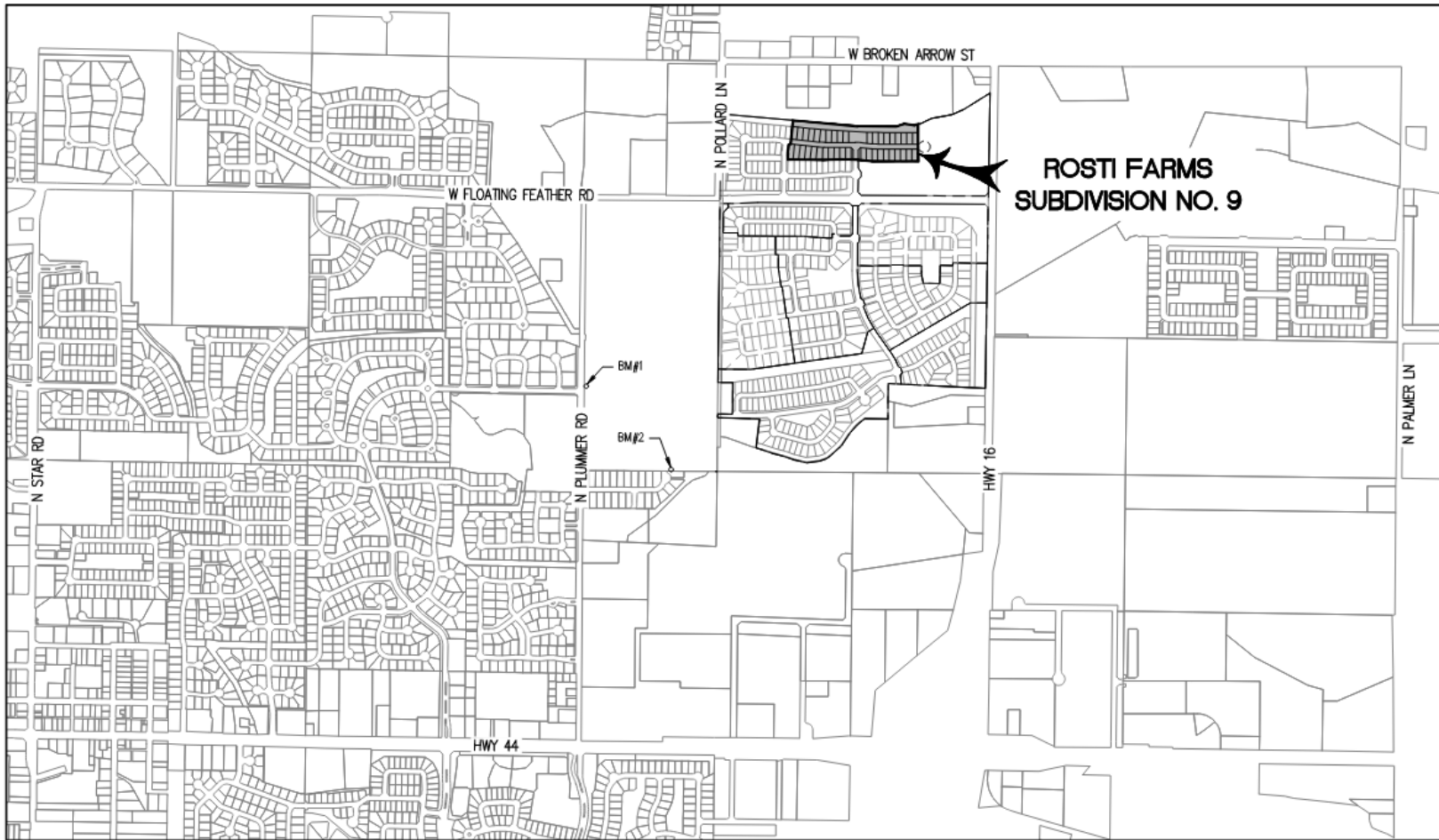
1. The approved Preliminary Plat for Rosti Farms Subdivision shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. **The development shall be subject to additional Fire and Police emergency mitigation fees collected at the time of building permit for each residential dwelling. The fee shall be determined by City Council.**
3. **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
4. **The mailbox cluster must be covered and reasonably lit, per Section 8-4A-21 of the UDC.**
5. As required by the Unified Development Code, Chapter 8, Section 8-8C-2-M (2) Street Trees; A minimum of one street tree shall be planted for every thirty-five (35) linear feet of street frontage. The applicant shall use "Treasure Valley Tree Selection Guide", as adopted by the Unified Development Code. Section 8-8C-2, J5 states that a minimum of one deciduous shade tree per four thousand (4,000) square feet of common area shall be provided. **Street trees shall be installed per Chapter 8, Section 8-8C-2-M(2) Street Trees. Applicant shall provide locations for the local street trees at the time of final plat. If driveway locations will not be determined until sale of the lot, Applicant agrees to not receive the Certificate of Occupancy until street trees are confirmed in place.**

6. All streets shall have a minimum street width of 36' and shall be constructed to HD#4/ACHD standards.
7. The property associated with this approved Final Plat, in addition to the property of all future phases shall be satisfactorily weed abated at all times, preventing a public nuisance, per Star City Code Chapter 3, Section 3-1-1 through 3-1-7.
8. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.
9. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
10. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
11. The approved Preliminary Plat shall comply with the City of Star Unified Development Code regarding landscaping, both internal buffers and frontages. (See Section 8-4 B Landscaping Requirements)
12. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
13. A plat note shall state that development standards for residential development shall comply with the effective building and zoning requirements at time of building permit issuance.
14. The subsequent Final Plats shall comply with and be in accordance with the current City of Star Code, with the exception of any waivers granted by Council.
15. Requested surety shall be required at 150% of the total estimated installed cost, as approved by the City Engineer or Administrator. The term of approval shall not exceed 180 days. (See Section 8-1 C-1 of the Unified Development Code for a list of eligible items.)
16. A letter from the US Postal Service shall be given to the City at Final Plat stating the subdivision is in compliance with the Postal Service.
17. A form signed by the Star Sewer & Water District shall be submitted to the City prior to the signature of the Final Plat stating that all conditions of the District have been met.
18. A separate sign application is required for any subdivision sign.
19. Applicant shall provide the City with two (2) full size and two (1) 11"x17" copy of the signed recorded final plat with all signatures, prior to any building permits being issued.

20. Development standards for single family residential units shall comply with effective building and zoning requirements at time of building permit issuance, or as approved through the Development Agreement or as stated herein.
21. The mylar/final plat shall be signed by the owner, Surveyor, Central District Health, ACHD and City Engineer, prior to being delivered to the City of Star for City Clerk's signature.
22. All common areas shall be maintained by the Homeowners Association.
23. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
24. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
25. Any additional Condition of Approval as required by Staff and City Council.

COUNCIL DECISION

The Star City Council _____ File # FP-25-05 Rosti Farms Subdivision, Final Plat, Phase 9
on _____, 2025.



Toll Brothers[®] LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

June 16, 2025

City of Star
Planning & Zoning
PO Box 130
Star, Idaho 83669

RE: Rosti Farms Subdivision No. 9 – Final Plat – Letter of Intent

Dear Planning and Zoning Staff,

On behalf of TOLL SOUTHWEST LLC, please accept for your review a Final Plat application for Rosti Farms Subdivision No. 9 (the “Project”). This plat has been submitted in conformance with the City of Star’s Zoning Code and per the approved Preliminary Plat of Rosti Farms Subdivision.

The Project is located at 0 W Virginia City Dr, Star, Idaho 83669, in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County, State of Idaho, parcel S0404438630.

The Project includes 40 single-family residential lots and 3 common lots on 9.93 acres. The density of the phase is 4.02 dwelling units per acre. Lot sizes range from 6,167 SF to 8,326 SF, with an average lot size of 6,740 SF.

Usable open space includes a playground, picnic gazebos, green space, and pathways. The usable open space for the Project totals 2.27 acres or 22.86% of the Project. The primary amenity area for the community is located in Phase 1 and includes a pool, pool house, playground, and picnic gazebo.

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

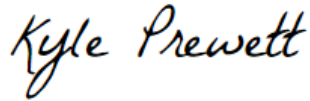
- Minimum Residential Lot Frontage: 35’
- Front Setbacks (Measured from Back of Sidewalk or Property Line): 20’
- Rear Setback: 15’
- Interior Setback: 5’ (One and Two-Story Homes)
- Local Street Side Setback: 20’
- Street Landscape Buffers:
 - Arterial Roadway: 35’
 - State Highway 16: 50’
 - Residential Collector: 20’
- Maximum Building Height: 35’
- Minimum Lot Size: 5,823 SF

Toll Brothers[®] LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Thank you for your time and consideration of this application. If you have any questions or need further information, please don't hesitate to contact me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,

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

Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers



FINAL PLAT APPLICATION

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

FILE NO.: FP-25-08
Date Application Received: 06/26/2025 Fee Paid: \$2730.00
Processed by: City: _____

Applicant Information:

PRIMARY CONTACT IS: Applicant Owner Representative ✓

Applicant Name: Toll Southwest LLC
Applicant Address: 3103 W. Sheryl Dr., Suite 100, Meridian, ID Zip: 83642
Phone: 208.424.0020 Email: mtaylor1@tollbrothers.com

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

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

Property Information:

Subdivision Name: Rosti Farms Subdivision Phase: 9

Parcel Number(s): S0404438630

Approved Zoning: R3-PUD-DA Units per acre: 4.02

Total acreage of phase: 9.93 Total number of lots: 43

Residential: 40 Commercial: 0 Industrial: 0

Common lots: 3 Total acreage of common lots: 2.27 Percentage: 22.86%

Percent of common space to be used for drainage: 6.17% Acres: 0.14

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

Changes from approved preliminary plat pertaining to this phase:

	Preliminary Plat	Final Plat
Number of Residential Lots:	<u>40</u>	<u>40</u>
Number of Common Lots:	<u>3</u>	<u>3</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>2</u>	<u>2</u>

Amenities: Walking Path Playground
Picnic Gazebo

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

Subdivision Name: _____ Phase: _____

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

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

Application Requirements:

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed copy of Final Plat Application	BN
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	BN
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: - Gross density of the phase of the Final Plat submitted - Lot range and average lot size of phase - Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities - List any specific approved building setbacks previously approved by Council.	BN
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	BN
✓	Electronic copy of current recorded warranty deed for the subject property	BN
✓	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	BN
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	BN
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	BN
✓	Electronic copy of vicinity map showing the location of the subject property	BN
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	BN
✓	One (1) 11" X 17" paper copy of the Final Plat	BN
✓	Electronic copy of the Final landscape plan**	BN

✓	One (1) 11" X 17" copy of the Final landscape plan	BN
✓	Electronic copy of site grading & drainage plans**	BN
✓	Electronic copy of originally approved Preliminary Plat**	BN
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	BN
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	BN
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight design and location information	BN
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	BN
✓	One (1) copy of Electronic versions of submitted applications, including signed Final Plat Application, legal description, recorded warranty deed, vicinity map, final plat, landscape plan, site grading & drainage plans, copy of original Preliminary Plat, plat with phases marked, engineering construction drawings, storm drainage calculations, streetlight design and location, and signed irrigation agreements, CC&R's <u>shall be submitted in original pdf format (no scans for preliminary plat, landscape plans or grading and drainage plans) on a thumb drive only (no discs) with the files named with project name and plan type.</u>	BN
✓	Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance: • One (1) 11" X 17" and (1) 18" X 24" recorded copy of Final Plat • Electronic copy of final, approved construction drawings • Electronic copy of as-built irrigation plans • Electronic copy of recorded CC&R's • Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign • Electronic copies shall be submitted in pdf format on a thumb drive with the files named with project name and plan type. **Original pdf's are required for all plans – No Scanned PDF's please.	BN
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

