OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA
Tuesday March 9, 2021

6:00 PM REGULAR P&Z COMMISSION

Per Order issued by Central District Health dated July 14, 2020:
Social distancing and face masks are required. ***Due to social distancing protocol,***
Council Chambers audience occupancy is 15. The first 15 persons who appear will be allowed in Council Chambers.

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below:

PUBLIC HEARING APPLICANT/PUBLIC TESTIMONY PROCESS:

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting**.
   Late submissions will not be included.
2. Submit testimony via our website on the Public Testimony Form
   KunaCity.ID.gov > Doing Business > Forms and Application > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to publichearingtestimony@kunid.gov
4. Submit via mail to:
   City of Kuna
   Attention: City Clerk
   PO Box 13
   Kuna ID 83634

Oral – In Person Testimony during the Public Hearing
All persons wishing to testify must state their name and residential address. No person shall speak until recognized by the Chairman. A three (3) limit time limit will be placed on all testimonies.

If you have questions regarding public testimony, please contact the Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent

Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated February 23, 2021

B. Findings of Fact and Conclusions of Law

1. Case Nos. 20-13-S (Preliminary Plat) and 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II ACTION ITEM

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.

A. *Public Hearing continued from February 9, 2021* and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

Receive Evidence
Consideration to close evidence presentation and proceed to deliberation
Potential Motions:
Consideration to either:
Option 1: Recommend Approval or Denial of Case No. 20-12-S (Preliminary Plat); Approve or Deny Case No. 20-20-DR (Design Review) and close the Public Hearing.
Option 2: Continue the Public Hearing to a time and date certain.

4. BUSINESS ITEMS:

A. *Tabled from February 23, 2021* Consideration to approve Case No. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning & Zoning Staff ACTION ITEM

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

Potential Motions:
Option 1: Approve or Deny Case No. 21-02-DR

B. Consideration to approve Case No. 20-28-DR (Design Review) for Trimjoist Manufacturing – Jessica Reid, Planning & Zoning Staff ACTION ITEM

Tamara Thompson of the Land Group, on behalf of her client, requests Design Review approval for the construction of a 2,550 Square Foot administration building, a 72,315 Square Foot truss manufacturing facility, associated parking lots, roadway, landscaping and infrastructure, located on W Kuna Mora Road approximately 1/3 mile west of S Cole Road.

Potential Motions:

Option 1: Approve or Deny Case No. 21-02-DR

5. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday February 23, 2021

6:00 PM REGULAR P&Z COMMISSION

Per Order issued by Central District Health dated July 14, 2020:
Social distancing and face masks are required.

Due to social distancing protocol,
Council Chambers audience occupancy is 15.

The first 15 persons who appeared, in addition to staff, were allowed in Council Chambers. All other persons were provided access to the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/ .

Public testimony was received on the cases listed under Public Hearings within the Agenda.

1. *CALL TO ORDER & ROLL CALL:*

(Timestamp 00:06:18)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young – In Person
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – In Person
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:
Bill Gigray, City Attorney – In Person
Jace Hellman, Planning & Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning & Zoning Staff – In Person

2. *CONSENT AGENDA:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:06:47)
All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated February 9, 2021
B. Findings of Fact and Conclusions of Law

1. Case Nos. 20-10-S (Preliminary Plat) & 20-07-ZC (Rezone) for Paloma Ridge Subdivision – Doug Hanson, Planner II ACTION ITEM
2. Case Nos. 20-11-S (Preliminary Plat) & 20-08-ZC (Rezone) for Paloma Ridge West Subdivision – Doug Hanson, Planner II ACTION ITEM

Motion To: Approve the Consent Agenda
Motion By: Commission Gealy
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

3. *PUBLIC HEARINGS:* (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.

(Timestamp 00:07:05)

A. Public Hearing and consideration to approve Case No. 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare – Jessica Reid, Planning & Zoning Staff and Stephanie Gerla (Applicant) ACTION ITEM

Stephanie Gerla seeks Special Use Permit approval in order to operate a Commercial Group Childcare Facility of up to twelve (12) children, at 346 W 4th Street, between the hours of 6:00 AM – 6:00 PM, Monday – Friday.

(Timestamp 00:07:42)
Planning & Zoning Staff, Jessica Reid presented an overview of the project.

(Timestamp 00:09:00)
Commissioner Gealy asked a clarifying question in regards to the outdoor play area; Ms. Reid answered.

