



## CITY OF STAR

# LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star - Planning & Zoning Department

**MEETING DATE:** March 7, 2023

**FILE(S) #:** FP-22-30, Final Plat, Rosti Farms Subdivision Phase 7

### REQUEST

Applicant is seeking approval of a Final Plat for Rosti Farms Subdivision Phase 7, consisting of 31 residential lots and 4 common lots on 12.49 acres. The property is located at 1460 N. Pollard Lane in Star, Idaho. Ada County Parcel Number S0409131200.

**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 7**

Acres -	12.49 acres
Residential Lots -	31
Common Lots -	4
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September 2, 2022	Council rescinded the approval for the Final Plat of Rosti Farms Subdivision, Phase 6, (FP-21-22) at the request of the Applicant so they could re-phase the development based on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.

## GENERAL DISCUSSION

The Final Plat layout for Phase 7 generally complies with the approved Preliminary Plat. Including Phase 7, there will be a total of 347 lots platted, leaving 79 residential lots for future phases of the development. The preliminary plat was approved with 426 residential lots.

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

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

Common/open space for the development consists of 31.53 acres (18.26%) total open space within common lots. The development is required to provide a minimum of 15% open space, 10% usable. The open space provided by the applicant currently includes large open space areas

and amenities including a community pool and pool house, multiple tot-lots, multiple plazas with picnic shelters with benches and pathways and natural areas throughout the development.

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

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

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

The subdivision has been approved with the following dimensional standards:

**Proposed Setbacks:**

- Minimum Residential Lot Frontage: 35 feet
- Front Setbacks (Measured from the back of sidewalk or property line): 20 feet
- Rear Setbacks: 15 feet
- **Interior Setbacks: 5 feet (for one and two-stories) – Deviation from current standards**
- Local Street Side Setbacks: 20 feet
- Street Landscape Buffers:
  - Arterial Roadway: 35 feet
  - State Highway 16: 50 feet
  - Residential Collectors: 20 feet
- Maximum Building Height: 35 feet
- Minimum Lot Size: 6,000 Square Feet
- Average Lot Size: 8,832 Square Feet

**Staff analysis of Final Plat Submittal:**

**Lot Layout** – The gross density of Phase 7 is 2.48 du/acre, with lots ranging in size from 7,708 square feet to 20,410 square feet.

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

- Tot Lot
- Benches
- Pathways
- Pool / Pool-house
- Picnic shelter

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

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

**Streetlights** –A Streetlight design has been provided with the final plat application and the proposed light style and type meet Dark Sky requirements and comply with the City Code. A streetlight plan was also included in the final plat application. Staff is supportive of the location of streetlights in this phase.

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

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

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

<b>PUBLIC NOTIFICATIONS</b>
-----------------------------

Notifications of this application were sent to agencies having jurisdiction on January 24, 2023.

February 7, 2023

Star City Engineer

Standard Checklist

## FINDINGS

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

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

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

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

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

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

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

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

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

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

## CONDITIONS OF APPROVAL

- 1. Per the Development Agreement and prior to signing the final plat, developer is to pay the traffic mitigation fee required by the Idaho Transportation Department. The developer will pay the City \$2053.11 per buildable lot within each phase prior to signature on the final plat for the applicable phase, capped at \$874,625. The City will allocate funds to roadway improvements in the vicinity of the project. Phase 7 has 31 residential lots for a fee of \$63,646.41 (31 x \$2053.11).**
2. 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.
3. 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.
4. The property associated with this approved Final Plat, in addition to the property of all future phases shall be properly maintained 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.

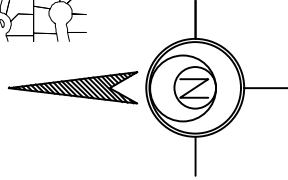
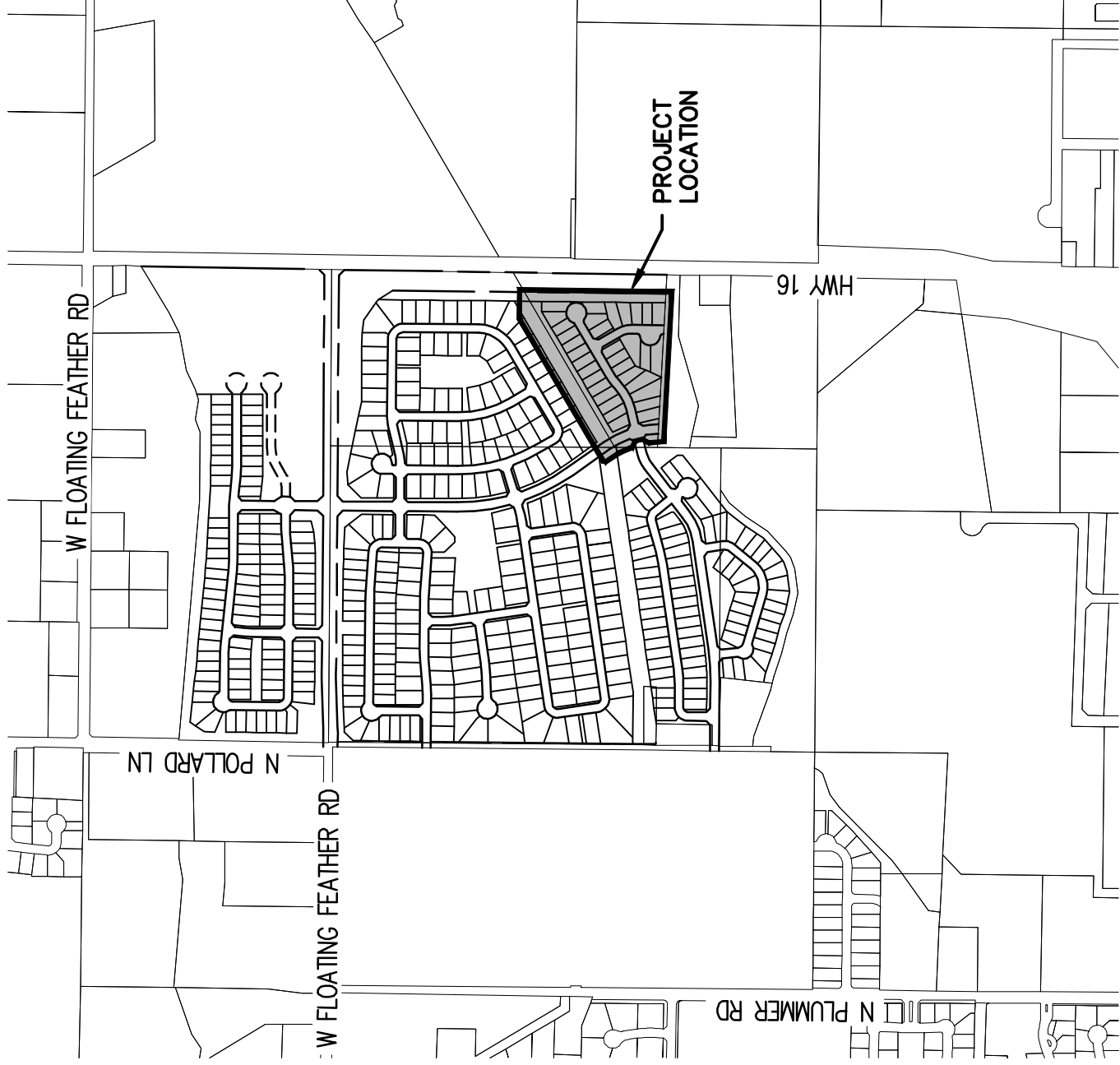
5. All signed Irrigation District Agreements with the Irrigation Districts shall be provided to the City of Star with each subsequent Final Plat application.
6. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
7. 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)
8. A plat note supporting the "Right to Farm Act" as per Idaho Code Title 22, Chapter 45, shall be shown on the Final Plat.
9. 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.
10. 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.
11. 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.)
12. 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.
13. 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.
14. A separate sign application is required for any subdivision sign.
15. As built plans for pressurized irrigation systems shall be submitted to the City of Star **prior to signature of the final plat.**
16. 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.
17. 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.
18. 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.
19. A copy of signed irrigation agreements shall be submitted to the City **prior to signature of the final plat.**
20. All common areas shall be maintained by the Homeowners Association.
21. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through home sales that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of construction.**
22. A copy of the recorded CC&R's shall be submitted to the City of Star prior to any building permits being issued.
23. **Prior to signature of the final plat**, a signed Irrigation District Agreement with the Irrigation Districts shall be provided to the City of Star. This requirement shall be with each subsequent Final Plat application.

**24. Owner/Developer will agree to install a 2" (High Density Polyethylene) HDPE SDR-11 roll pipe in the shared utility trench to be used for future fiber optic and/or copper telecommunication cables.**

25. Any additional Condition of Approval as required by Staff and City Council.

<b>COUNCIL DECISION</b>
-------------------------

The Star City Council \_\_\_\_\_ File # FP-22-30 Rosti Farms Subdivision, Final Plat, Phase 7  
on \_\_\_\_\_, 2023.



# ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

## VICINITY MAP

ROSTI FARMS  
SUBDIVISION NO. 7

REV.	DATE	DESCRIPTION	DATE	SCALE	DESIGN	DRAWN	JOB NO.	FILE NAME	SHEET
			12/7/2022	NTS	JB	MCF	4705	(FILE NAME) (DATE) (DRAWN)	1 OF 1



# *Toll Brothers*<sup>®</sup> LAND DEVELOPMENT

---

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

December 6, 2022

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

**RE: Rosti Farms Subdivision No. 7**

Dear Planning Staff,

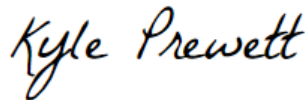
Attached for your review is the Final Plat application for Rosti Farms Subdivision No. 7. This plat has been submitted in conformance with the City of Star's Zoning Code and per the approved Preliminary Plat of Rosti Farms Subdivision.