FEE REQUIREMENT:

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

Kyle Prewett

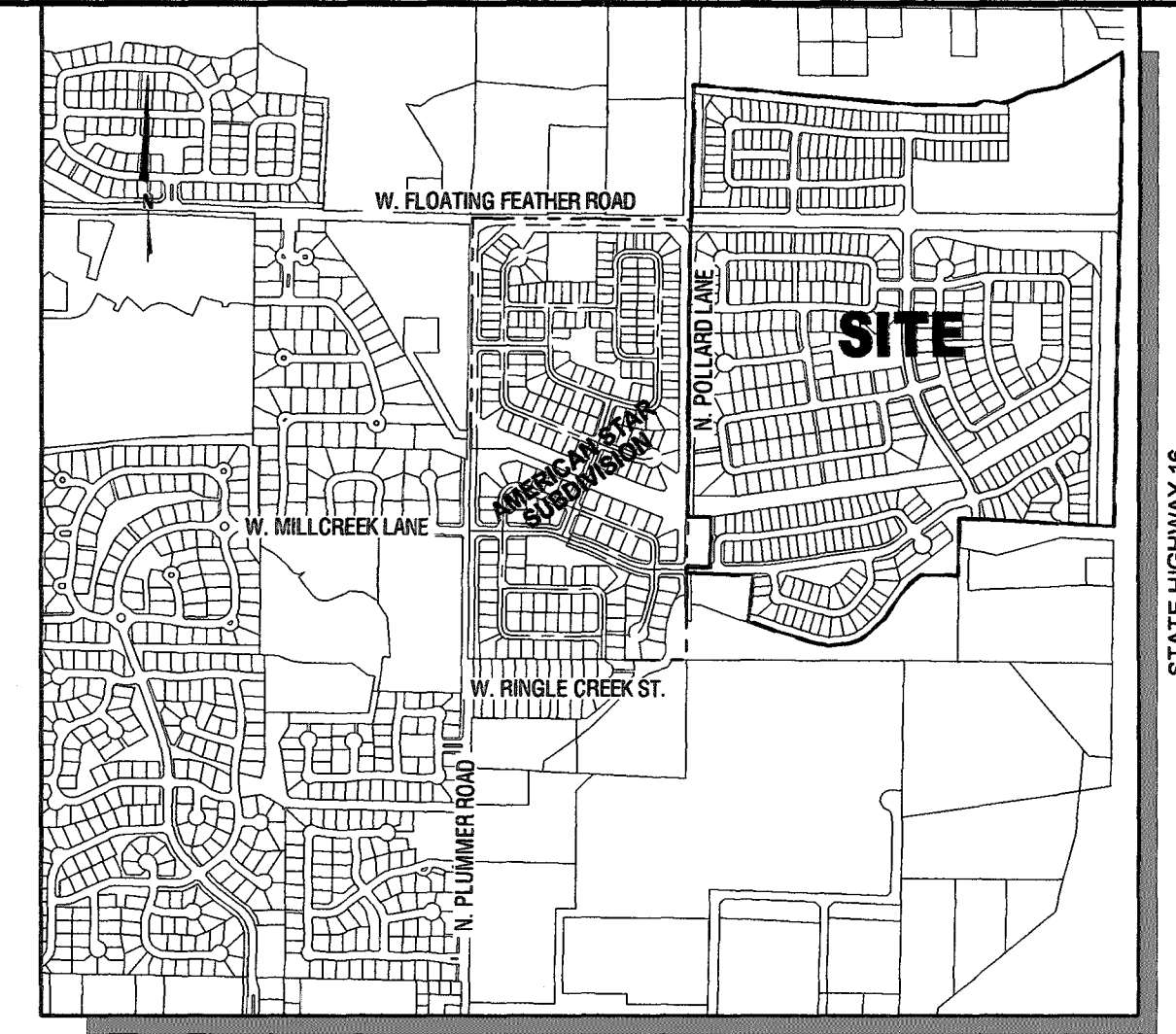
Applicant/Representative Signature

6/17/25

Date

PRELIMINARY PLAT REVISED ROSTI FARMS SUBDIVISION STAR, IDAHO

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



OWNERS OF RECORD
SAM AND KARI ROSTI
SAMUEL J. ROSTI
ROSTI LAND, LLC
1460 N. POLLARD ROAD
STAR, IDAHO 83669
PHONE (208) 860-0364

DEVELOPER
TOLL SOUTHWEST, LLC
3103 W. SHERIDAN DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
PHONE (208) 425-0020

PLANNER
BECKY MCKAY
ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, STE. 100
MERIDIAN, IDAHO 83642
PHONE (208) 938-0880
FAX (208) 938-0941
EMAIL: bckymckay@gmail.com



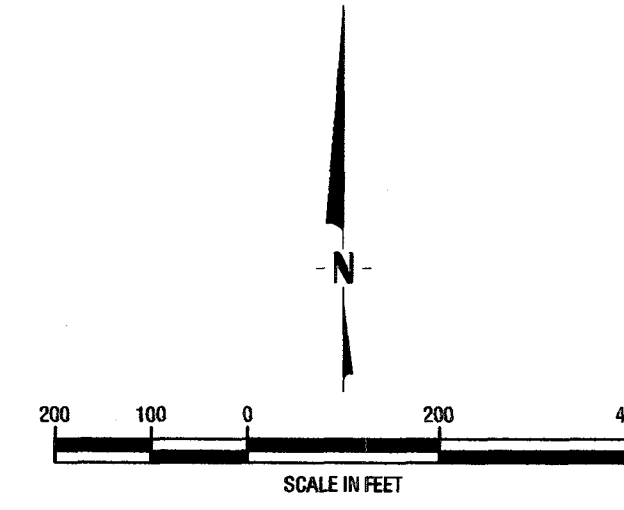
NO.	DESCRIPTION	DATE	BY	REVISIONS
1	PRELIMINARY PLAT	01/06/20	KCH	
2	PRELIMINARY PLAT REV.	06/05/20	RLS	

ENGINEERING SOLUTIONS
1029 N. ROSARIO STREET, SUITE 100
MERIDIAN, IDAHO 83642
PHONE (208) 938-0880 FAX (208) 938-0941

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

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

PP-01
SHEET 1 OF 3



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

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

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

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

S0409131400
DAVID JORDAN LOWE
STATE HIGHWAY 16
EAGLE, ID 83616

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

S0409244750
STEVEN YOUNG
906 N POLLARD LN
STAR, ID 83669

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

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

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

S0409244390
EARNST BRADBURY
1024 N POLLARD LN
STAR, ID 83669

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

LINE NO.	LENGTH	DIRECTION
L1	32.23'	N74°00'00"E
L2	28.52'	N74°00'00"E
L3	113.30'	N64°19'44"E
L4	202.35'	N78°26'38"E
L5	128.58'	N64°41'47"E
L6	293.31'	N58°28'10"E
L7	88.44'	S50°55'55"W
L8	115.00'	S40°37'03"W
L9	145.83'	S34°22'19"W
L10	145.77'	S47°47'02"W
L11	43.88'	S54°34'01"W
L12	65.71'	S70°03'01"W
L13	131.91'	S83°03'42"W
L14	117.72'	N78°40'28"W
L15	105.68'	N71°11'11"W
L16	115.02'	N74°54'37"W
L17	134.10'	N71°08'39"W
L18	35.22'	N78°17'48"W
L19	36.37'	N00°35'51"E
L20	143.00'	S89°33'55"E
L21	143.00'	N89°33'55"W

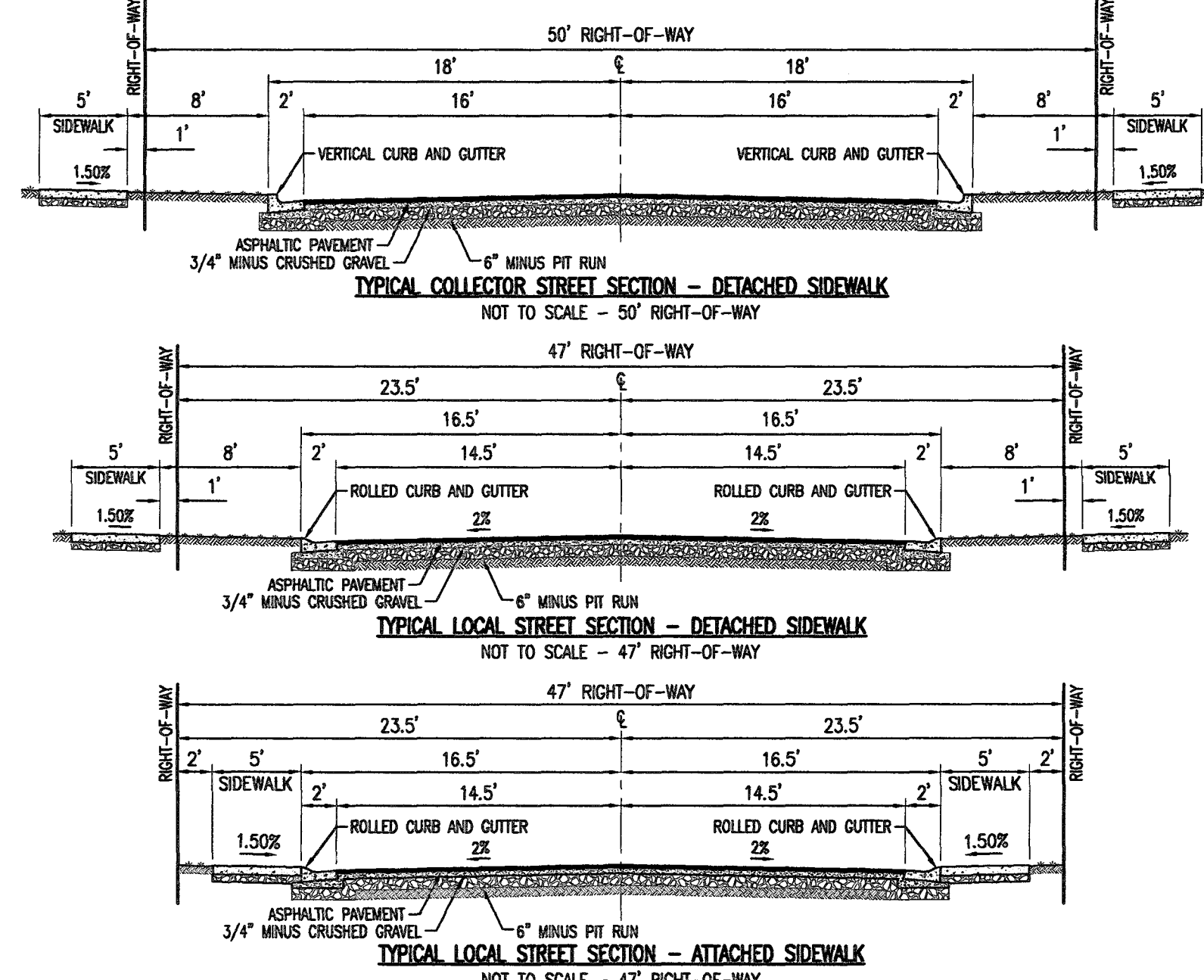
BOUNDARY LINE
SECTION LINE
RIGHT OF WAY LINE
LOT LINE
CENTERLINE
EASEMENT LINE
EXISTING CITY LIMITS
EXISTING ZONING LINE
PROPOSED PHASE LINE