(Timestamp 00:10:52)
City Attorney Bill Gigray recommended the Commission confirm the subject site zoning with staff and the use was in fact permitted.

(Timestamp 00:11:34)
Ms. Reid read aloud Section A, No. 1 of the staff report and confirmed the zoning district allowed for the requested use with an approved Special Use Permit.

(Timestamp 00:12:08)
Applicant Stephanie Gerla, 346 W 4th Street, Kuna, presented her request and the supporting reasons.

(Timestamp 00:14:00)
Chairman Young asked Ms. Gerla if she was in receipt of the staff report and was able to review the Conditions of Approval. Ms. Gerla confirmed she was.

(Timestamp 00:14:26)
Chairman Young opened the public hearing, there were no persons present or signed up to testify.

Support: None

Against: None

Neutral: None

Chairman Young closed the public hearing and began the Commissions discussion.

(Timestamp 00:15:10)
The Commission discussed the project and proceeded to make a motion.

Motion To: Approve Case No. 20-04-SUP (Special Use Permit) for Gerla Commercial Group Daycare with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

(Timestamp 00:16:32)

B. Public Hearing and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

(Timestamp 00:16:56)
Planner II Doug Hanson presented an overview of the project.

(Timestamp 00:19:07)
Commissioners asked follow up questions regarding sewer capacity and the proposed timeline for the Mason Creek Trunk Line. Mr. Hanson provided explanation.

(Timestamp 00:20:05)
City Attorney Bill Gigray, reviewed insight to procedure and reviewed how Conditions of Approval would allow approval of project but limit construction until the required capacities were available. Mr. Hanson referred to Condition Nos. 20 & 21 in the staff report.

(Timestamp 00:22:23)
Applicant Billy Edwards with Select Development, 2501 E State Avenue, Suite 210, Meridian presented a slideshow covering different aspects of the proposed project including layout, amenities, the proposed home product and street construction/extension.

(Timestamp 00:29:30)
Commissioners asked follow up questions concerning the proposed alley-load housing product. Mr. Edwards reviewed the product and confirmed homes would be designed/constructed in compliance with the setbacks and standards set forth in Kuna City Code.

(Timestamp 00:34:33)
Mr. Hanson requested the Commission continue the public hearing until March 9, 2021 so the Applicant could provide an updated, engineered Preliminary Plat.

Motion To: Continue Public Hearing for Case No. 20-12-S (Preliminary Plat) and 20-20-DR (Design Review) for Lugarno Terra North on March 9, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: None

(Timestamp 00:35:38)
City Attorney Bill Gigray suggested the Commission confirm on the record if there was anyone present in person or on Zoom that wished to testify, that could not attend the meeting on March 9, 2021. Chairman Young did so; there were none.

Support: None

Against: None

Neutral: None

Motion Passed: 5-0

(Timestamp 00:37:15)

C. Public Hearing and consideration to recommend approval of Case No. 20-13-S (Preliminary Plat) and consideration to approve 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

(Timestamp 00:37:35)
Mr. Hanson presented an overview of the project.

(Timestamp 00:39:13)
Commissioners Hennis and Gealy asked clarifying questions; Mr. Hanson addressed each question in turn.

(Timestamp 00:43:05)
Applicant Billy Edwards of Select Development, 2501 E State Avenue, Suite 210, Meridian, presented a slideshow of the proposed project.

(Timestamp 00:47:50)
Commissioner Hennis and Commissioner Damron requested clarification on a few items; Mr. Edwards provided additional information.

(Timestamp 00:49:30)
Chairman Young opened the public hearing.

Support: None

Against:
(Timestamp 00:50:43)
Harry Kohn, 2219 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density and irrigation.

(Timestamp 00:52:10)
Chris Kohn 2095 E Deer Flat Road, Kuna, expressed his concerns with the project in regards to density, home product and stub street.

Neutral: None

(Timestamp 00:54:24)
Chairman Young confirmed there were no persons present on Zoom to testify, being none, he requested the Applicant return for rebuttal.

(Timestamp 00:54:44)
Mr. Edwards reiterated he felt they were presenting a quality product and a positively designed community.

(Timestamp 00:55:40)
Chairman Young closed the Public Hearing and the Commission proceeded to deliberation as well as touching on the concerns presented during public testimony.