Phase 7 of Rosti Farms Subdivision will include 31 single-family residential lots and 4 common lots on 12.49 acres, which is a reduction of 2 residential lots from the originally approved preliminary plat. This reduction is due to the need for storm drainage facilities in this phase. The gross density for this phase is 2.48 units per acre. Lot sizes range from 5,367 s.f. to 13,144 s.f. with an average lot size of 7,473 s.f.

Approved open space consisting of 5.62 acres, or 30.56% of the total acreage in the phase, will include green space and a walking path. The primary amenity for the community, including a pool, pool house, playground area, and gazebo, is in Phase 1.

Construction of Phase 7 will be in compliance with the approved Preliminary Plat. Thank you for your time and consideration of this Final Plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or [kprewett@tollbrothers.com](mailto:kprewett@tollbrothers.com).

Respectfully Submitted,



Kyle Prewett  
Assistant Land Entitlement Manager  
Toll Brothers



## FINAL PLAT APPLICATION

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

FILE NO.: \_\_\_\_\_  
Date Application Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_  
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: acapell@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: 7

Parcel Number(s): S0409131200

Approved Zoning: R3-PUD-DA Units per acre: 2.48

Total acreage of phase: 12.49 Total number of lots: 35

Residential: 31 Commercial: 0 Industrial: 0

Common lots: 4 Total acreage of common lots: 5.62 Percentage: 30.56%

Percent of common space to be used for drainage: 2.46 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>33</u>	<u>31</u>
Number of Common Lots:	<u>5</u>	<u>4</u>
Number of Commercial Lots:	<u>0</u>	<u>0</u>
Roads:	<u>2</u>	<u>2</u>

Amenities: Walking Path Walking Path

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

Subdivision Name: N/A Phase: \_\_\_\_\_

Special Flood Hazard Area: total acreage \_\_\_\_\_ number of homes \_\_\_\_\_

- A 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): #160xxxxxC, 160xxxxxE, etc.: \_\_\_\_\_  
FIRM effective date(s): mm/dd/year \_\_\_\_\_  
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: \_\_\_\_\_  
Base Flood Elevation(s): AE\_\_\_\_.0 ft., etc.: \_\_\_\_\_
- 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	
✓	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.	
✓	Electronic copy of letter of intent and statement of compliance (or substantial compliance) with the approved Preliminary Plat and Conditions of Approval. The letter of intent shall include the following: <ul style="list-style-type: none"> <li>Gross density of the phase of the Final Plat submitted</li> <li>Lot range and average lot size of phase</li> <li>Description of approved open space being provided in the submitted phase including percentage of overall open space, number and type of approved amenities</li> <li>List any specific approved building setbacks previously approved by Council.</li> </ul>	
✓	Electronic copy of legal description of the property (word.doc and pdf version with engineer's seal and closure sheet)	
✓	Electronic copy of current recorded warranty deed for the subject property	
✓	If the signature on this application is not the owner of the property, an <b>original</b> notarized statement (affidavit of legal interest) from the owner stating the applicant and/or representative is authorized to submit this application.	
✓	Electronic copy of subdivision name approval from Ada County Surveyor's office.	
✓	Copy of the "final" street name evaluation/approval or proof of submittal request from Ada County Street Naming	
✓	Electronic copy of vicinity map showing the location of the subject property	
✓	One (1) 24" X 36" paper copy of the Final Plat & Electronic Copy**	
✓	One (1) 11" X 17" paper copy of the Final Plat	
✓	Electronic copy of the Final landscape plan**	

✓	One (1) 11" X 17" copy of the Final landscape plan	
✓	Electronic copy of site grading & drainage plans**	
✓	Electronic copy of originally approved Preliminary Plat**	
✓	Electronic copy of a Plat with all phases marked with changes, if applicable**	
✓	Electronic copy of final engineering construction drawings, stamped and signed by a registered engineer**	
N/A	Storm drainage calculations must be submitted for <u>private</u> streets/drives and parking areas within subdivisions**	
✓	Electronic copy of streetlight <b>design</b> and <b>location</b> information	
N/A	Special Flood Information – Must be included on Preliminary/Final Plat and Application form.	
N/A	Electronic copy of all easement agreements submitted to the irrigation companies	
✓	Electronic copy of the proposed Covenants, Conditions, & Restrictions (CC&R's)	
✓	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>	
✓	<b>Upon Recording of Final Plat, the applicant shall submit the following to the Planning Department prior to building permit issuance:</b> <ul style="list-style-type: none"> <li>• One (1) 11" X 17" and (1) 18" X 24" <b>recorded</b> copy of Final Plat</li> <li>• Electronic copy of final, approved construction drawings</li> <li>• Electronic copy of as-built irrigation plans</li> <li>• Electronic copy of recorded CC&amp;R's</li> <li>• Proof of required Construction Sign installation at entrance to development (as conditioned in Preliminary Plat approval) – Picture of installed sign</li> <li>• 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.</li> </ul>	
	**NOTE: No building permits will be issued until property is annexed into the Star Sewer & Water District and all sewer hookup fees are paid.	

## FEE REQUIREMENT:

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

*Kyle Prewett*

Applicant/Representative Signature

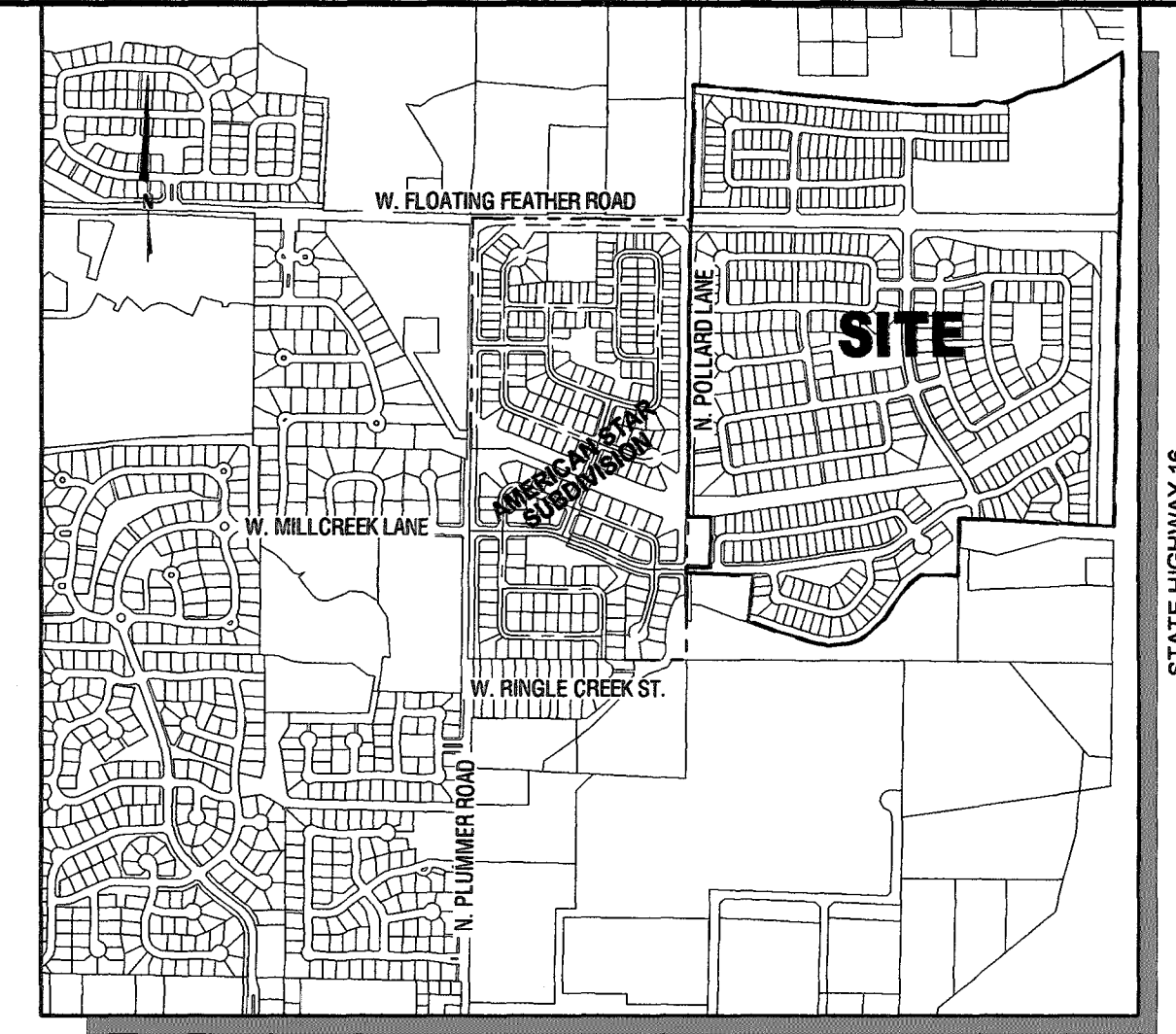
12/5/22

Date



PRELIMINARY PLAT  
**REVISED ROSTI FARMS SUBDIVISION**  
STAR, IDAHO

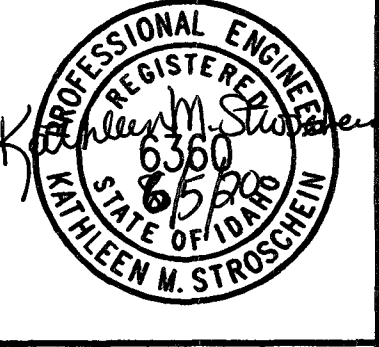
A PORTION OF THE NE 1/4 OF THE NW 1/4 SECTION 09  
T.4N., R.1W., B.M. STAR, ADA COUNTY, IDAHO