PRELIMINARY PLAT NOTES

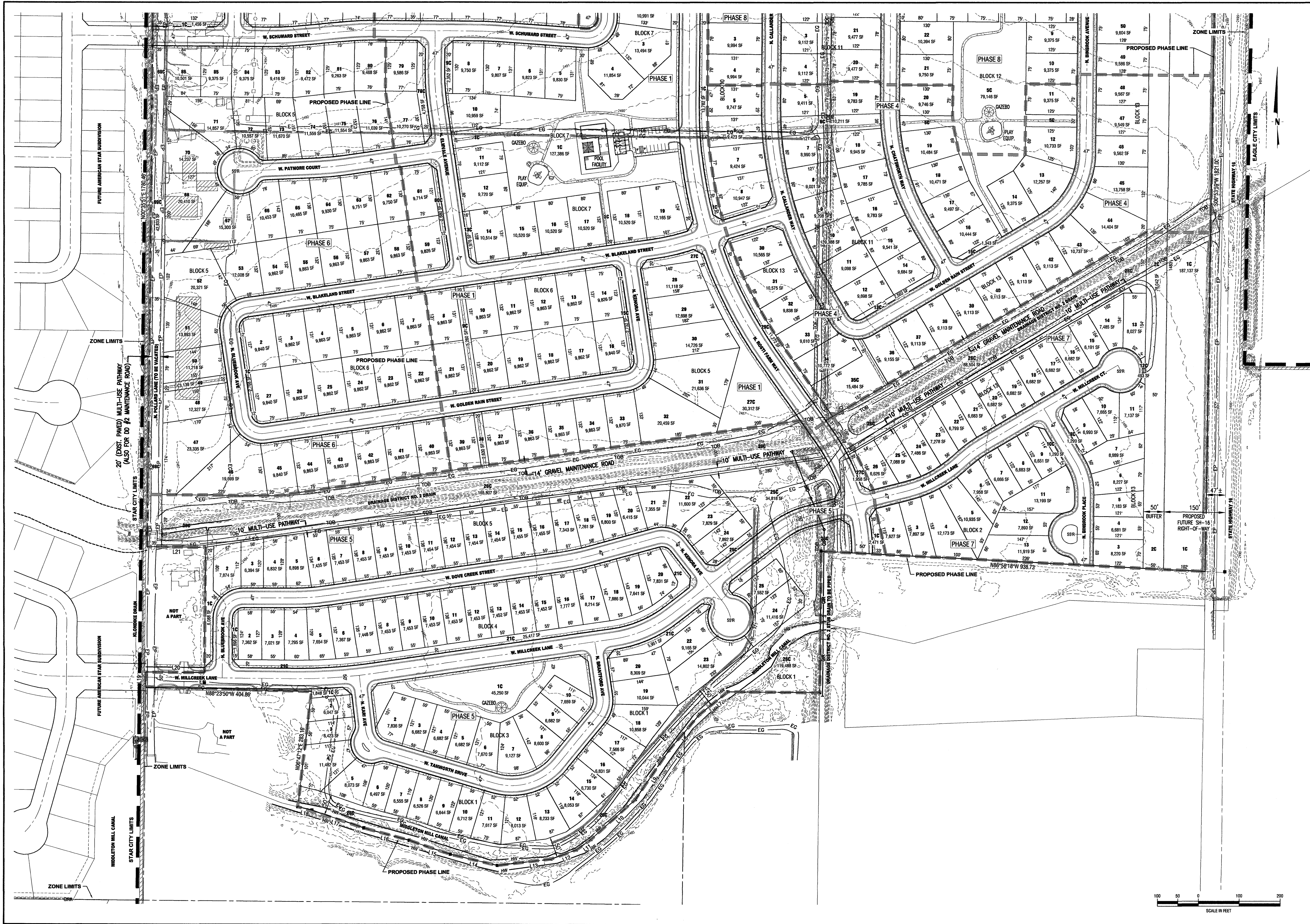
- SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY STAR SEWER AND WATER DISTRICT.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD HAZARD ZONES A AND X. SEE FIRM PANEL 160001C0130H, DATED FEBRUARY 19, 2003.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION,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

PRELIMINARY PLAT DATA

TOTAL ACRES	171.70 AC	USEABLE COMMON OPEN SPACE (15.30%) 24.45 AC	ZONING
SINGLE-FAMILY RESIDENTIAL	96.38 AC	DRAINAGE DISTRICT #2 DRAIN (MULTI-USE PATHWAY)	5.84 AC
FUTURE MIXED USE COMMERCIAL AREA	16.97 AC	CENTRAL AMENITY AREA (POOL FACILITY/PLAY EQUIP.)	2.92 AC
PUBLIC RIGHT-OF-WAY	26.44 AC	POCKET PARK (PUBLIC SHELTER/PLAZA)	1.04 AC
W. FLOATING FEATHER ROAD RIGHT-OF-WAY	5.16 AC	PEDESTRIAN PATHWAY LOTS	0.94 AC
FUTURE STATE HWY 16 RIGHT-OF-WAY (SOUTH OF FLOATING FEATHER)	4.30 AC	COMMON LOT WITH PATHWAY	0.65 AC
OPEN SPACE (USABLE & ADDITIONAL OPEN SPACE)	32.45 AC	EASTERLY CENTRAL COMMON LOT (PLAY EQUIP.)	1.82 AC
TOTAL LOTS	493	POLLARD LANE (TO BE VACATED) MULTI-USE PATHWAY	1.38 AC
SINGLE-FAMILY RESIDENTIAL LOTS	428	NORTH AMENITY COMMON LOT (PLAY EQUIP.)	0.44 AC
MIXED-USE LOTS (COMMERCIAL AREA)	7	LINEAR OPEN SPACE (NORTH)	0.59 AC
OPEN SPACE LOTS	60	PEDESTRIAN PATHWAYS/OPEN AREA	0.50 AC
SINGLE-FAMILY RESIDENTIAL PERCENTAGE	50.31%	MILLCREEK LANE COLLECTOR BUFFERS	1.06 AC
MIXED-USE AREA PERCENTAGE	9.88%	ROSTI FARM WAY COLLECTOR BUFFERS	1.37 AC
PUBLIC RIGHT-OF-WAY PERCENTAGE	20.91%	FLOATING FEATHER/ROSTI FARM BUFFERS	3.90 AC
OPEN SPACE/COMMON PERCENTAGE	18.90%	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	1.75 AC
SINGLE FAMILY LOT DISTRIBUTION	428	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	0.25 AC
55' WIDE LOTS	(57.04%) 243	ADDITIONAL COMMON OPEN SPACE	8.00 AC
75' WIDE LOTS	(42.96%) 183	MIDDLETON MILL CANAL/STUB DRAIN	2.59 AC
		END BLOCK BUFFERS	1.27 AC
		CUL-DE-SAC BUFFER	0.01 AC
		STORM DRAIN LOTS	0.61 AC
		KLONDIKE DRAIN LOT	0.89 AC
		FOOTHILLS DITCH LOT	2.63 AC
		TOTAL COMMON OPEN SPACE	32.45 AC
		TOTAL COMMON OPEN SPACE PERCENTAGE	20.43%
		ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT: 158.85 AC	
		(EXCLUDES SH-16 R-O-W = 6.69 AC. & FLOATING FEATHER R-O-W = 5.16 AC.)	



OVERALL SITE PLAN
SCALE: 1" = 200'



OWNERS OF RECORD	
SAM AND KARI ROSTI 3103 W. SHERRY DRIVE, SUITE 100 MERIDIAN, IDAHO 83842 PHONE: (208) 934-0880 FAX: (208) 934-0881 EMAIL: kari@rostiti.com	

DEVELOPER	
TOLL SOUTHWEST, LLC 3103 W. SHERRY DRIVE, SUITE 100 MERIDIAN, IDAHO 83842 PHONE: (208) 934-0880 FAX: (208) 934-0881 EMAIL: kari@rostiti.com	

PLANNER	
BECKY MCKAY ENGINEERING SOLUTIONS 1028 N. ROSARIO STREET, STE. 100 MERIDIAN, IDAHO 83842 PHONE: (208) 934-0880 FAX: (208) 934-0881 EMAIL: becky@engsol.com	

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN REV.	01/08/20	KDH
2	PRELIMINARY PLAN REV.	06/05/20	RLS

ENGINEERING SOLUTIONS, LP	
1028 N. ROSARIO STREET, SUITE 100 MERIDIAN, IDAHO 83842 PHONE: (208) 934-0880 FAX: (208) 934-0881	

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

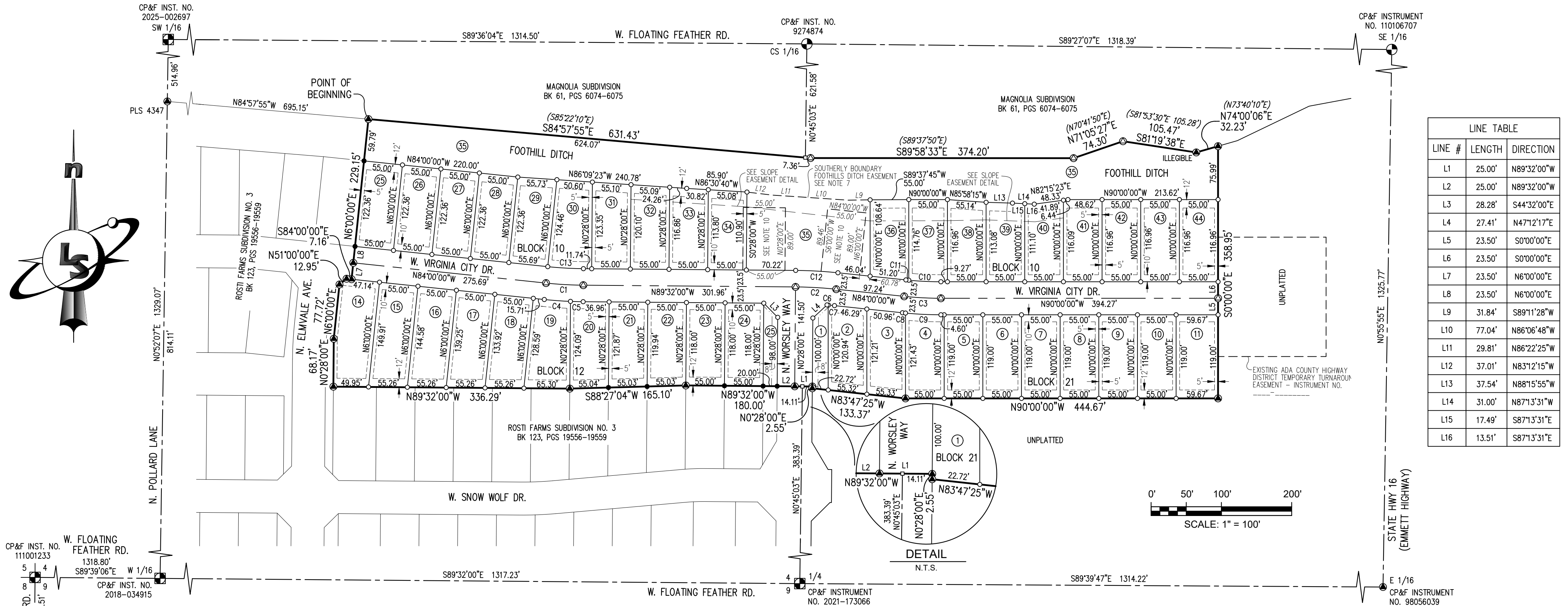
DATE ISSUED: 02/02/2020	
PROJECT NO.: 190515	
DWG. FILE: 190515-P-PREL.dwg	
SCALE: AS SHOWN	
DRAWN BY: KDH	
CHECKED BY: BZM	