Motion To: Recommend approval to City Council for Case No. 20-13-S (Preliminary Plat) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

Motion To: Approve Case No. 20-21-DR (Design Review) for the Lugarno Terra South Subdivision, with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

4. BUSINESS ITEMS:

(Timestamp 01:03:30)

A. Consideration to approve Case No. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning & Zoning Staff ACTION ITEM

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

(Timestamp 01:04:00)
Planning & Zoning Staff Jessica Reid, 751 W 4th Street, Kuna, addressed the Commission requesting the item be table to a date certain of March 9, 2021 due to a change in the building materials; the Applicant has proposed to change from a concrete structure to a steel structure.

Motion To: Table Case No. 21-02-DR (Design Review) for the Multi-tenant Building to March 9, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

5. ADJOURNMENT:

(Timestamp 01:05:48)
Planning & Zoning Director Jace Hellman, 751 W 4th Street, Kuna, provided the Commissioners with an update for the proposed "Legal 101" workshop. Mr. Hellman informed the Commission the workshop would be a joint workshop with City Council.

(Timestamp 01:06:45)
Commissioner Gealy stated she would not be in attendance for the March 9, 2021 meeting.

(Timestamp 01:06:56)
Motion To: Adjourn.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None

Absent: None
Motion Passed: 5-0

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____
Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 20-13-S (Preliminary Plat)**
	)	**20-21-DR (Design Review)**
	)	
	)	
	)	
SELECT DEVELOPMENT & CONTRACTING LLC	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF PRELIMINARY PLAT APPLICATION, AND APPROVAL OF DESIGN REVIEW APPLICATION.**
	)	
	)	
	)	
	)	
For Preliminary Plat and Design Review for the *Lugarno Terra South Subdivision.*		

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on February 23, 2021 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Applications. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Exhibit List			X
2	Staff Report			X
3	Commission and Council Review Application			X
4	Site Photos			X

5	Preliminary Plat Checklist			X
6	Design Review Application			X
7	Homeowner's Maintenance Agreement			X
8	Legal Description			X
9	Affidavit of Legal Interest			X
10	Deed			X
11	Letter of Intent			X
12	Commitment to Property Posting			X
13	Subdivision Name Reservation			X
14	Neighborhood Meeting Certification			X
15	Original Landscape Plan			X
16	Updated Landscape Plan			X
17	Original Preliminary Plat			X
18	Updated Preliminary Plat			X
19	Agency Transmittal			X
20	Department of Environmental Quality			X
21	Central District Health Department			X
22	Boise Project Board of Control			X
23	Nampa Meridian Irrigation District			X
24	Ada County Highway District			X
25	City Engineer			X
26	Planning and Zoning Kuna Melba News			X
27	Planning and Zoning Mailer			X
28	Planning and Zoning Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on February 23, 2021, The FCO's have been requested to go to the Planning and Zoning Commission on March 9, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's February 23, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
William Edwards, Select Development

1.3.1.3 Neighboring property owner's appearing in favor:
None

1.3.1.4 Neighboring property owner's appearing neutral:
None

1.3.1.5 Neighboring property owner's appearing in opposition:
Harry Kohn, 2211 E Deer Flat Road, Kuna, ID 83634
Chris Kohn, 2095 E Deer Flat Road, Kuna, ID 83634

II
DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECCOMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the February 23, 2021 hearing on the Preliminary Plat for Lugarno Terra South Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba Newspaper	February 3, 2021

3.1.2.2 Notice for the February 23, 2021 hearing containing the description of the property proposed to be developed, was mailed on February 3, 2021 to all known and affected property owners within three hundred (350) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the February 23, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on February 8, 2021. A Proof of Property Posting was provided to staff on February 9, 2021.

3.1.2.4 Notice for the February 23, 2021 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Preliminary Plat

3.2.1 The land for proposed subdivision is comprised of one parcel totaling approximately 38.5 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Select Development & Contracting LLC	01.86 acres	R-6 – Medium Density Residential	S1419223001

3.2.2 The proposal is for subdivision that would include 13 lots (8 residential lots and five common lots).

3.2.3 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	R-6	Medium Density Residential – Kuna City

3.2.4 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.

3.2.5 Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments the Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated February 23, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of four residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

3.3.1.2 The applicant is proposing to subdivide the approximately 1.85-acres into 13 total lots (8 buildable lots and five common lots), the property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.5 dwelling units per acre (DUA).