**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@engsol.com



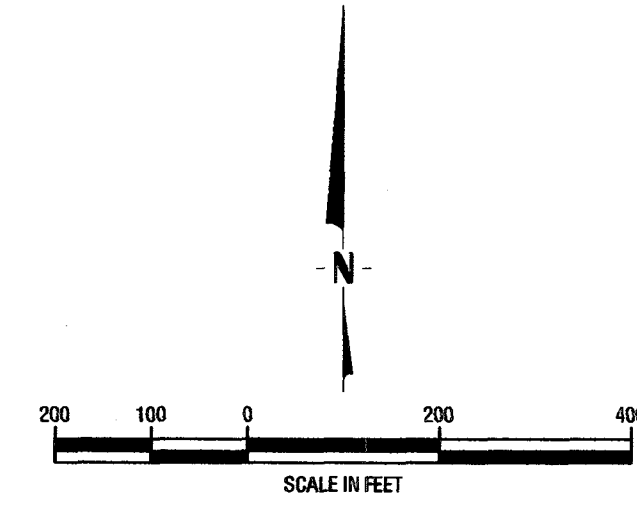
NO.	DESCRIPTION	DATE	BY	REVISIONS
1	PRELIMINARY PLAT	01/06/20	KCH	
2	PRELIMINARY PLAT REV.	06/05/20	RLS	

**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 TABLE		
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

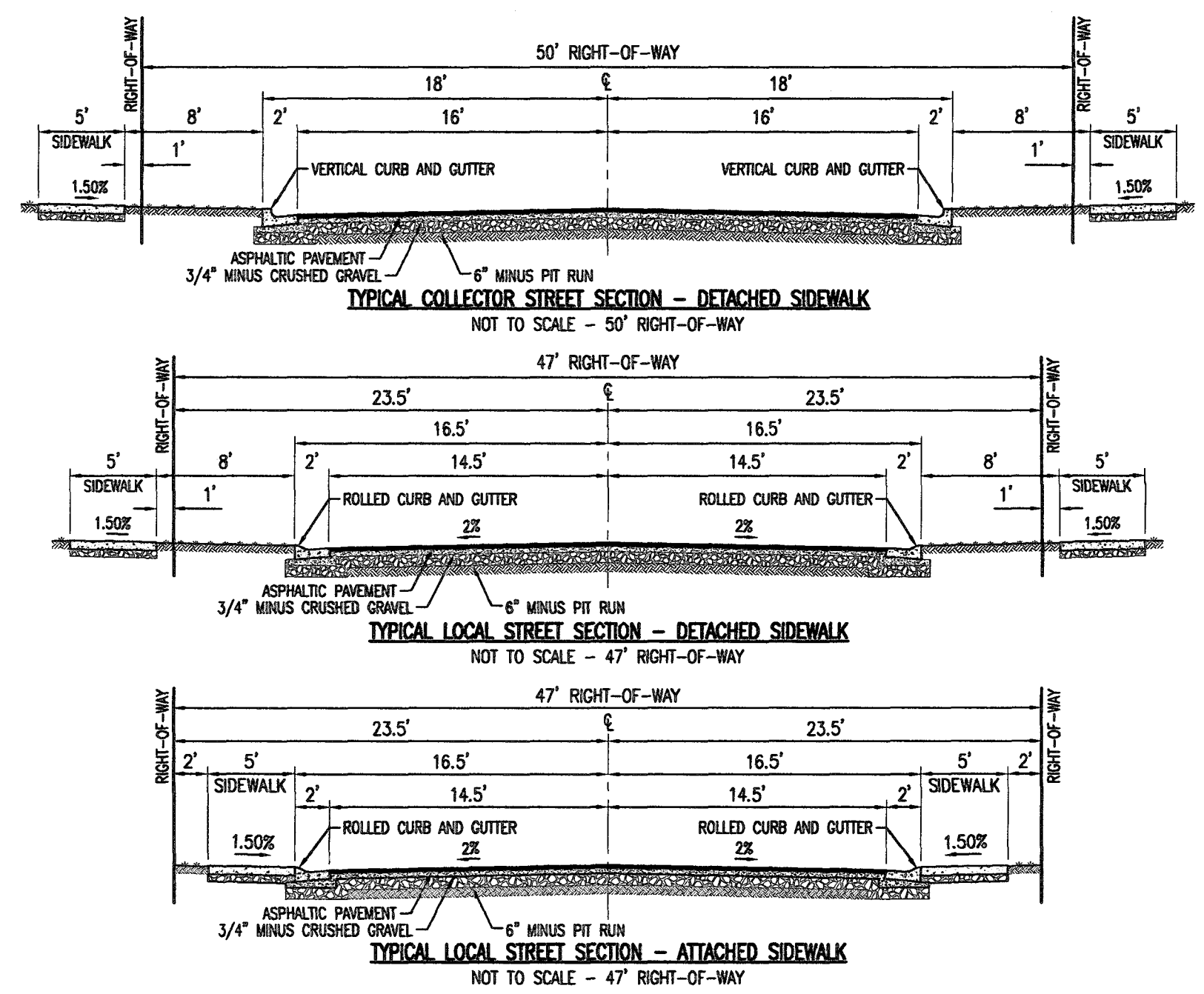
- LEGEND**
- BOUNDARY LINE
  - SECTION LINE
  - RIGHT OF WAY LINE
  - LOT LINE
  - CENTERLINE
  - EASEMENT LINE
  - EXISTING CITY LIMITS
  - EXISTING ZONING LINE
  - PROPOSED PHASE LINE

**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**

<b>TOTAL ACRES</b>	<b>171.70 AC</b>	<b>USEABLE COMMON OPEN SPACE (15.30%) 24.45 AC</b>	<b>ZONING</b>
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
<b>TOTAL LOTS</b>	<b>493</b>	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%	STATE HIGHWAY 16 LANDSCAPE BUFFERS (RESIDENTIAL AREA)	3.90 AC
OPEN SPACE/COMMON PERCENTAGE	18.90%	POLLARD LANE SIDEWALK/LANDSCAPE BUFFER	1.75 AC
<b>SINGLE FAMILY LOT DISTRIBUTION</b>	<b>428</b>	<b>ADDITIONAL COMMON OPEN SPACE 8.00 AC</b>	<b>2.59 AC</b>
55' WIDE LOTS	(57.04%) 243	MIDDLETON MILL CANAL/STUB DRAIN	1.27 AC
75' WIDE LOTS	(42.96%) 183	END BLOCK BUFFERS	0.01 AC
		CL-DE-SAC BUFFER	0.01 AC
		STORM DRAIN LOTS	0.61 AC
		KLONDIKE DRAIN LOT	0.89 AC
		FOOTHILLS DITCH LOT	2.63 AC
		<b>TOTAL COMMON OPEN SPACE 32.45 AC</b>	
		<b>TOTAL COMMON OPEN SPACE PERCENTAGE 20.43%</b>	
		<b>ACREAGE USED TO CALCULATE OPEN SPACE REQUIREMENT: 158.85 AC</b>	
		<b>(EXCLUDES SH-16 R-O-W = 6.69 AC. &amp; FLOATING FEATHER R-O-W = 5.16 AC.)</b>	



**OVERALL SITE PLAN**  
SCALE: 1" = 200'



ROSTI FARMS SUBDIVISION NO. 7

LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 4 NORTH,  
RANGE 1 WEST, B.M. CITY OF STAR, ADA COUNTY, IDAHO  
2022