PP-02
SHEET 2 OF 3

ROSTI FARMS SUBDIVISION NO. 9

BOOK ____, PAGE ____

LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 4, T. 4 N., R. 1 W., B.M.
CITY OF STAR, ADA COUNTY, IDAHO
2025



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.00'	N89°32'00"W
L2	25.00'	N89°32'00"W
L3	28.28'	S44°32'00"E
L4	27.41'	N47°12'17"E
L5	23.50'	S0°00'00"E
L6	23.50'	S0°00'00"E
L7	23.50'	N6°00'00"E
L8	23.50'	N6°00'00"E
L9	31.84'	S89°11'28"W
L10	77.04'	N86°06'48"W
L11	29.81'	N86°22'25"W
L12	37.01'	N83°12'15"W
L13	37.54'	N88°15'55"W
L14	31.00'	N87°13'31"W
L15	17.49'	S87°13'31"E
L16	13.51'	S87°13'31"E

NOTES

- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A TEN (10) 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 IRRIGATION ASSOCIATION, INC. AND FOOTHILLS DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER FROM THESE IRRIGATION ENTITIES, TO BE DELIVERED TO LOTS THROUGH A PRESSURIZED IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION WILL BE SUBJECT TO ASSESSMENTS BY THESE IRRIGATION ENTITIES.
- 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 HOMEOWNERS ASSOCIATION.
- LOT 35, BLOCK 10; LOT 25, BLOCK 12 AND LOT 1, BLOCK 21 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY HEIRLOOM RIDGE HOMEOWNERS ASSOCIATION, INC., OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE. LOT 35, BLOCK 10 IS SUBJECT TO A FOOTHILL DITCH COMPANY EASEMENT FOR OPERATION AND MAINTENANCE OF THE FOOTHILL DITCH AS SHOWN.
- 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. 2020-156437, RECORDS OF ADA COUNTY, IDAHO.
- A PORTION OF LOTS 34 AND 35, BLOCK 10 AS SHOWN HEREON IS SERVIENT TO AND CONTAINS THE ADA COUNTY HIGHWAY DISTRICT STORM WATER DRAINAGE SYSTEM. THIS LOT IS 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 TEMPORARY LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. ____, RECORDS OF ADA COUNTY, IDAHO.
- DIRECT LOT OR PARCEL ACCESS TO N. WORSLEY STREET IS PROHIBITED.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2021-176543, ADA COUNTY RECORDS, AND AS MAY BE AMENDED.
- ACCORDING TO FEMA FLOOD MAP PANEL 130 NUMBER 16001C0130J AND THE LETTER OF MAP REVISION DETERMINATION DOCUMENT EFFECTIVE OCTOBER 14, 2021, THAT PORTION OF THE FOOTHILL DITCH WHICH IS LOCATED WITHIN LOT 35, BLOCK 10 IS DESIGNATED AS ZONE AE FLOOD HAZARD AREA. THE AREA SOUTHERLY OF AND OUTSIDE OF THE FOOTHILL DITCH IS DESIGNATED AS ZONE X.
- LOTS 32 THROUGH 40, BLOCK 10 ARE SUBJECT TO A SLOPE EASEMENT AS SHOWN FOR THE FOOTHILL DITCH. ANY GRADING ACTIVITY WITHIN SAID EASEMENT IS SUBJECT TO REVIEW AND APPROVALS OF THE FOOTHILL DITCH COMPANY.

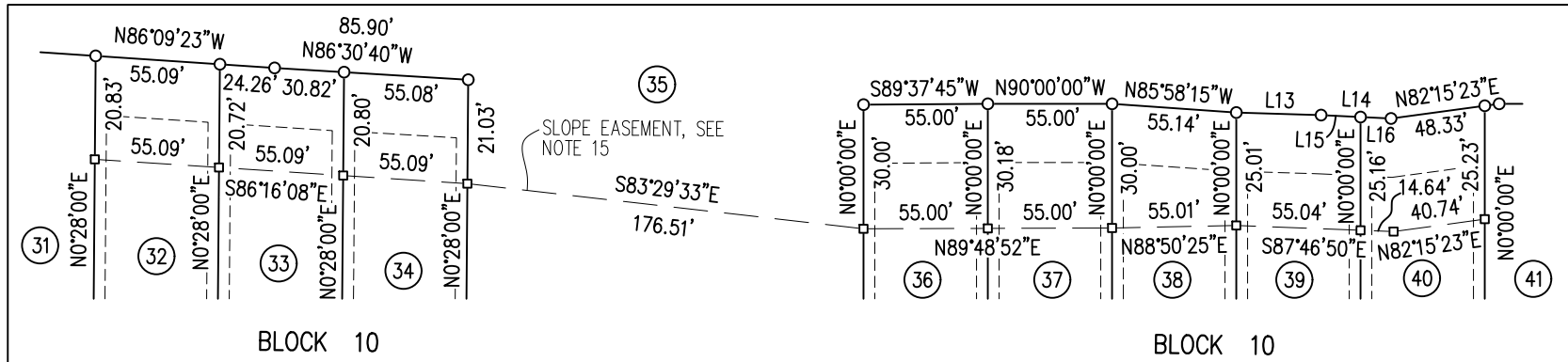
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	53.12'	550.00'	5°32'00"	S86°46'00"E	53.10'
C2	57.95'	600.00'	5°32'00"	N86°46'00"W	57.92'
C3	52.36'	500.00'	6°00'00"	S87°00'00"E	52.34'
C4	37.35'	573.50'	3°43'53"	S85°51'56"E	37.34'
C5	18.04'	573.50'	1°48'08"	S88°37'56"E	18.04'
C6	1.66'	576.50'	0°09'54"	N84°58'40"W	1.66'
C7	9.01'	576.50'	0°53'43"	N84°26'51"W	9.01'
C8	4.35'	523.50'	0°28'32"	S84°14'16"E	4.35'
C9	50.48'	523.50'	5°31'28"	S87°14'16"E	50.46'
C10	45.80'	476.50'	5°30'26"	S87°14'47"E	45.78'
C11	4.10'	476.50'	0°29'34"	S84°14'47"E	4.10'
C12	60.22'	623.50'	5°32'00"	N86°46'00"W	60.19'
C13	50.85'	526.50'	5°32'00"	S86°46'00"E	50.83'

LEGEND

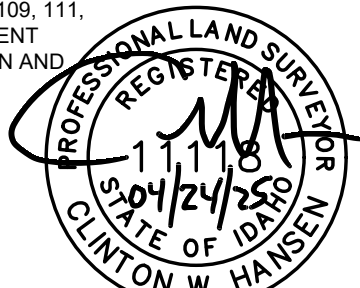
- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- EXISTING ADA COUNTY HIGHWAY DISTRICT PERMANENT SIDEWALK EASEMENT, INSTRUMENT NO. ____
- SLOPE EASEMENT, SEE NOTE 15
- OTHER EASEMENT LINE AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8"x30" REBAR w/PLASTIC CAP
- SET 1/2"x24" REBAR w/PLASTIC CAP
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118 OR AS NOTED
- CALCULATED POINT, NOT SET
- LOT NUMBER
- RECORD DATA

SLOPE EASEMENT DETAIL



SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARIES OF MAGNOLIA SUBDIVISION, ROSTI FARMS SUBDIVISION NO. 3, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, 14570, 14600, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 288-2040 www.landsolutions.biz

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF ROSTI FARMS SUBDIVISION NO. 9;

A PARCEL BEING A PORTION OF THE SE ¼ OF THE SW ¼ AND THE SW ¼ OF THE SE ¼ OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW ¼ (W ¼ CORNER) OF SECTION 9 BEARS S 0°30'24" W A DISTANCE OF 2640.51 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF THE SW ¼ OF SAID SECTION 4 S 89°39'06" E A DISTANCE OF 1318.80 FEET TO AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 4 (W 1/16 CORNER), SAID POINT BEING ON THE WESTERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 3, AS SHOWN IN BOOK 123 OF PLATS ON PAGES 19556 THROUGH 19559, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 AND THE SAID SE ¼ OF THE SW ¼ N 0°52'07" E A DISTANCE OF 814.11 FEET TO A 5/8 INCH IRON PIN MONUMENT MARKING THE SOUTHWESTERLY CORNER OF MAGNOLIA SUBDIVISION, AS SHOWN IN BOOK 61 OF PLATS ON PAGES 6074 AND 6075, RECORDS OF ADA COUNTY, IDAHO, ALSO BEING THE NORTHWESTERLY CORNER OF SAID ROSTI FARMS SUBDIVISION NO. 3;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 AND THE SOUTHERLY BOUNDARY OF SAID MAGNOLIA SUBDIVISION S 84°57'55" E (FORMERLY S 85°22'10" E) A DISTANCE OF 695.15 FEET TO A 5/8 INCH IRON PIN MONUMENT MARKING AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3, THE POINT OF BEGINNING;

THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID MAGNOLIA SUBDIVISION THE FOLLOWING COURSES AND DISTANCES:

- THENCE CONTINUING S 84°57'55" E (FORMERLY S 85°22'10" E) A DISTANCE OF 631.43 FEET TO A POINT;
- THENCE S 89°58'33" E (FORMERLY S 89°37'50" E) A DISTANCE OF 374.20 FEET TO A POINT;
- THENCE N 71°05'27" E (FORMERLY N 70°41'50" E) A DISTANCE OF 74.30 FEET TO A POINT;
- THENCE S 81°19'38" E A DISTANCE OF 105.47 FEET (FORMERLY S 81°53'30" E, 105.28 FEET) TO A POINT;
- THENCE N 74°00'06" E (FORMERLY N 73°40'10" E) A DISTANCE OF 32.23 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°00'00" E A DISTANCE OF 358.95 FEET TO A POINT;

THENCE N 90°00'00" W A DISTANCE OF 444.67 FEET TO A POINT;

THENCE N 83°47'25" W A DISTANCE OF 133.37 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3;

THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 3 THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 0°28'00" E A DISTANCE OF 2.55 FEET TO A POINT;
- THENCE N 89°32'00" W A DISTANCE OF 180.00 FEET TO A POINT;
- THENCE S 88°27'04" W A DISTANCE OF 165.10 FEET TO A POINT;
- THENCE N 89°32'00" W A DISTANCE OF 336.29 FEET TO A POINT;
- THENCE N 0°28'00" E A DISTANCE OF 68.17 FEET TO A POINT;
- THENCE N 6°00'00" E A DISTANCE OF 77.72 FEET TO A POINT;
- THENCE N 51°00'00" E A DISTANCE OF 12.95 FEET TO A POINT;
- THENCE S 84°00'00" E A DISTANCE OF 7.16 FEET TO A POINT;
- THENCE N 6°00'00" E A DISTANCE OF 229.15 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 9.93 ACRES MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER AND SEWER SERVICE FROM THE STAR SEWER AND WATER DISTRICT. THE STAR SEWER AND WATER DISTRICT HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

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

TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

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

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

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

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

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

CLINTON W. HANSEN
PLS 11118



ROSTI FARMS SUBDIVISION NO. 9

BOOK _____, PAGE _____

HEALTH CERTIFICATE

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

CENTRAL DISTRICT HEALTH, EHS DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK

APPROVAL OF THE CITY ENGINEER

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

CITY ENGINEER ~ STAR, IDAHO

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____

COUNTY TREASURER _____

CERTIFICATE OF COUNTY RECORDER

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF

LAND SOLUTIONS, P.C., AT _____ MINUTES PAST _____ O'CLOCK _____.M. ON _____

THIS ____ DAY OF _____, 20____, IN BOOK ____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

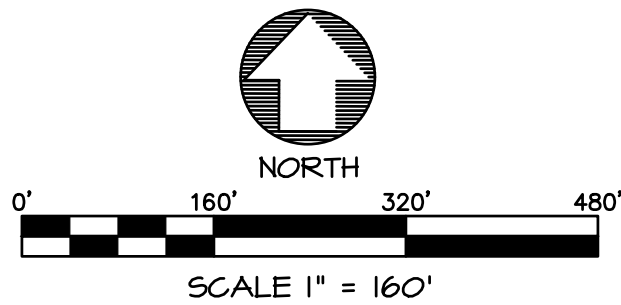
CLINTON W. HANSEN
PLS 11118





NOTES

1. REFERENCE SHEET L1-L2 FOR DETAILED LANDSCAPE PLANS.
2. REFERENCE SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES & DETAILS.
3. REFERENCE SHEET L4 FOR LANDSCAPE AND IRRIGATIONS SPECIFICATIONS.