3.3.1.3 Approximately 0.57 acres, or 30.0% of the project, is proposed to be open space, including all buffers. Approximately 0.13 acres, or 7.1% of the project,

are considered useable open space as defined by KCC 5-1-6-2. KCC 5-17 requires developments with a range of 7 to 50 homes/dwelling units to devote 7.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

3.3.1.4 Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-7) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-7, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

3.3.1.5 The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

3.3.1.6 A design review application for common area landscaping and open space was included as a part of the overall application. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

3.3.1.7 Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section H of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-13-S (Preliminary Plat) and approves Case No. 20-21-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section "J" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, Planner II, Doug Hanson, recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-13-S (Preliminary Plat), and approves Case No. 20-21-DR (Design Review), the applicant be subject to the following Conditions of Approval:

3.3.2.1 The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.3.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

3.3.2.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.3.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).

3.3.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.

3.3.2.3 Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System of the City (KMIS).

3.3.2.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

3.3.2.6 Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

3.3.2.7 Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

3.3.2.8 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

3.3.2.9 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

3.3.2.10 Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

3.3.2.11 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

3.3.2.12 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

3.3.2.13 The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies “Lawn” and provide staff an updated landscaping plan accommodating the requested change.

3.3.2.14 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

3.3.2.15 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

3.3.2.16 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

3.3.2.17 The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development

as approved by the City Council, or seek amending them through public hearing processes.

3.3.2.18 Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

3.3.2.19 Developer/owner/applicant shall comply with all local, state and federal laws.

3.3.2.20 Developer/owner/applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

3.3.2.21 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

3.4 Other Testimony

3.4.1 2/23/2021 Public Hearing – William Edwards, Select Development, testified about the specifics of the project including: open space, public roadway design, housing product and amenities.

3.4.2 2/23/2021 Public Hearing – Harry Kohn, 2211 E Deer Flat Road, Kuna, ID 83634, testified about the size of the project, stating his concern of the number of houses in a small area.

3.4.3 2/23/2021 Public Hearing – Chris Kohn, 2095 E Deer Flat Road, Kuna, ID 83634, testified about the continuity of the development with larger homes and the amenities being constructed across the road. He also expressed his concern about the stub street limiting his properties potential for the future.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & 67-65, and Kuna City Code 1-14-3.

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

5.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VI
ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR PRELIMINARY PLAT

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 That the Preliminary Plat application (Case No. 20-13-S) is recommended approval.

VII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY APPROVE:

7.1 That the Design Review application (Case No. 20-21-DR) is hereby approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 9th day of March, 2021.

_____

Lee Young, Chairman

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Lugarno Terra North
Case No.(s): 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)

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To view the Traffic Impact Study in its entirety, please follow the link provided:
https://www.kunacity.id.gov/DocumentCenter/View/7419/Lugarno-Terra-North-Subdivision-Traffic-Impact-Study

City of Kuna

Planning and Zoning Commission
Staff Report

P.O. Box 13
Phone: (208) 922-5274
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www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 20-12-S (Preliminary Plat) and 20-20-DR (Design Review) – Lugarno Terra North

Site Location: 2075 E Rodeo Lane, and Additional Parcels, Kuna, ID 83634

Planner: Doug Hanson, Planner II

Hearing Date: February 23, 2021
Continued to: **March 9, 2021**

Owners: Select Development and Contracting LLC
PO Box 1030
Meridian, ID 83680

Applicant: Randy Fullmer
PO Box 1030
Meridian, ID 83680
208.288.0700
randy@selectmanagement.com

Representative: Billy Edwards
PO Box 1030
Meridian, ID 83680
208.921.5531
wedwards@selectdev.com