BOOK \_\_\_\_, PAGE \_\_\_\_

CP&F INST. NO.  
2021-173066

4 1/4  
9

W. FLOATING FEATHER RD.  
S89°39'50"E 1314.23'

E 1/16  
CP&F INST.  
NO. 98056039

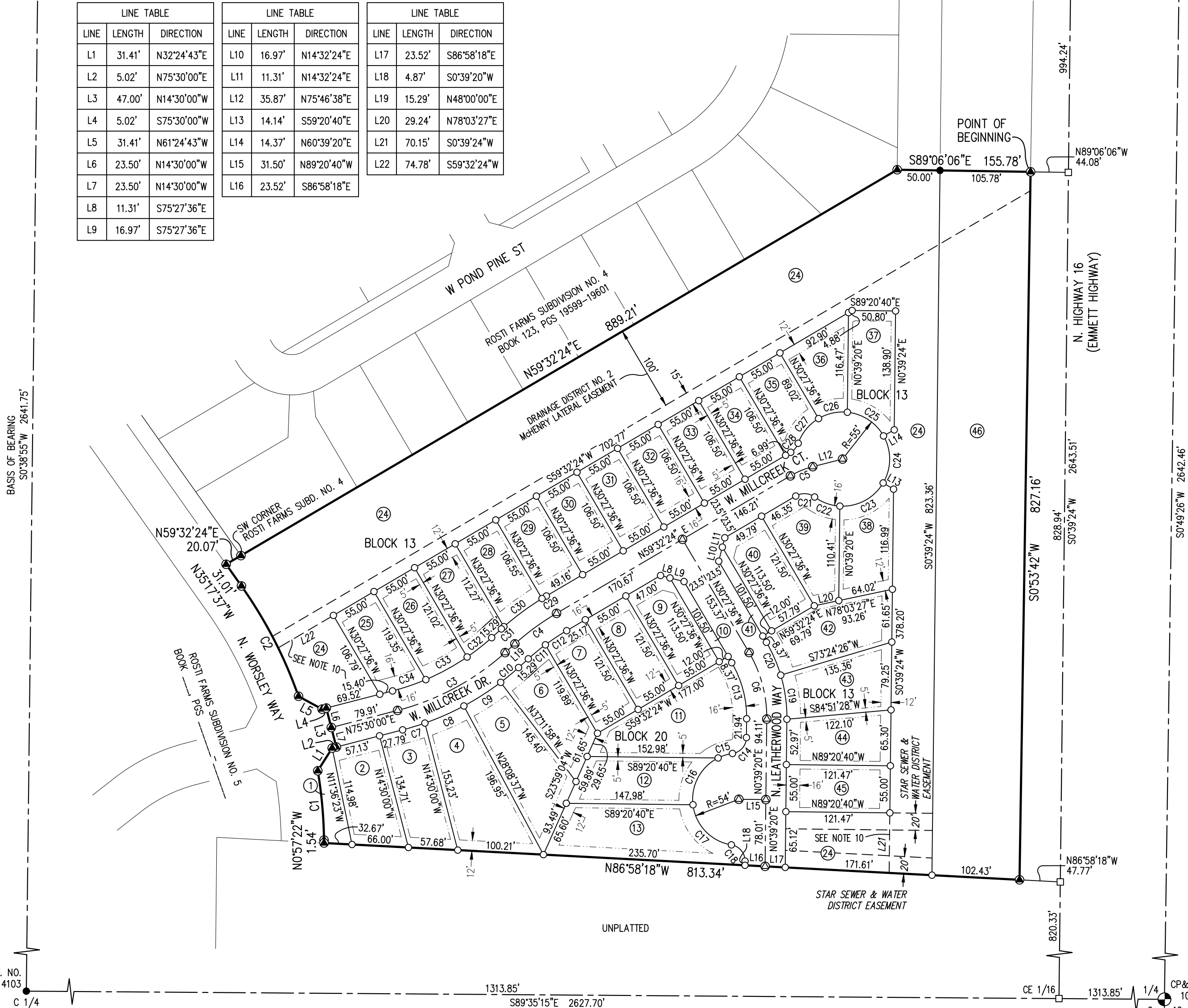
CP&F INST. NO.  
108135633

4 3  
9 10

LINE TABLE				
LINE	LENGTH	DIRECTION		
L1	31.41'	N32°24'43"E		
L2	5.02'	N75°30'00"E		
L3	47.00'	N14°30'00"W		
L4	5.02'	S75°30'00"W		
L5	31.41'	N61°24'43"W		
L6	23.50'	N14°30'00"W		
L7	23.50'	N14°30'00"W		
L8	11.31'	S75°27'36"E		
L9	16.97'	S75°27'36"E		

LINE TABLE				
LINE	LENGTH	DIRECTION		
L10	16.97'	N14°32'24"E		
L11	11.31'	N14°32'24"E		
L12	35.87'	N75°46'38"E		
L13	14.14'	S59°20'40"E		
L14	14.37'	N60°39'20"E		
L15	31.50'	N89°20'40"W		
L16	23.52'	S86°58'18"E		

LINE TABLE				
LINE	LENGTH	DIRECTION		
L17	23.52'	S86°58'18"E		
L18	4.87'	S0°39'20"W		
L19	15.29'	N48°00'00"E		
L20	29.24'	N78°03'27"E		
L21	70.15'	S0°39'24"W		
L22	74.78'	S59°32'24"W		



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTERLINE
- LOT LINE
- ADJACENT PROPERTY LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1 & 2
- 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 AS NOTED
- FOUND 1/2" REBAR AS NOTED
- CALCULATED POINT, NOT SET
- LOT NUMBER

NOTES

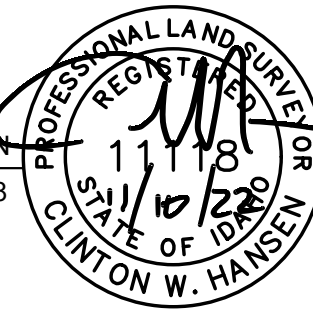
- ALL LOT LINES COMMON TO PUBLIC STREETS ARE HEREBY DESIGNATED TO HAVE A SIXTEEN (16) FOOT PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE, UNLESS OTHERWISE SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD-SURFACED DRIVEWAYS AND WALKWAYS FOR ACCESS TO EACH INDIVIDUAL LOT.
- 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 HOMEOWNER ASSOCIATION.
- LOTS 24 AND 41, BLOCK 13 AND LOTS 1 AND 10, BLOCK 20 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 46, BLOCK 13 IS DESIGNATED AS A COMMON LOT TO BE RETAINED BY TOLL SOUTHWEST LLC, OR ITS ASSIGNS.
- 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.
- PORTIONS OF LOT 23, BLOCK 13 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN 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 WAY AND STATE HIGHWAY 16 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.
- AN EASEMENT FOR STAR SEWER AND WATER DISTRICT IS HEREBY RESERVED ON LOT 24, BLOCK 13 AS SHOWN, FOR THE INSTALLATION AND MAINTENANCE OF MUNICIPAL SEWER AND WATER MAIN LINES.

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION. THE PLATTED SUBDIVISION BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 4, ROSTI FARMS SUBDIVISION NO. 5, INFORMATION FROM RECORD OF SURVEY NUMBERS 109, 111, 2649, 4288, 6767, 7072, 11174, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

CLINTON W. HANSEN

PLS 11118



**Toll Brothers LandSolutions**  
AMERICA'S LUXURY HOME BUILDER® 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. 7;

A PARCEL BEING A PORTION OF THE W ½ OF THE NE ¼ OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF STAR, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NE ¼ OF SAID SECTION 9, FROM WHICH A 1/2 INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID NE ¼ BEARS S 0°38'55" W A DISTANCE OF 2641.75 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ S 89°39'50" E A DISTANCE OF 1314.23 FEET TO THE NORTHEAST CORNER OF THE W ½ OF SAID NE ¼;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID W ½ OF THE NE ¼ S 0°39'24" W A DISTANCE OF 994.24 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY N 89°06'06" W A DISTANCE OF 44.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 16 BEING THE SOUTHEASTERLY CORNER OF ROSTI FARMS SUBDIVISION NO. 4, AS SHOWN IN BOOK 123 OF PLATS ON PAGES 19599 THROUGH 19601, RECORDS OF ADA COUNTY, IDAHO, AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY S 0°53'42" W A DISTANCE OF 827.16 FEET TO A POINT;

THENCE LEAVING SAID RIGHT-OF-WAY N 86°58'18" W A DISTANCE OF 813.34 FEET TO AN ANGLE POINT ON THE EASTERLY BOUNDARY OF ROSTI FARMS SUBDIVISION NO. 5, AS SHOWN IN BOOK \_\_\_\_ OF PLATS ON PAGES \_\_\_\_ THROUGH \_\_\_\_, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES;

- THENCE N 0°57'22" W A DISTANCE OF 1.54 FEET TO A POINT OF CURVATURE;
- THENCE A DISTANCE OF 83.26 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 9°05'11" AND A LONG CHORD BEARING N 5°02'41" W A DISTANCE OF 83.17 FEET TO A POINT;
- THENCE N 32°24'43" E A DISTANCE OF 31.41 FEET TO A POINT;
- THENCE N 75°30'00" E A DISTANCE OF 5.02 FEET TO A POINT;
- THENCE N 14°30'00" W A DISTANCE OF 47.00 FEET TO A POINT;
- THENCE S 75°30'00" W A DISTANCE OF 5.02 FEET TO A POINT;
- THENCE N 61°24'43" W A DISTANCE OF 31.41 FEET TO A POINT ON A CURVE;
- THENCE A DISTANCE OF 145.52 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 15°52'53" AND A LONG CHORD BEARING N 27°21'10" W A DISTANCE OF 145.06 FEET TO A POINT OF TANGENCY;
- THENCE N 35°17'37" W A DISTANCE OF 31.01 FEET TO A POINT;
- THENCE N 59°32'24" E A DISTANCE OF 20.07 FEET TO THE SOUTHWESTERLY CORNER OF SAID ROSTI FARMS SUBDIVISION NO. 4;
- THENCE LEAVING THE BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 5 AND ALONG THE SOUTHERLY BOUNDARY OF SAID ROSTI FARMS SUBDIVISION NO. 4 THE FOLLOWING COURSES AND DISTANCES:
- THENCE CONTINUING N 59°32'24" E A DISTANCE OF 889.21 FEET TO A POINT;
- THENCE S 89°06'06" E A DISTANCE OF 155.78 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 12.49 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 LLIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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 \_\_\_\_\_

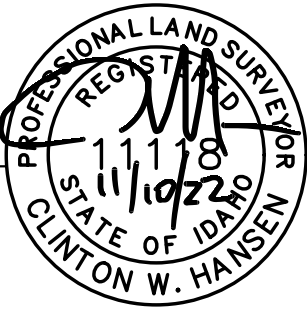
RESIDING AT \_\_\_\_\_

\_\_\_\_\_  
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



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

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

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

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

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

ADA COUNTY SURVEYOR

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 \_\_\_\_\_

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 \_\_\_\_\_.