Issue	Description	Date
ISSUE		12-17-24
CITY COMMENTS		4-21-25



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

ROSTI FARMS SUBDIVISION NO. 9
STAR, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

Sheet Title

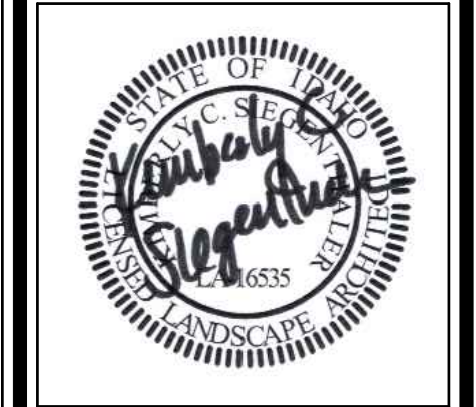
**OVERALL
PLAN**

Sheet Number

L0

1 of 5 Sheets

Issue	Description	Date
ISSUE	ISSUE	12-17-24
CITY COMMENTS	CITY COMMENTS	4-21-25



JENSEN BELTS ASSOCIATES

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Drawn KCS
Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1
2 of 5 Sheets

PLANT SCHEDULE

(REFERENCE SHT L3)

SYM COMMON NAME

EVERGREEN TREES

SR SKYROCKET JUNIPER
VP VANDERWOLFS PINE
WN KEEPING WHITE SPRUCE

SHADE TREES (CLASS III)

RO RED OAK

APPROVED RESIDENTIAL STREET TREE
SELECTION LIST (SEE NOTE 6, SHT L3):

STREET TREES (CLASS II)

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

ORNAMENTAL TREES (CLASS I)

CP CHANTICLEER PEAR

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BE BLACK EYED SUSAN
CR RED FLOWER CARPET ROSE
GL GRO-LOW SUMAC
KF KARL FOERSTER REED GRASS
SN SUMMERWINE NINEBARK

LAWN

6' VINYL FENCE ALONG
PERIMETER LANDSCAPE
BUFFERS AND SIDE LOTS
(TYP). SEE DTL 4, SHT L3.

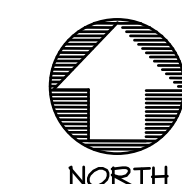
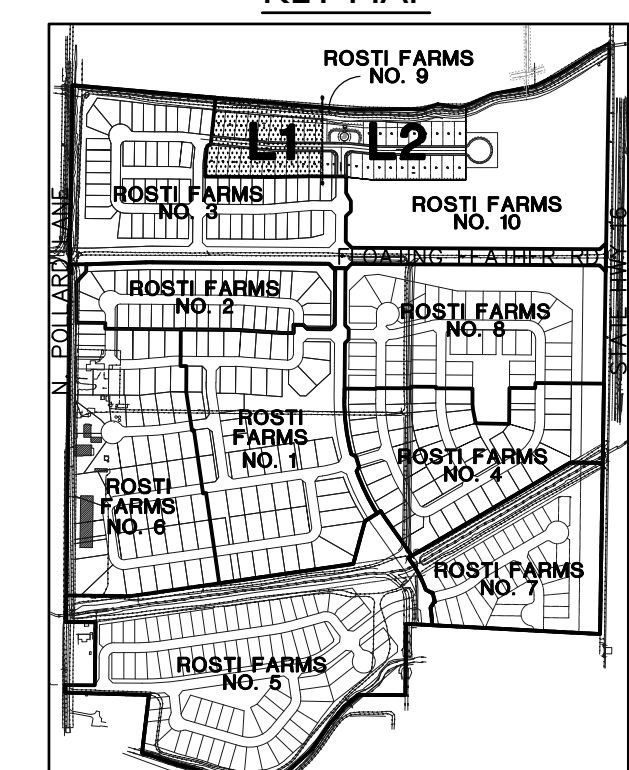
6' VINYL LATTICE TOP
FENCE ADJACENT TO COMMON
AREAS & CONNECTION PATHWAYS
(TYP). SEE DTL 5, SHT L3.

5' IRON FENCE ALONG
CANAL EASEMENTS
(TYP). SEE DTL 6, SHT L3.

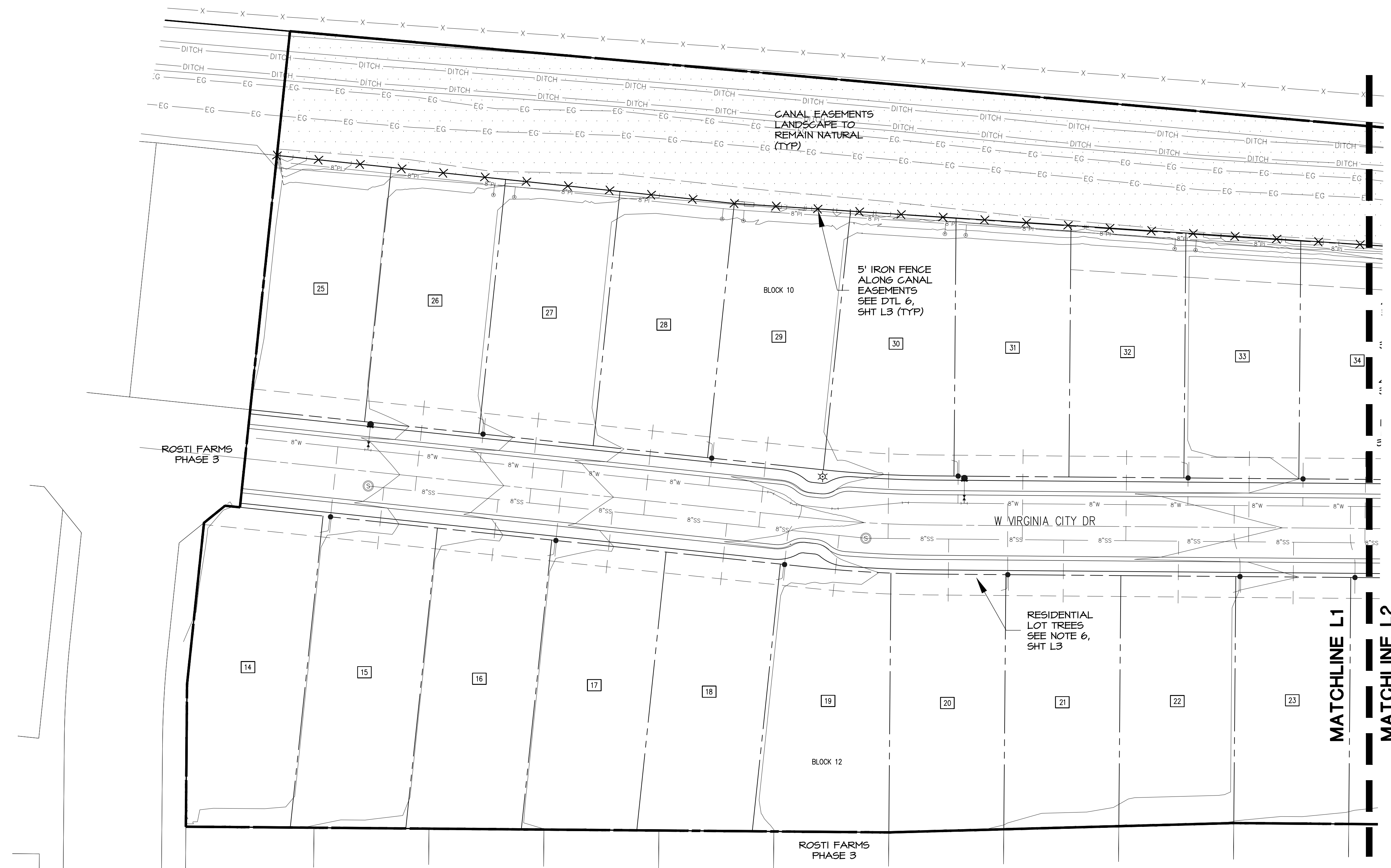
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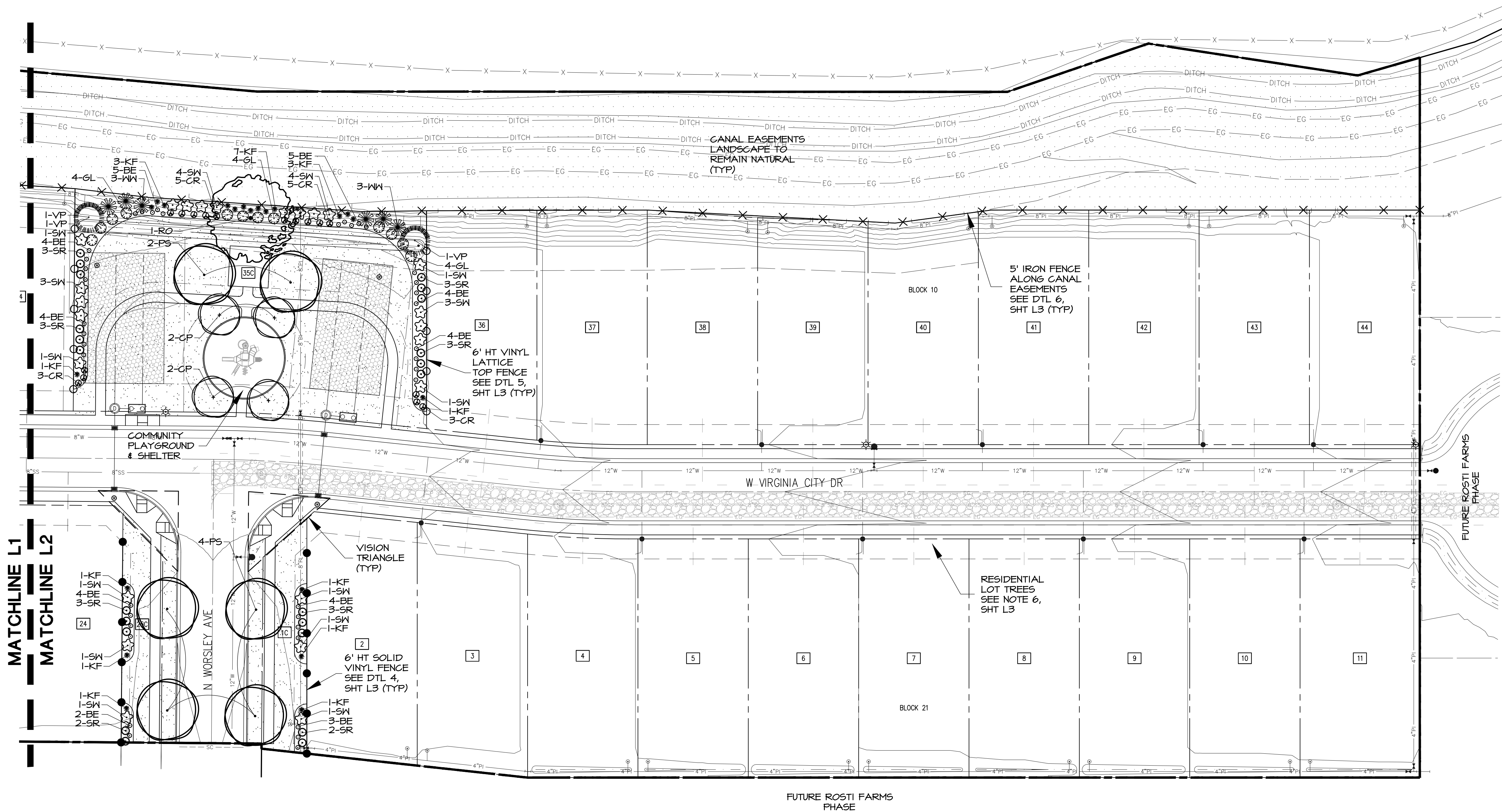
- REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