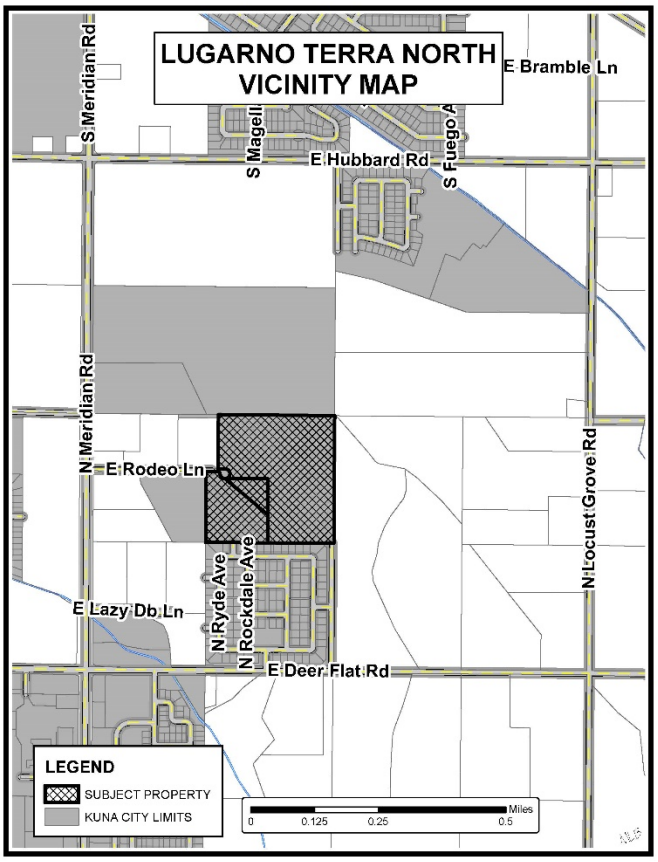


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B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Findings of Fact and Conclusions of Law
H. Proposed Comprehensive Plan Analysis
I. Proposed Kuna City Code Analysis
J. Commission's Recommendation

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Design Reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that Preliminary Plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

i. Neighborhood Meeting October 2, 2020 (3 people attended)

ii.	Agency Comment Request	December 2, 2020
iii.	350' Property Owners Notice	February 3, 2021
iv.	Kuna Melba Newspaper	February 3, 2021
v.	Site Posted	February 9, 2021

B. Applicant's Request:

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

C. Site History:

All parcels are zoned R-4 (Medium Density Residential) within Kuna City Limits. Historically these parcels have served as farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 38.5-acre site as Medium Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site; however, bike routes are proposed along Stroebel Road.

3. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	RUT R-4	Rural Urban Transition – Ada County Medium Density Residential – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size:	Current Zone:	APN:
Select Development & Contracting	28.33	R-4 (Medium Density Residential)	R7534260375
Select Development & Contracting	0.21	R-4 (Medium Density Residential)	R7534260500
Select Development & Contracting	1.86	R-4 (Medium Density Residential)	R7534260218
Select Development & Contracting	8.12	R-4 (Medium Density Residential)	R7534260156

5. **Services:**

Sanitary Sewer– City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna (KMIS)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

The proposed project site is void of any structures. Vegetation on-site is consistent with that of crop fields. The sites have an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

7. **Transportation / Connectivity:**

The applicant proposes to construct new sections of two mid mile collectors Ardell Road and Stroebel Road. Ardell Road is classified as an East-West Major Collector on the City of Kuna Street Circulation Map. Ardell Road is proposed to be constructed as half of a 36-foot-wide collector roadway with 12-feet of pavement abutting the site's north property line. This street is not yet constructed and has been approved as a part of Ada County Highway District's (ACHD) action on the proposed Ledgestone Plaza Subdivision located directly north of the site. If the Ledgestone Plaza Subdivision has completed construction of Ardell road as half of a 36-foot street section with 12 additional feet of pavement, the applicant will be responsible for any additional pavement widening required by ACHD and the installation of vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD Policy. If Ledgestone Plaza has not constructed this section of Ardell Road, the applicant will be responsible for constructing the roadway as half of a 36-foot street section with 12 additional feet of pavement with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

Stroebel Road is listed as a North-South Minor Collector on the City of Kuna Street Circulation Map. Stroebel Road will be constructed as half of a 36-foot street section with 12 additional feet of pavement with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

ACHD recommends that the applicant provide additional right of way to connect to the Truax property (APN: S1418320075) located directly west of the subject site. The applicant has proposed to provide 15 feet of frontage to the public road identified on the Preliminary Plat as N Ryde Avenue, which is not seen as a sufficient amount of right of way. ACHD calls for the applicant to provide a minimum of 50-feet of right of way extending from the street identified on the Preliminary Plat as E Fort Erie Street to the site's west property line.

There is an existing unpaved circular private drive at the site's west property line. The applicant has proposed to close the private drive within the site through the construction of curb, gutter and sidewalk for the street identified on the preliminary plat as Ryde Avenue.

The Preliminary Plat dated October 4, 2020, proposed perpendicular parking stalls on the streets identified on the Preliminary Plat as Mortdale Avenue, Rockdale Avenue and Hurtsville Avenue. ACHD has called for these parking stalls to be removed and replaced with off street parking should it be needed to serve the site. The updated preliminary plat dated January 14, 2021, shows that the perpendicular parking stalls have been removed.