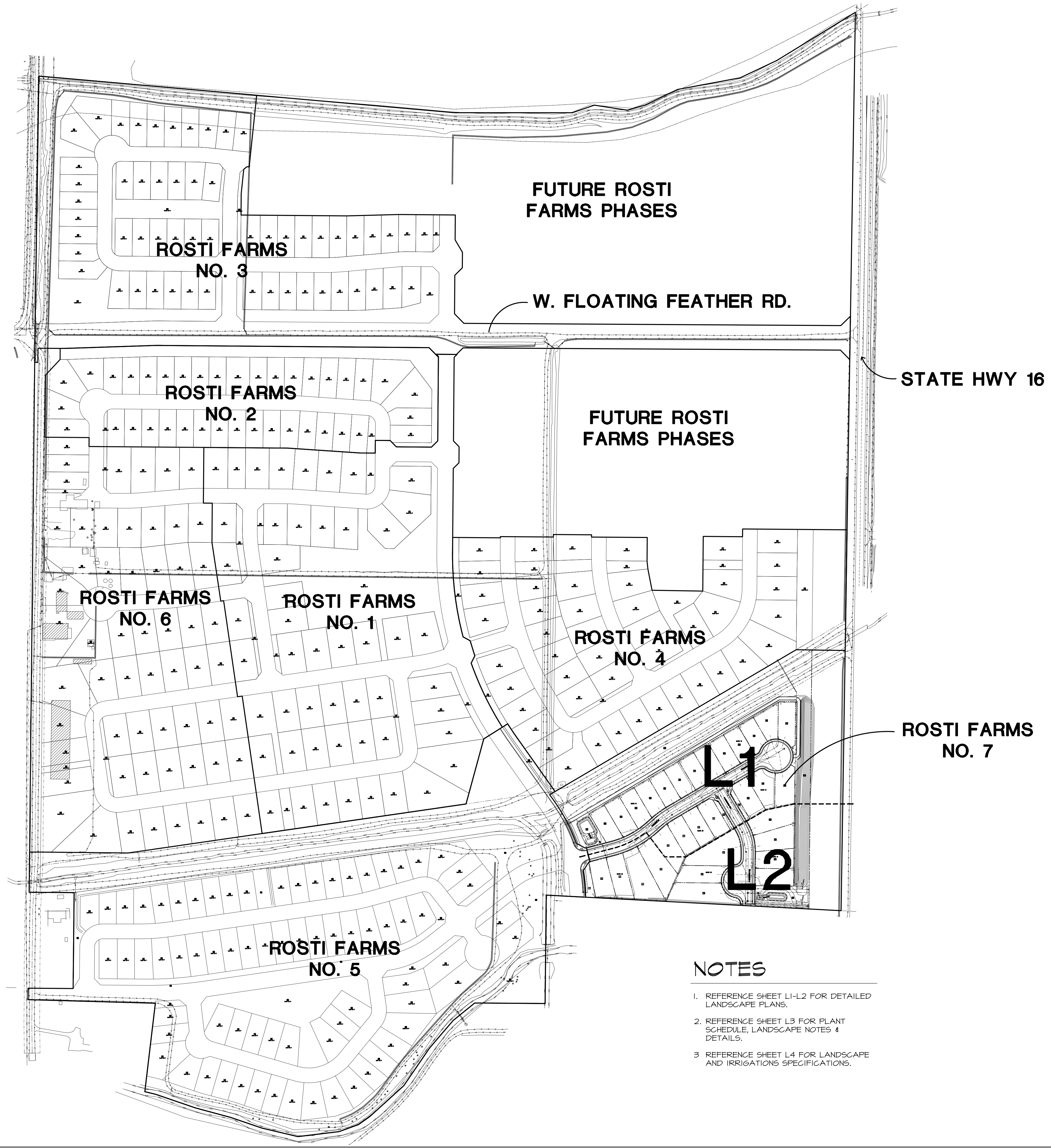
DEPUTY	EX-OFFICIO RECORDER
--------	---------------------

FEE: \_\_\_\_\_

CLINTON W. HANSEN  
PLS 11118

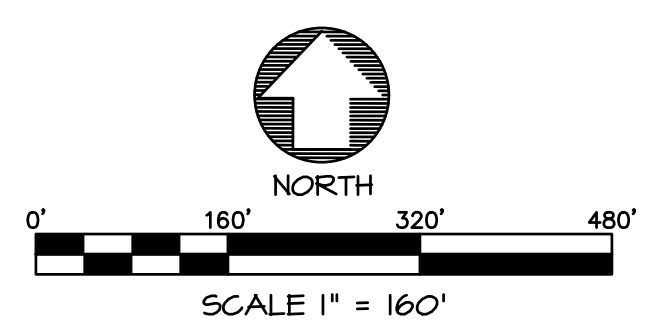




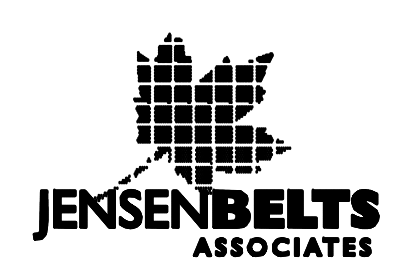


**NOTES**

- 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		8-11-21
BASE UPDATE		11-14-22