KEY MAP



0' 30' 60' 90'
SCALE 1" = 30'





PLANT SCHEDULE

(REFERENCE SHT L3)

SYM COMMON NAME

EVERGREEN TREES
SR SKYROCKET JUNIPER
VP VANDERWOLFS PINE
WN KEEPING WHITE SPRUCE

SHADE TREES (CLASS III)
RO RED OAK

APPROVED RESIDENTIAL STREET TREE SELECTION LIST (SEE NOTE 6, SHT L3):

STREET TREES (CLASS II)
PS GREENSPIRE LINDEN
PYRAMIDAL EUROPEAN HORNBEAM
SKYLINE HONEYLOCUST
PACIFIC SUNSET MAPLE
REDSPICE PEAR
MORaine SWEETGUM
TULIP TREE

ORNAMENTAL TREES (CLASS I)
CP CHANTICLEER PEAR

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BE BLACK EYED SUSAN
CR RED FLOWER CARPET ROSE
GL GRO-LOW SUMAC
KF KARL FOERSTER REED GRASS
SN SUMMERWINE NINEBARK

LAWN

6' VINYL FENCE ALONG PERIMETER LANDSCAPE BUFFERS AND SIDE LOTS (TYP). SEE DTL 4, SHT L3.

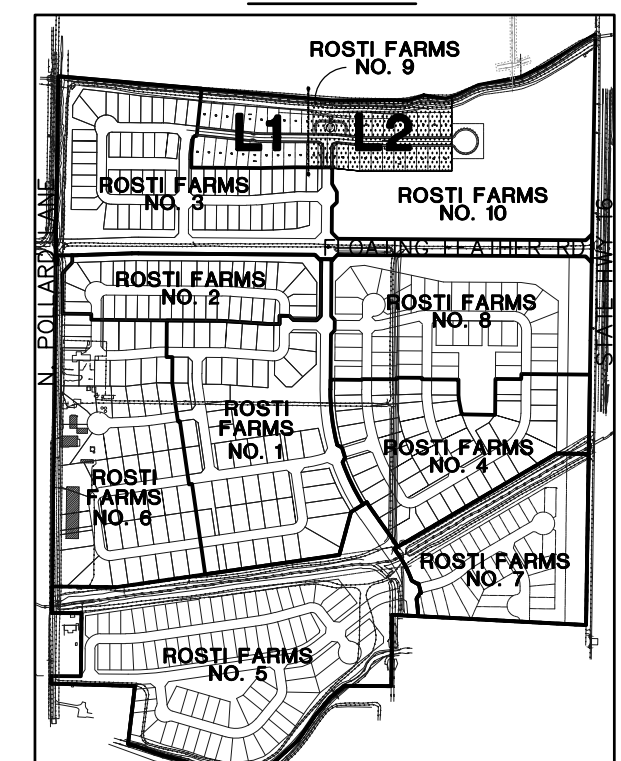
6' VINYL LATTICE TOP FENCE ADJACENT TO COMMON AREAS & CONNECTION PATHWAYS (TYP). SEE DTL 5, SHT L3.

5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, SHT L3.

NOTES

- REFER TO SHT L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
- REFER TO SHT L4 FOR LANDSCAPE SPECIFICATION AND IRRIGATION PERFORMANCE SPECIFICATION.

KEY MAP



0' 30' 60' 90'
SCALE 1" = 30'

Issue	Description	Date
ISSUE		12-17-24
CITY COMMENTS		4-21-25



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ROSTI FARMS SUBDIVISION NO. 9

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

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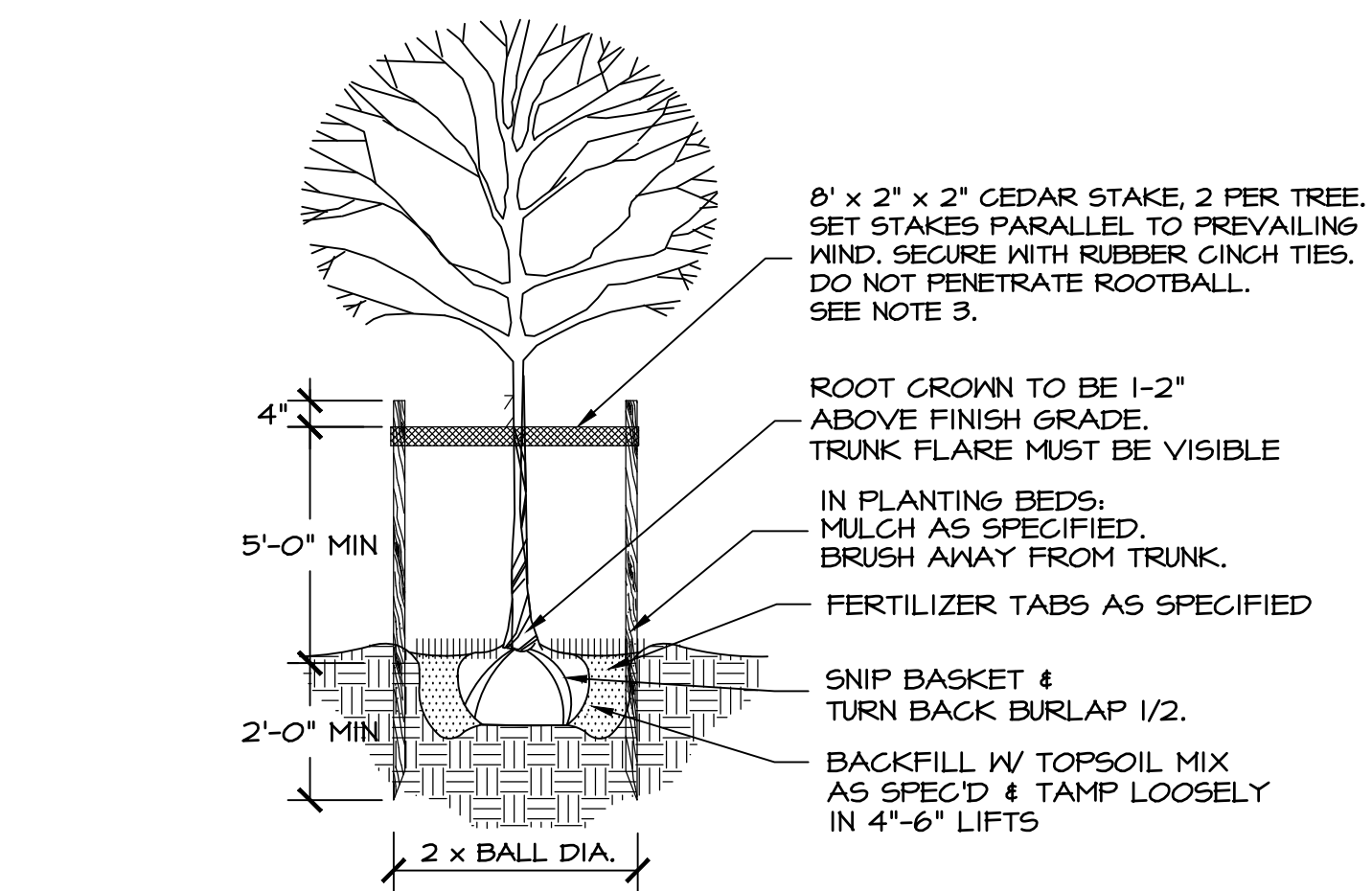
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Sheet Title
LANDSCAPE PLAN