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

**ROSTI FARMS SUBDIVISION NO. 7**  
**STAR, IDAHO**

**FINAL PLAT LANDSCAPE PLAN**

Job Number 2013

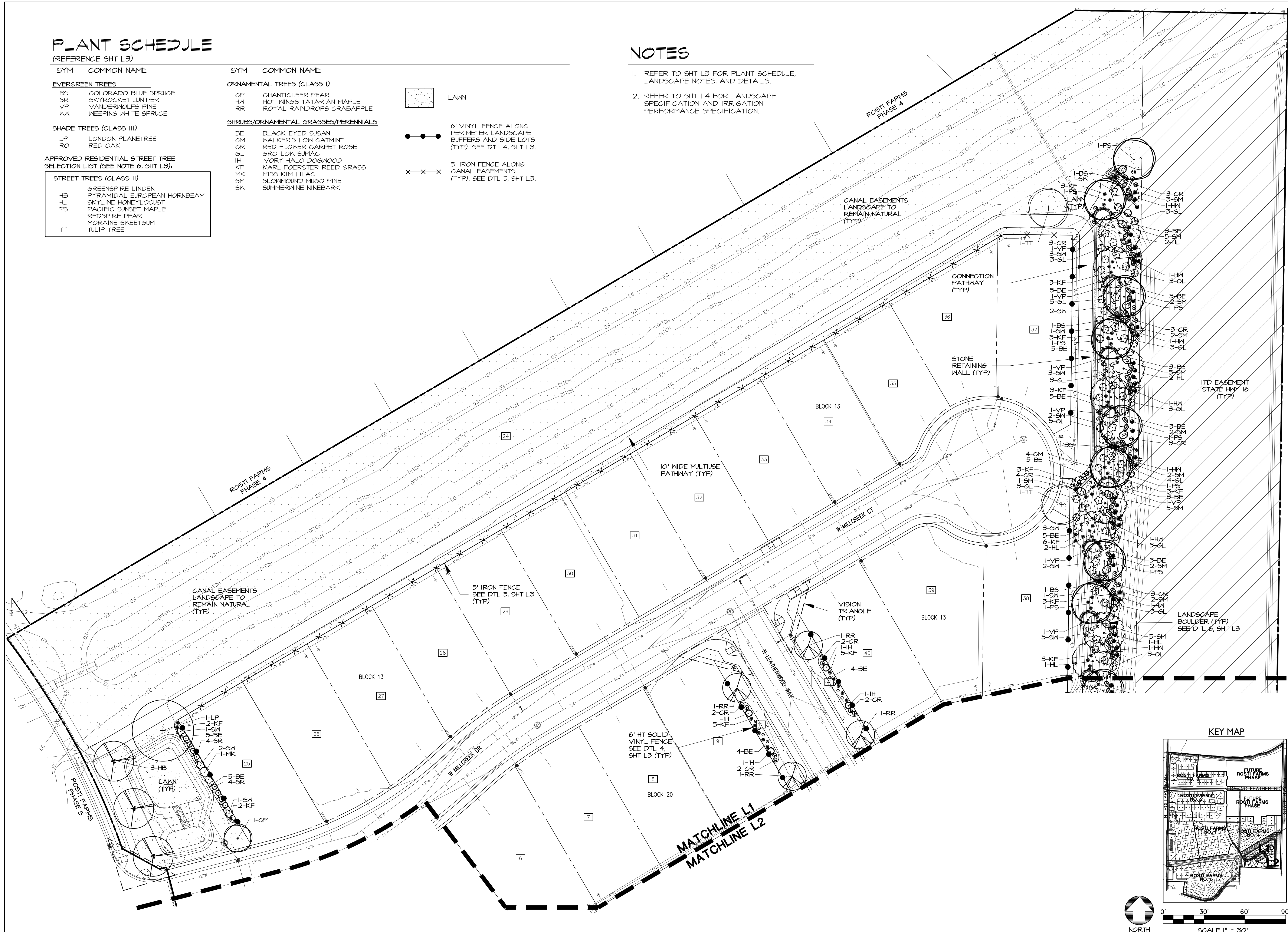
Drawn JJJ Checked KCS  
Scale AS SHOWN

Sheet Title  
**OVERALL PLAN**

Sheet Number  
**L0**  
1 of 5 Sheets



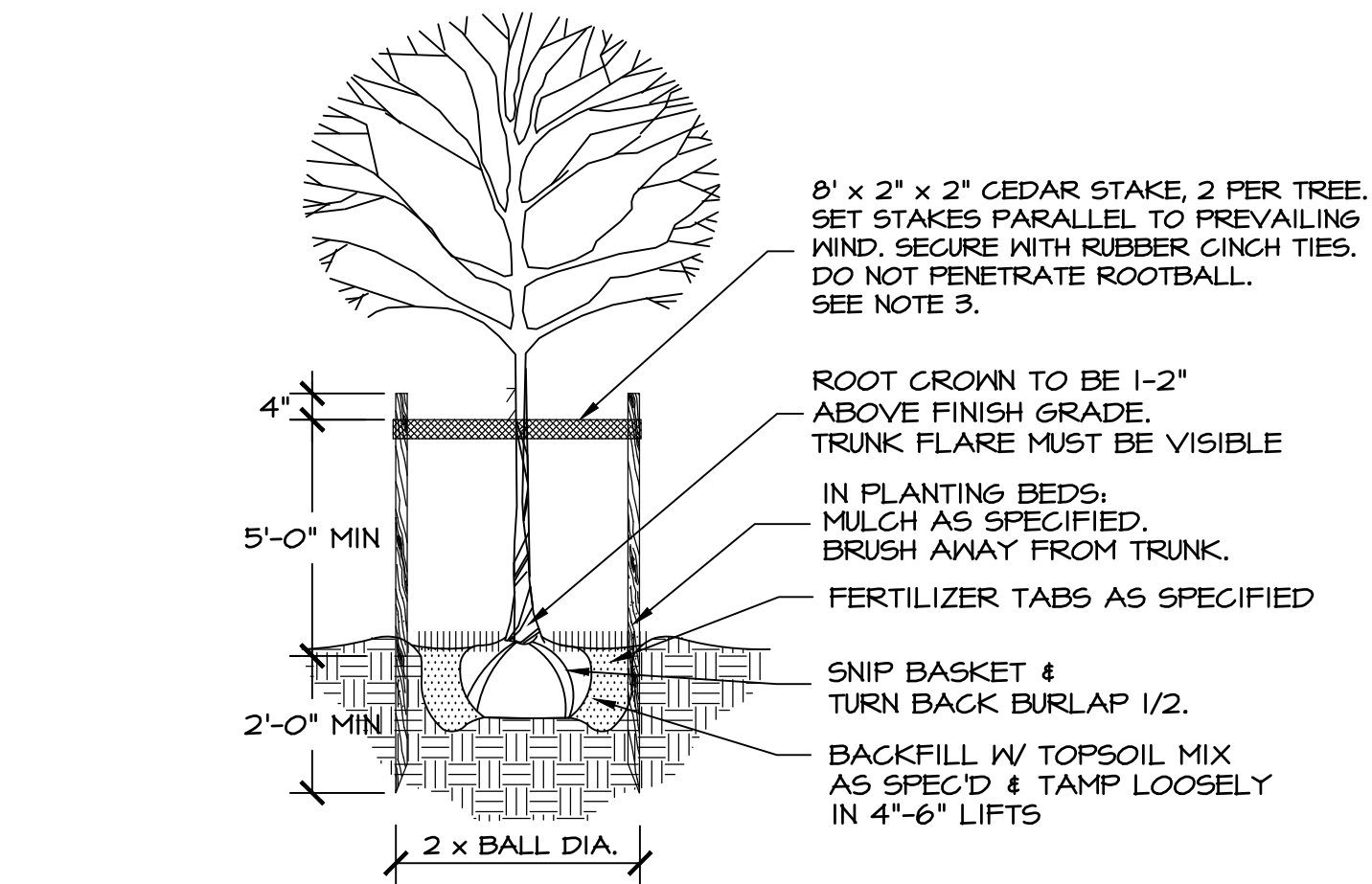
(REFERENCE SHT L3)

of 5 Sheets





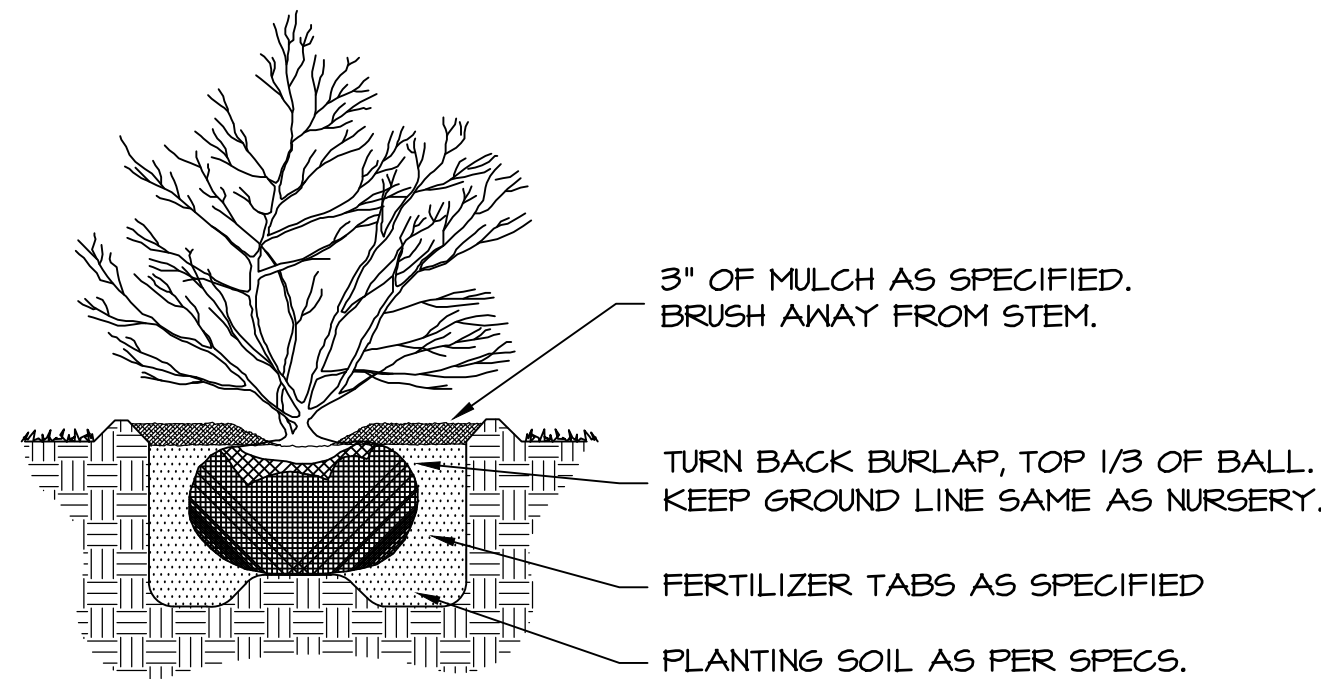




- NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE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

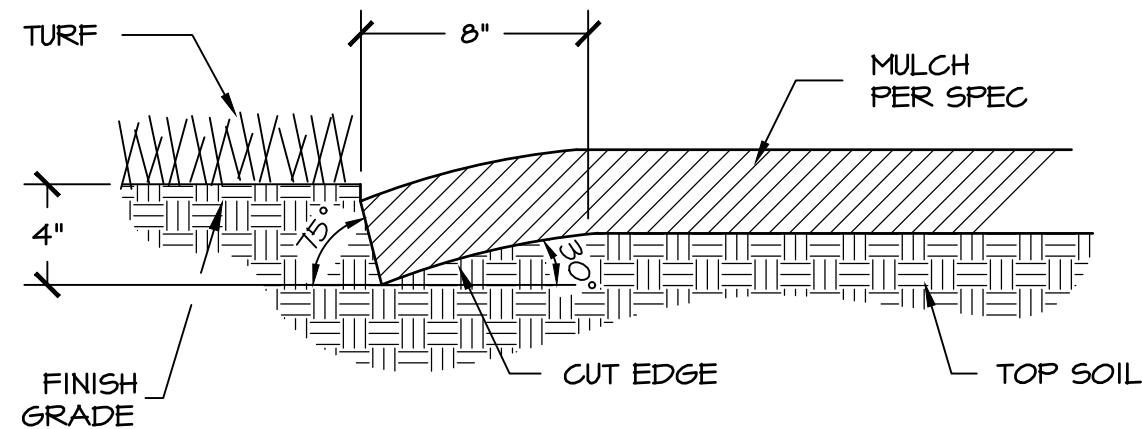
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