Sheet Number

L2

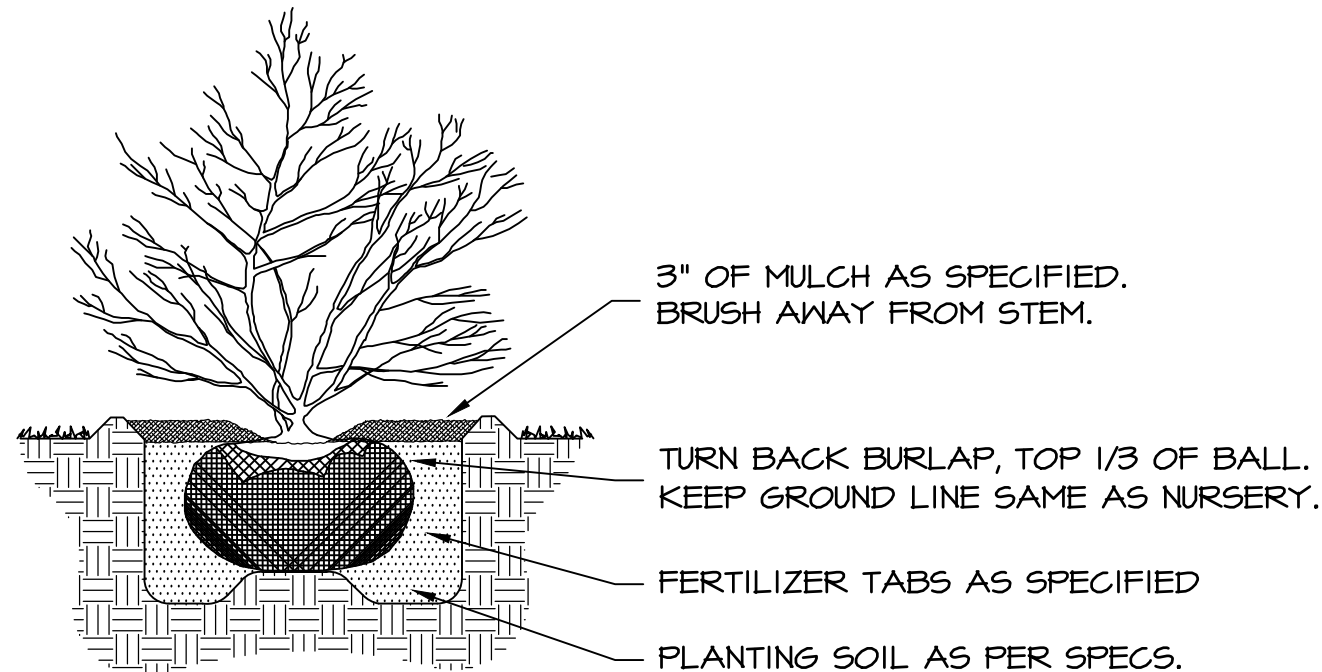
3 of 5 Sheets



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

1 TREE PLANTING/STAKING

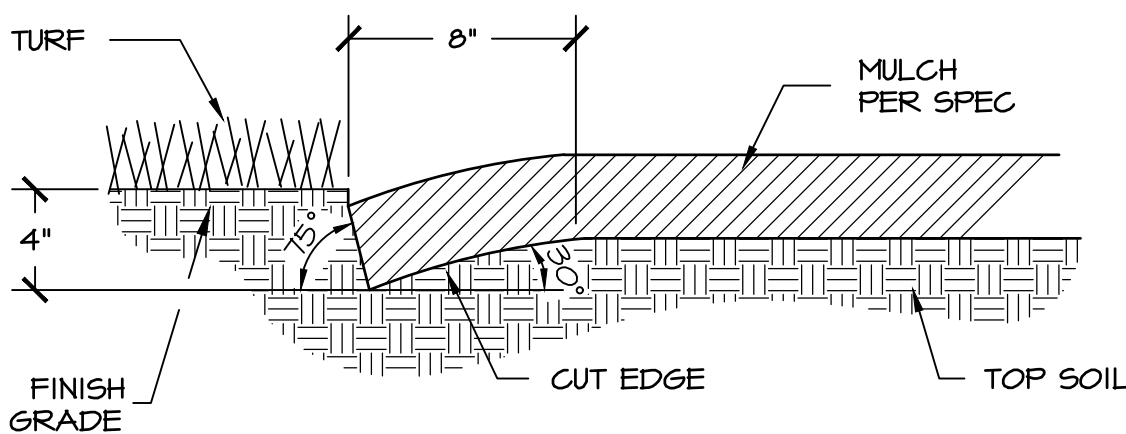
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

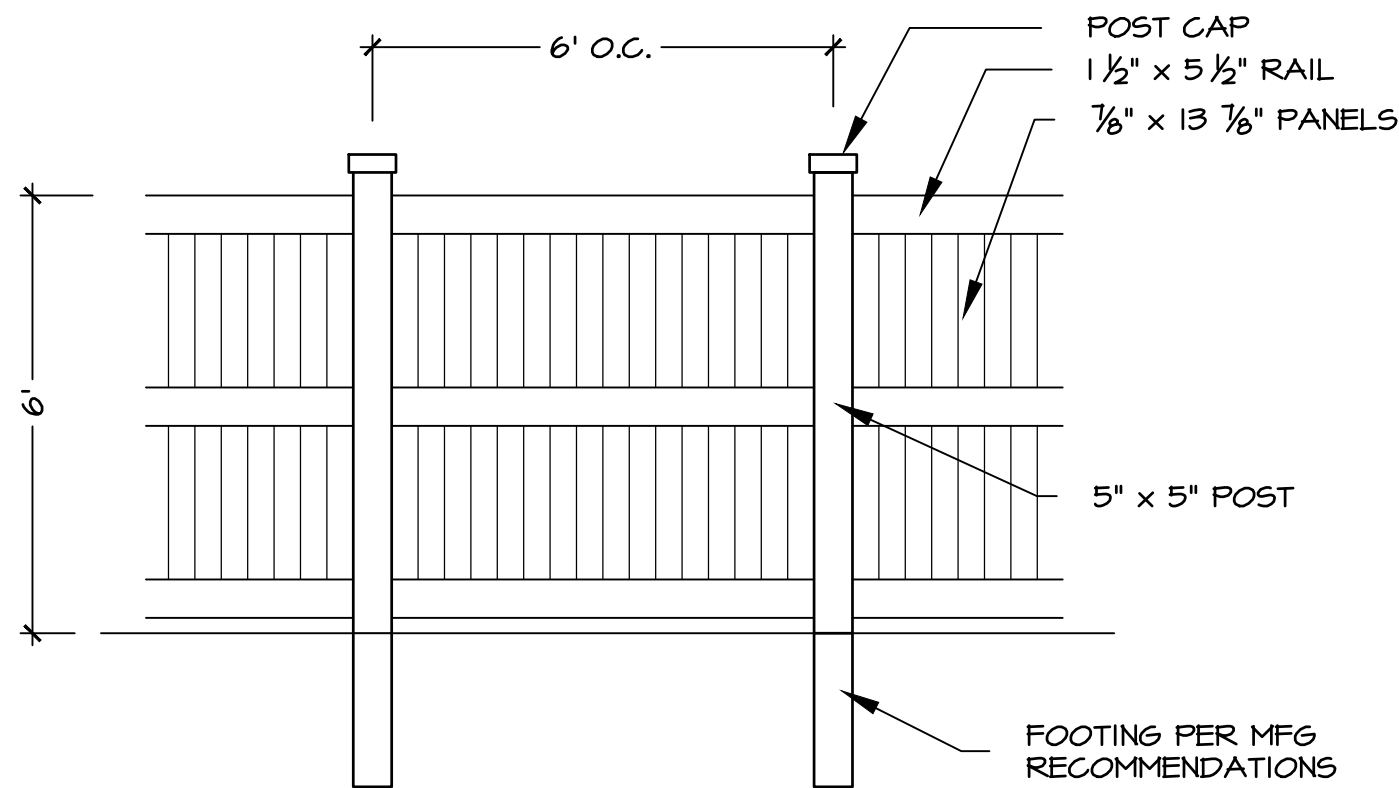
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

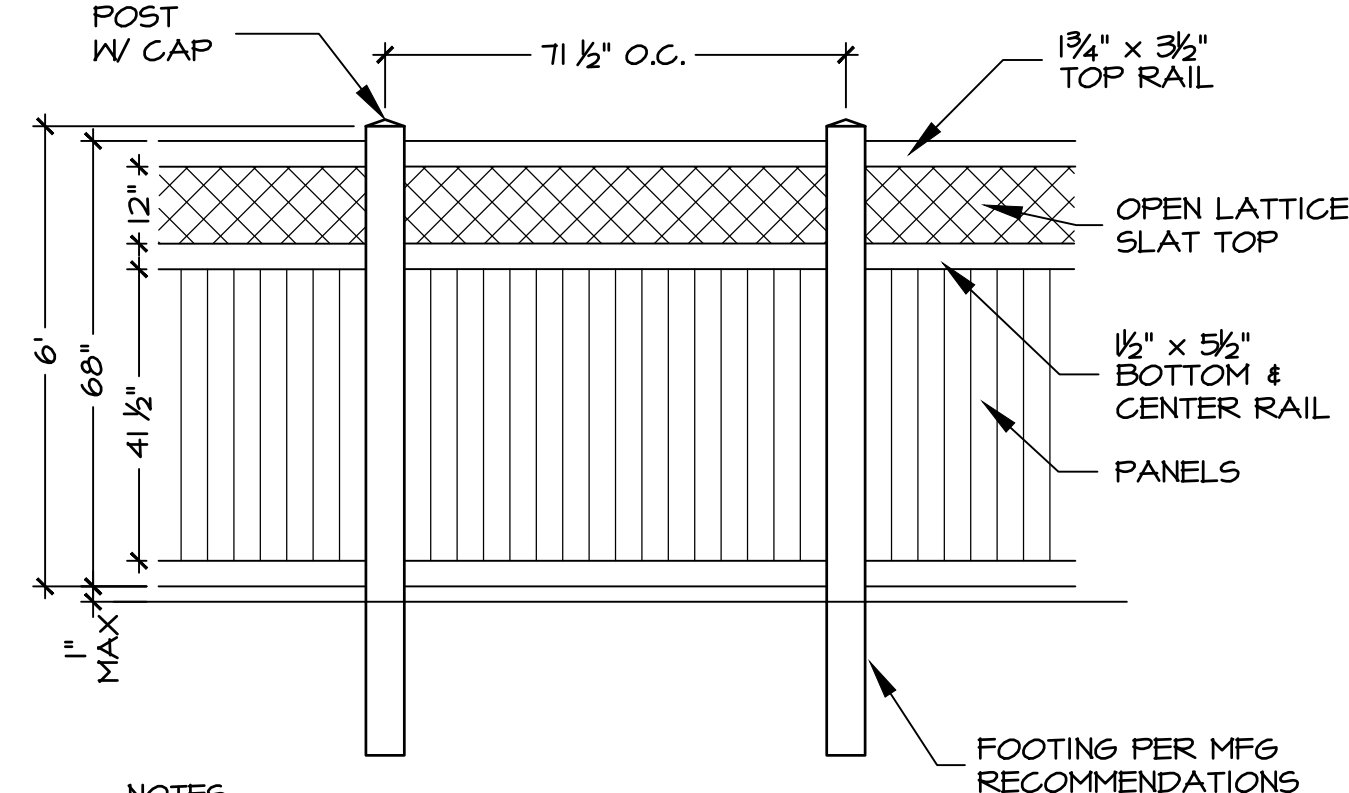
NOT TO SCALE



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

4 VINYL FENCE

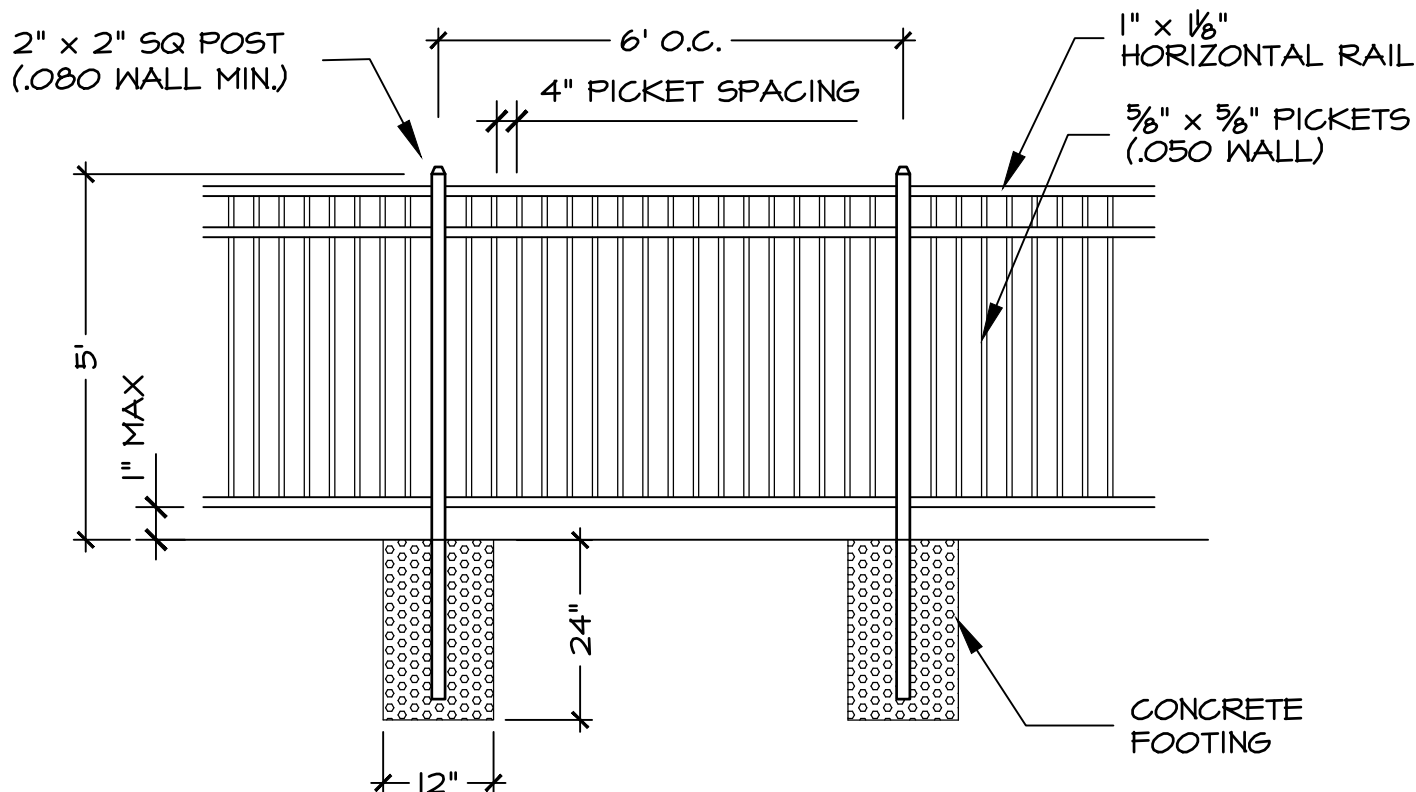
NOT TO SCALE



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

5 VINYL LATTICE TOP FENCE

NOT TO SCALE



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

6 5' IRON FENCE

NOT TO SCALE

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES				
SR	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	6-8' HT B&B	15' HT x 3' W
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B	25' HT x 12' W
WN	WEeping WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	6-8' HT B&B	25' HT x 8' W
SHADE TREES (CLASS III)				
RO	RED OAK	QUERCUS RUBRA	2" CAL B&B	70' HT x 45' W

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

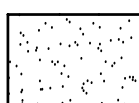
STREET TREES (CLASS II)				
PS	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B&B	45' HT x 30' W
	PYRAMIDAL EUROPEAN HORNBEEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B&B	40' HT x 30' W
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B	40' HT x 30' W
	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B	30' HT x 25' W
	REDSPIRE PEAR	PYRUS CALLERYANA 'REDSPIRE'	2" CAL B&B	30' HT x 25' W
	MORaine SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORaine'	2" CAL B&B	40' HT x 40' W
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B	50' HT x 30' W

ORNAMENTAL TREES (CLASS I)

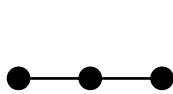
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B	30' HT x 15' W
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SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

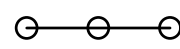
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL	2' HT x 2' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	3' HT x 3' W
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W



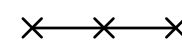
LAWN



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



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



5' IRON FENCE ALONG CANAL EASEMENTS (TYP). SEE DTL 6, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
2. REFER TO THIS SHT FOR LANDSCAPE DETAILS AND SHT L4 - SPEC SECTION 32 90 00 FOR LANDSCAPE SPECIFICATIONS.
3. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PERFORMANCE SPEC SECTION 32 04 00, SHT L4.
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 (IF PRESENT).
5. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES. **BUILDER SHALL BE REQUIRED TO INSTALL STREET TREES 5' FROM BACK OF SIDEWALKS EVERY 35' ADJACENT TO ALL BUILDABLE HOME LOTS PRIOR TO OCCUPANCY. FLEXIBILITY IN TREE PLACEMENT AND QUANTITIES TO BE GIVEN FOR DRIVEWAY AND UTILITY CONFLICTS.** TREES TO BE SELECTED FROM THE SHADE/STREET TREES (CLASS II) LIST IN THE PLANT SCHEDULE AS SHOWN ON THIS SHT. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. ALL EXISTING TREES ON-SITE TO BE EVALUATED FOR LOCATION, HEALTH, AND DESIRABILITY PRIOR TO REMOVAL.

LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 35

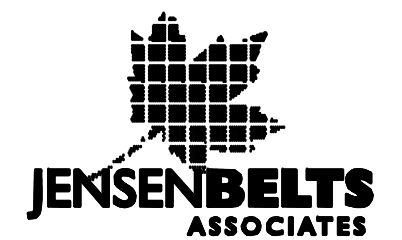
THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

DEVELOPER

TOLL SOUTHWEST

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

Issue	Description	Date
ISSUE		12-17-24
CITY COMMENTS		4-21-25



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ROSTI FARMS SUBDIVISION NO. 9

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn KCS
Checked KCS
Scale AS SHOWN

Sheet Title

LANDSCAPE
DETAILS

Sheet Number

L3

4 of 5 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 disfigurement.
 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 with 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 bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during delivery, 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.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY

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

PART 2 - PRODUCTS

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

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
 3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported otherwise approved by Architect. 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 #17 by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

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

2.3 SOIL AMENDMENTS

- A. Compost: 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-overlap bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas, applied three to four weeks after planting sod. Organic Fertilizer Milorgante (6-0-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon ZG 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 Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

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

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

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

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days. Compost: Lawn Areas: 1/4 compost ; 3/4 topsoil. Shrub Areas: 1/3 compost, 2/3 topsoil. Fertilizer: Per soil test and manufacturer's recommendations.
 - C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

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

3.4 PREPARATION OF PLANTING BEDS

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

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (BBB) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of ball, 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, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
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 layman. 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 Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, reggrading 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 reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

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

1.2 SUMMARY

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

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
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. Operation 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.
 6. Installation shall be on main supply line downstream from main shut off valve.
 7. 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.
- C. Drip Line: Netafim Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

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

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.
 2. Drip Control Zone Kit: Hunter PCZ-101.
- C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
- 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 ISPPWC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
- C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer requirements for complete operation. 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. Techline Drip Line: Place in shallow furrow at 1'-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head 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.
- E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

DEVELOPER

TOLL SOUTHWEST

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

Issue	Description	Date
ISSUE		12-17-24
CITY COMMENTS		4-21-25





STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

DATE: April 23, 2025

TO: ESE Consultants

CC: City of Star – Planning & Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment
FD File/Permit #2025-0121

PROJECT: Rosti Farms Subdivision No. 9 – Final Plat

Fire District Comments:

1. This project can be serviced by the Star Fire Protection District and shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the City of Star, Idaho.
2. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.
3. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - a. The plans submitted by the applicant have been reviewed and are consistent with the code's requirements for fire department access.
4. Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
 - a. The submitted plans provided by the applicant have been reviewed and show municipal water service connections with hydrants.
 - b. This will meet the intent of the code for fire department water supply.
 - c. A fire flow test will be conducted at a later date. The results will determine the maximum allowable buildable square footage based on construction type, as specified in Appendix B of the 2018 International Fire Code.
 - d. Developer to provide Hydrant location GIS data to the fire district.
5. Additional review and approval will be required for changes made to this phase for this project. No building permits shall be issued without fire district approval.
6. It shall be the applicant's responsibility to provide a copy of this document to the city/county DSD.



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☐ Kuna
- ☒ Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat FP-25-05

Development Name/Section Rosti Farms Ph 9 CDH File # _____

- ☐ 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. 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 _____
- ☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☒ 6. 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 sewage
 - ☐ individual water
- ☒ 7. 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
- ☒ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- ☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- ☐ 11. Land development application, fee per lot, test holes and full engineering report is required.
- ☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- ☐ 13. 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
- ☐ 14. _____

Reviewed By: _____

Date: 7/22/25



July 28, 2025

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

Subject: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

Dear Mr. Nickel,

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the 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 planning 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 are 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 groundwater 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 planning development and implementation.

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction 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 released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator

RE: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

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

Date Mon 8/4/2025 10:53 AM

To Barbara Norgrove <bnorgrove@staridaho.org>

Good morning, Barbara –

ITD has no comments.

Thank you!



Niki Benyakhlef

Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

[Book a Meeting with Me!](#)

From: Barbara Norgrove <bnorgrove@staridaho.org>

Sent: Tuesday, July 22, 2025 1:42 PM

To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Ryan Morgan <rmorgan@staridaho.org>; rmorgan@starswd.com; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; hday@starswd.com; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; data@landprodata.com; Cheryl.imlach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Kerry.schmidt@intgas.com; ctodd@staridaho.org; jtensen@staridaho.org; gis@compassidaho.org; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; zsmith@adacounty.id.gov; Brian Duran <Brian.Duran@itd.idaho.gov>; gmprdclderk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com

Cc: Shawn Nickel <snickel@staridaho.org>

Subject: FW: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

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RE: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

From Ryan Morgan <RMorgan@StarSWD.com>
Date Tue 7/22/2025 2:17 PM
To Barbara Norgrove <bnorgrove@staridaho.org>
Cc Shawn Nickel <snickel@staridaho.org>; Tim Clark <tclark@starswd.com>

SSWD has no objections to this.

Ryan V. Morgan, P.E.
District Engineer
Star Sewer and Water District
rmorgan@starswd.com
Main Office: 208-286-7388 x3002



From: Barbara Norgrove <bnorgrove@staridaho.org>
Sent: Tuesday, July 22, 2025 1:42 PM
To: jboal@adaweb.net; sheriff@adaweb.net; Daniel.Weed@cableone.biz; Terence.Alsup@cableone.biz; Lbadigian@cdhd.idaho.gov; Gloria Stokes <drain.dist.2@gmail.com>; GIS@tax.idaho.gov; D3Development.Services@itd.idaho.gov; Ryan Morgan <rmorgan@staridaho.org>; Ryan Morgan <RMorgan@StarSWD.com>; bryce@sawtoothlaw.com; gtiminsky@midstarfire.org; Melvin.B.Norton@usps.gov; harp.kimberly@westada.org; farmers.union.ditch@gmail.com; ERIC.GRZEBINSKI@mdu.com; planningreview@achdidaho.org; Hank Day <HDay@StarSWD.com>; bmoore@adacounty.id.gov; BRO.Admin@deq.idaho.gov; samuel.flores@sparklight.biz; PDickerson@idahopower.com; permits@midstarfire.org; info@pioneerirrigation.com; irrigation.mm.mi@gmail.com; syarrington@adacounty.id.gov; westerninfo@idwr.idaho.gov; gmprdtim@gmail.com; Andy Waldera <andy@sawtoothlaw.com>; brandon.flack@idfg.idaho.gov; Ryan Field <rfield@staridaho.org>; file@idwr.idaho.gov; niki.benyakhlef@itd.idaho.gov; data@landprodata.com; Cheryl.Implach@intgas.com; irr.water.3@gmail.com; Mwallace@achdidaho.org; rgirard@staridaho.org; Kerry.schmidt@intgas.com; ctodd@staridaho.org; jtensen@staridaho.org; gis@compassidaho.org; Vincent.Trimboli@itd.idaho.gov; zsmith@adacounty.id.gov; Brian.Duran@itd.idaho.gov; gmprdclerk@gmail.com; carson.miranda@westada.org; reinhart.david@westada.org; RKlein@republicservices.com; Bcopes@cdh.idaho.gov; Dunn, Taylor <TDunn@idahopower.com>; Tammy.middletonirrigation@gmail.com
Cc: Shawn Nickel <snickel@staridaho.org>
Subject: FW: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9

From: Shawn Nickel <snickel@staridaho.org>
Sent: Tuesday, July 22, 2025 1:13 PM
To: Barbara Norgrove <bnorgrove@staridaho.org>
Subject: Agency Transmittal - Rosti Farms Subdivision Final Plat Phase 9