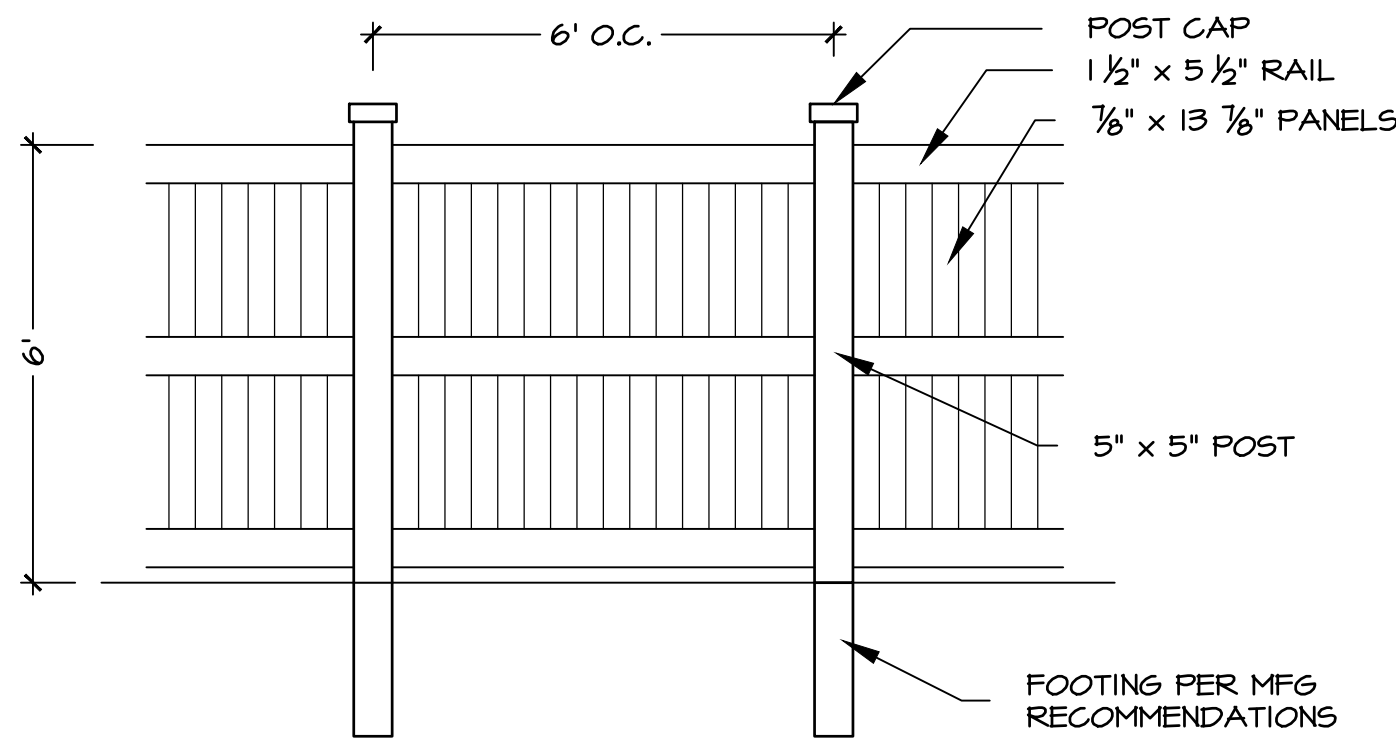
## 2 SHRUB PLANTING

NOT TO SCALE



## 3 PLANTER CUT BED EDGE

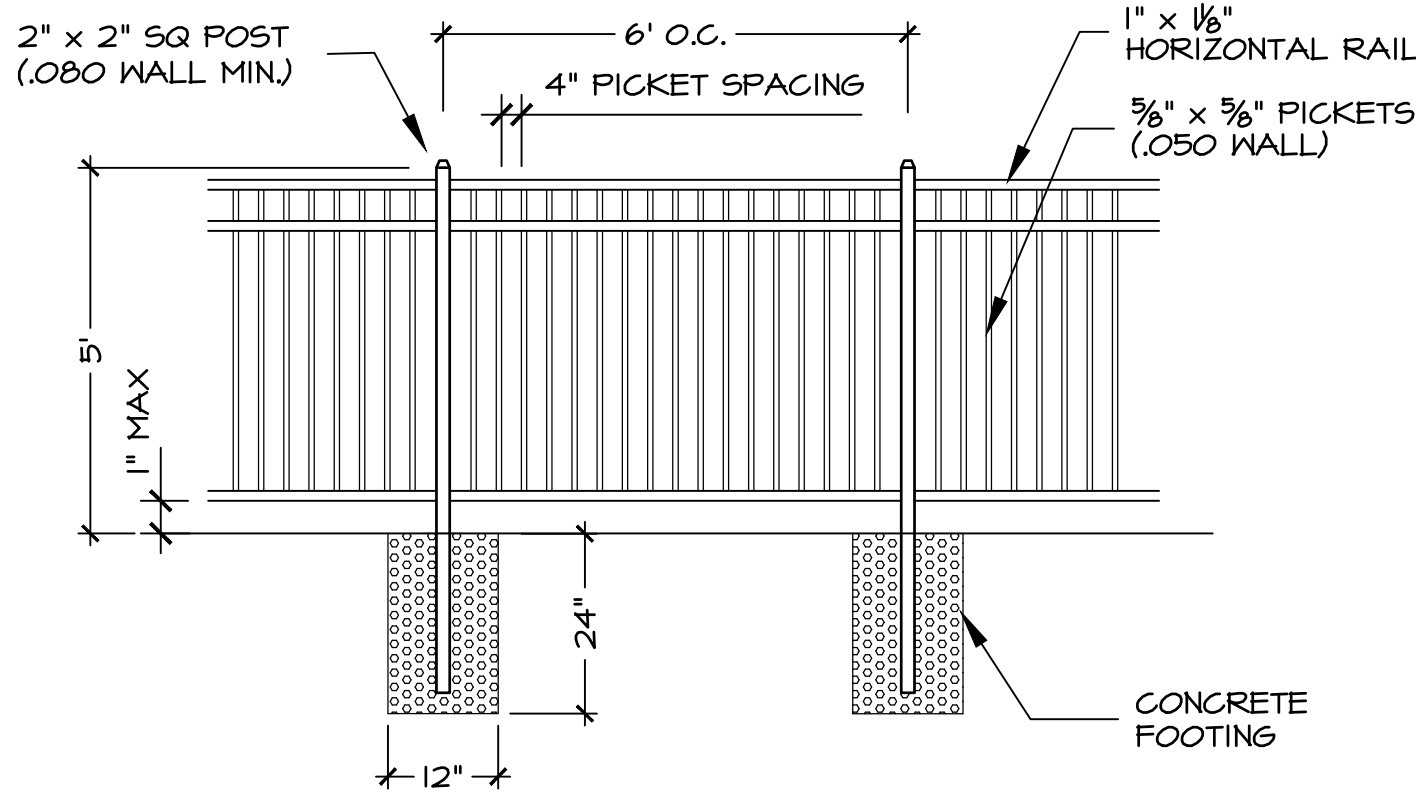
NOT TO SCALE



- NOTES:
1. VINYL FENCE STYLE MAY VERY SLIGHTLY.
  2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  3. 6\"/>

## 4 VINYL FENCE

NOT TO SCALE



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

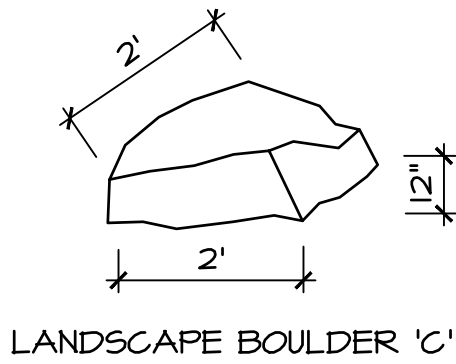
## 5 5' IRON FENCE

NOT TO SCALE

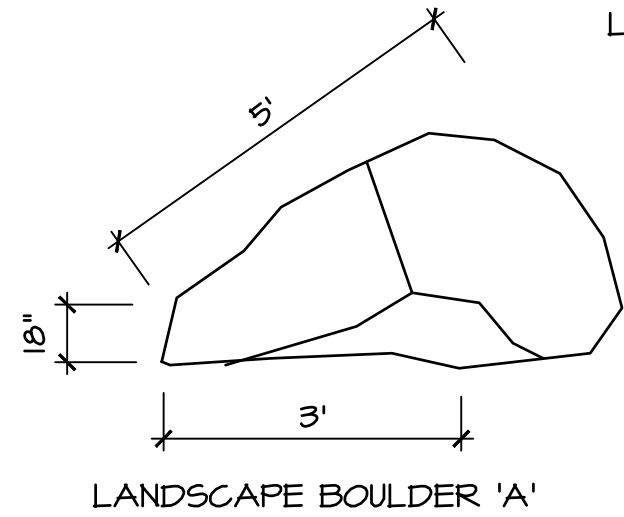
### LANDSCAPE BOULDERS

A	5' x 3'
B	4' x 2'
C	2' x 2'

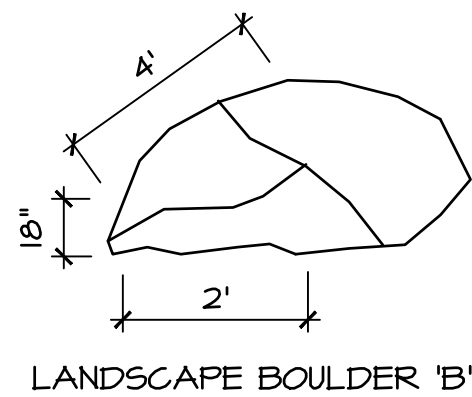
APPROX. SIZE



LANDSCAPE BOULDER 'C'



LANDSCAPE BOULDER 'A'



LANDSCAPE BOULDER 'B'

### BOULDER NOTES:

1. PROVIDE/INSTALL LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATIONS. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
2. BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

## 6 LANDSCAPE BOULDERS

NOT TO SCALE

## PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE
EVERGREEN TREES				
B5	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B	30' HT x 15' W
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)

LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA	2\"/>
RO	RED OAK	QUERCUS RUBRA	2\"/>

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

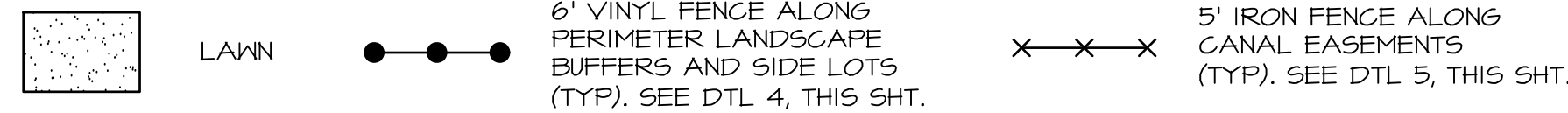
STREET TREES (CLASS II)				
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B&B	45' HT x 30" W
HB	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B&B	40' HT x 30" W
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B	40' HT x 30" W
PS	PACIFIC SUNSET MAPLE	ACER 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
TT	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\"/>
HW	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2\"/>
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2\"/>

### SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL	2' HT x 2' W
CM	WALKER'S LOW CATMINT	NEPETA x FAASSENII 'WALKER'S LOW'	1 GAL	2' HT x 2.5' W
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET' 'NOARE'	3 GAL	3' HT x 3' W
GL	GRASSY LOW SUMAC	RHUS AROMATICA 'GRD-LOW'	5 GAL	2.5' HT x 6' W
IL	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 5' W
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W
MK	MISS KIM LILAC	SYRINGA PUBESCENS 'MISS KIM'	5 GAL	6' HT x 6' W
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL	1.5' HT x 2' W
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W



## NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH STAR CITY ORDINANCE REQUIREMENTS.
2. REFER TO THIS SHT FOR LANDSCAPE DETAILS AND SHT 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\"/>
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

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
STATE HWY 16 (PRINCIPAL ARTERIAL)	50'	735' / 100' =	30 SHADE TREES 15 ORNAMENTAL TREES 22 EVERGREENS 88 SHRUBS	30 SHADE TREES 15 ORNAMENTAL TREES 22 EVERGREENS 273 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:				67
NUMBER OF TREES PROVIDED ON COMMON LOTS:				35
TOTAL NUMBER OF TREES:				102

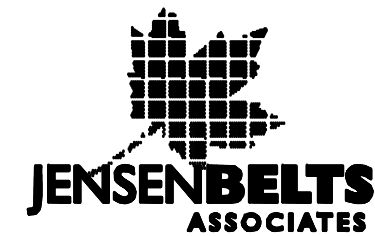
THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

DEVELOPER

TOLL SOUTHWEST

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

Issue	Description	Date
ISSUE	BASE UPDATE	8-11-21 11-14-22



Site Planning  
Landscape Architecture

1509 Tyrell Lane, Ste 130  
Boise, Idaho 83706  
Ph. (208) 343-7175

www.jensenbelts.com

ROSTI FARMS SUBDIVISION NO. 7

STAR, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2013

Drawn JJJ 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 balls; 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 new 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 SITE 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.
  3. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

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

3.6 CIRCUIT VALVES

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

3.7 PIPE INSTALLATION

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

- D. 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	Date
Description	
ISSUE BASE UPDATE	8-11-21 11-14-22







## CITY OF STAR FINAL PLAT AND CONSTRUCTION DRAWING REVIEW CHECKLIST

Subdivision: Rosti Farms Phase: 7 Date: 2/7/2023

Developable Lots: 32 Review No: 1

Developer: Toll Brother

Tel: 208-955-6555 Email: \_\_\_\_\_

Engineer: ESE Consultants/Justin Bosovich

Tel: 208-424-0200 Email: Jbosovich@eseconsultants.com

Property Address: \_\_\_\_\_

Review Check By: Ryan Morgan, P.E., City Engineer

### FINAL PLAT REVIEW

ITEM	OK	NEED	N/A	FINAL PLAT APPLICATION REQUIREMENTS
1	X			Submit two (2) copies of final engineering construction drawings showing streets, sidewalk, water, sewer, pressure irrigation, street lighting, landscaping, and other public improvements.
2			X	Submit one (1) 8½ x 11 map showing property in relation to floodplain and/or floodway. Provide Floodplain Development Permit Application as required.
4	X			Landscape plan provided. Confirm consistent with approved preliminary plat. <b>Street trees are not shown along lot frontages those will be required prior to building occupancy.</b>
5	X			Verified written legal description.
6		X		Letter of credit for outstanding pressure irrigation and landscaping improvements <b>only</b> when weather conditions precludes construction of improvements prior to signature of mylar.
ITEM	OK	NEED	N/A	FINAL PLAT REVIEW
7	X			Public and private easements are shown on plat for open spaces, access drives, drainage facilities, floodway maintenance boundaries, offsite storage areas and connecting piping for detached flood water storage impoundments, existing irrigation ditches, new irrigation ditches or pipelines, bicycle / pedestrian pathways (connectivity to adjacent developments), and irrigation piping.
8	X			Right to Farm Act Note on face of plat.
9			X	Note on face of plat: "This subdivision is located within zone XX as shown on the firm panel ### , City of Star,

				Ada County, (or Canyon County?) Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit."
10	X			10-foot utility and irrigation easements are shown, or noted, along the front lot lines, rear lot lines, and side lot lines as required.
11	X			Note is shown on the final plat: <b>"Minimum building setbacks shall be in accordance with the City of Star applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and / or required, or as shown on the this plat."</b>
12	X			Seal of Professional Land Surveyor is displayed, dated, and signed on face of plat.
13	X			Water and sewer easements shown on face of plat. In Owner Certification referencing sewer and water.
14	X			On the signature page of the plat please include the following <b>"I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF STAR, ADA COUNTY, IDAHO, ON THIS DAY,</b> _____, <b>HEREBY APPROVE THIS PLAT."</b> underneath the <b>APPROVAL OF CITY ENGINEER</b> line, and before the signature line.

## CONSTRUCTION DRAWING REVIEW

ITEM	OK	NEED	N/A	GENERAL
15	X			Construction drawings are stamped, signed, & dated by a professional engineer licensed in the State of Idaho.
16	X			Natural features map showing all existing site features and 1-foot contour elevations is provided in accordance with the City's code.
17	X			Each sheet has north arrow, graphic scale, date, title block and sheet number.
18	X			All profiles are drawn to the same horizontal scale as plan views.
19	X			Street lighting plans are provided showing pole locations at every corner and end of cul-de-sac and luminary types. All street lighting shall be in accordance with the current edition of the ISPWC and the City of Star Supplemental Specifications.
ITEM	OK	NEED	N/A	FLOODPLAIN DEVELOPMENT

20			X	Provide completed Floodplain Application. Floodplain application must be approved prior to approval of final plat.
21			X	Floodplain and floodway boundaries and elevations are shown on the grading plans and final plat.
22			X	Building lowest floor elevations are greater than or equal to 2-feet above the base flood elevation, or verification is provided of flood proofing.
23			X	Enclosed spaces located below 2-feet above the BFE adequately vented (1 square inch of venting per square foot of enclosed space).
24			X	Roadway centerline elevations and manhole and other minor structure rim elevations are 0.5-feet above the base flood elevation.
25			X	All buildings are set back a minimum of 50-feet from the floodway boundary line except that when the area of special flood hazard boundary is 50-feet or less from the flood way line, the boundary line shall be the setback line.
26			X	Easements and conveyance provisions have been made for connection between the floodway and any detached floodwater storage impoundment.
27			X	Calculations are provided and show 48-hour max time period for 100% utilization of detached storage impoundment.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRADING PLAN</b>
28	X			Grading plans are provided and are stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
29			X	The vertical datum used for elevations shown on grading and drainage plans is NAVD 88 for all developments that are fully or partially within the floodplain.
30	X			Grading plans show finished, existing, and base flood 1-foot contour elevations.
31	X			Drainage facilities and easements are shown.
32	X			Plan and profile sheets show proposed and existing utilities (rim elevations, pipe invert elevations, etc.), finished centerline roadway grades, existing grade, and base flood elevations.
33	X			Existing irrigation ditches, canals, and easements are shown.
34	X			Cut and fill slopes are no steeper than 2H:1V. (Spot checked by City Engineer)
35	X			Tops and toes of all cut and fill slopes are set back from property boundary at least 3-feet plus 1/5 the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
36	X			Tops and toes of cut and fill slopes are set back from



				structures 6-feet plus 1/5 of the height of the cut or fill but need not exceed 10-feet. (Spot checked by City Engineer)
37	X			Provisions have been made for permeant erosion control at pipe outfalls, along steep earth slopes, and within drainage ditches.
38	X			Existing and proposed elevations match at property boundaries.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>DRAINAGE PLAN</b>
39	X			Drainage plans are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
40	X			Drainage calculations are provided and stamped, dated, and signed by a professional engineer licensed in the State of Idaho.
41	X			Narrative is provided that describes the proposed method of stormwater retention.
42	X			Drainage calculations contain no arithmetic errors. Drainage basin map areas match calculations. (Spot checked by City Engineer)
43	X			The design storm, percolation rate, or other design criteria are within accepted limits. (ITD Zone A—IDF Curve; Storage designed for 100 year storm; Primary conveyance designed for 25-year storm)
44			X	Peak discharge rate and velocity through sand and grease traps calculated and are less than 0.5 ft/sec.
45	X			Section view of drainage facility provided.
46	X			Able to determine drainage directions from information given.
47	X			Drainage facilities do not conflict with other utilities. (Spot check by City Engineer)
48			X	Provision for conveyance or disposal of roof drainage provided for commercial developments.
49	X			Storm water pretreatment provided. BMP facilities are designed in conformance with the "State of Idaho Catalog of Stormwater Best Management Practices".
50	X			5-foot setback from property line maintained for drainage facilities.
51	X			Drainage basin / pond dimensions listed or noted.
52	X			Drainage facilities drawn to scale on grading and drainage plan.
53			X	Drain rock, ASTM C33 sand, or pond liner specified.
54			X	3-foot separation from bottom of drainage facility to maximum seasonal high groundwater elevation shown on detail. Ground water elevation must be shown, if not

				encountered provide elevation of the bottom of deepest test pit. <b>Clay lined forebay meets intent of code.</b>
55			X	Vegetative cover shown over biofiltration facilities.
56			X	Appropriate license agreements have been executed and are provided for offsite discharge of storm water.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>GRAVITY IRRIGATION</b>
57				Plan approval letter is provided from the appropriate irrigation district.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>PRESSURE IRRIGATION</b>
58	X			Plans for a pressure irrigation system are provided (Required only if development contains more than four lots).
59	X			The pressure irrigation system is <i>not</i> connected to the potable water system.
60	X			Design provides a minimum of 15 gpm @ 45 PSI to each destination point. <b>Verified in earlier phases</b>
61	X			If pressure irrigation will not be available to each lot at all times, provide rotation schedule for irrigation system usage identifying times and days that pressure irrigation will be available to each lot.
62	X			Easements are provided for all pressure irrigation piping. (Note on face of plat).
63	X			Main line distribution piping is 3-inches in diameter or greater.
64			X	Provisions are made for diversion and flow measurement from a gravity irrigation source ditch. <b>Earlier phases</b>
65	X			Applicant provided verification with a signed contract indicating written assurance that provisions have been made for ownership, operation, and maintenance of the irrigation system.
66	X			Provide written verification and plan approval from Star Sewer and Water District if potable water is planned to be used as a secondary irrigation source.
67	X			Provided verification that water rights and/or irrigation shares will be transferred to the association managing entity.
<b>ITEM</b>	<b>OK</b>	<b>NEED</b>	<b>N/A</b>	<b>RE-SUBMITTAL REQUIREMENTS*</b>
68	X			Return (1) one revised plan set in pdf format <b>to the City of Star Engineer</b> . PDF may be provided via email or on a thumb drive Unbound or un-collated plan sets will not be accepted.
69	X			Provide a response letter, <b>referencing the City of Star checklist</b> with the revised plan set that highlights what actions were taken to correct any outstanding items.

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

**Notes:**

*Additional Final Plat Comments:*

- 

*Additional Construction Drawing Comments:*

-