Mortdale Avenue will stub into the Lugarno Terra Subdivision (approved on November 20, 2018) at the site's south property line. The applicant has also proposed the street identified on the Preliminary Plat as Woodland Drive to stub into the adjacent property to the west.

Per ACHD's report and submitted the Traffic Impact Study, the current intersections of Deer Flat Road and Meridian Road, Columbia Road and Locust Grove Road, Stroebel Road and Hubbard Road, Ardell Road and Meridian Road, and Ardell Road and Locust Grove Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the surrounding intersections will be back within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding intersections as detailed in the ACHD staff report.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Department of Environmental Quality…… Exhibit B-2
- Central District Health Department …… Exhibit B-3
- Ada County Highway District…….. Exhibit B-4
- City Engineer…… Exhibit B-5
- COMPASS…… Exhibit B-6

E. Staff Analysis:

A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of four residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

The applicant is proposing to subdivide the approximately 38.5-acres into 153 total lots (133 buildable lots and 20 common lots), the property is zoned R-4 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.45 dwelling units per acre (DUA).

4.81 acres, or 12.5% of the project, is proposed to be open space, including all buffers, parks, and pathways. 3.13 acres, or 8.12% of the project, are considered useable open space as defined by KCC 5-1-6-2. Included in the useable open space is a park area with shelter, playground and tennis court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 101 to 150 homes/dwelling units to devote 8.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

A design review application for common area landscaping and open space was included as a part of the overall application. The application includes several internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section H of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-12-S (Preliminary Plat) and approves Case No. 20-20-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section "J" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

F. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

G. Proposed Findings of Fact and Conclusions of Law

Based upon the record contained in Case Nos. 20-12-S and 20-20-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (approves/conditionally approves/denies) Case No. 20-20-DR and recommends (*approval*/*denial)* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-12-S, a request from Billy Edwards and Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots).

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. *Based on the evidence contained in Case Nos. 20-12-S and 20-20-DR, this proposal does generally comply with the City Code.*

   Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

   Staff Finding: *The applicant held a neighborhood meeting on October 2, 2020. A total of four residents attended the meetings. Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on February 3, 2021 and a legal notice was published in the Kuna Melba Newspaper on February 3, 2021. The applicant posted sign on the property on February 12, 2021.*

3. *Based on the evidence contained in Case Nos. 20-12-S and 20-20-DR, this proposal does generally comply with the Comprehensive Plan.*

   Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The project is zoned R-4 Medium Density Residential, the Comp Plan Map designates the properties as Medium Density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

   Staff Finding: *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

   Staff Finding: *Per ACHD's report and submitted the Traffic Impact Study, the current intersections of Deer Flat Road and Meridian Road, Columbia Road and Locust Grove Road, Stroebel Road and Hubbard Road, Ardell Road and Meridian Road, and Ardell Road and Locust Grove Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the surrounding intersections will be back within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding intersections as detailed in the ACHD staff report. Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

   Staff Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

   Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Parks and the Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment**.**

   Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

9. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

   Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

H. Proposed Comprehensive Plan Analysis:

Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and shall determine if the proposed preliminary plat and design review request for the site (*are*/*are not)* consistent with the following Comprehensive Plan components as described below:

Goal Area 2: Kuna will be a healthy, safe community.

- Goal 2.A: Maintain and expand an interconnected greenbelt, pathways and trail system.
  - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:
      - Ensure appropriate polices and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
      - Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie into existing or anticipated pathways and trails.
      - Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.
- Goal 2.B: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1 Maintain and expand the parks system
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

Goal Area 3: Kuna's land uses will support a desirable, distinctive and well-designed community.

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.B: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
- Goal 4.C: Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
  - Objective 4.C.1: Maintain and enhance existing pathways, trails and on-street bicycle facilities.

        - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
        - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
    - Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.
        - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
    - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
        - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
        - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

I. Proposed Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

   Comment: *The proposed applications (adhere/do not adhere) to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site (*is/is not)* physically suitable for the proposed development.

   Comment: *The 38.5-acre (approximate) site (does/does not) appear to be suitable for the proposed development.*

3. The Preliminary Plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be developed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. These applications (*are/are not)* likely to cause adverse public health problems.

   Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

   Comment*: The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City), rural urban transition (Ada County) and rural residential (Ada County).*

J. Commission's Recommendation:

Note: These motions are for the approval, conditional approval or denial of the Design Review application and the recommendation of approval, conditional approval or denial of the Preliminary Plat application to the City Council.

However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

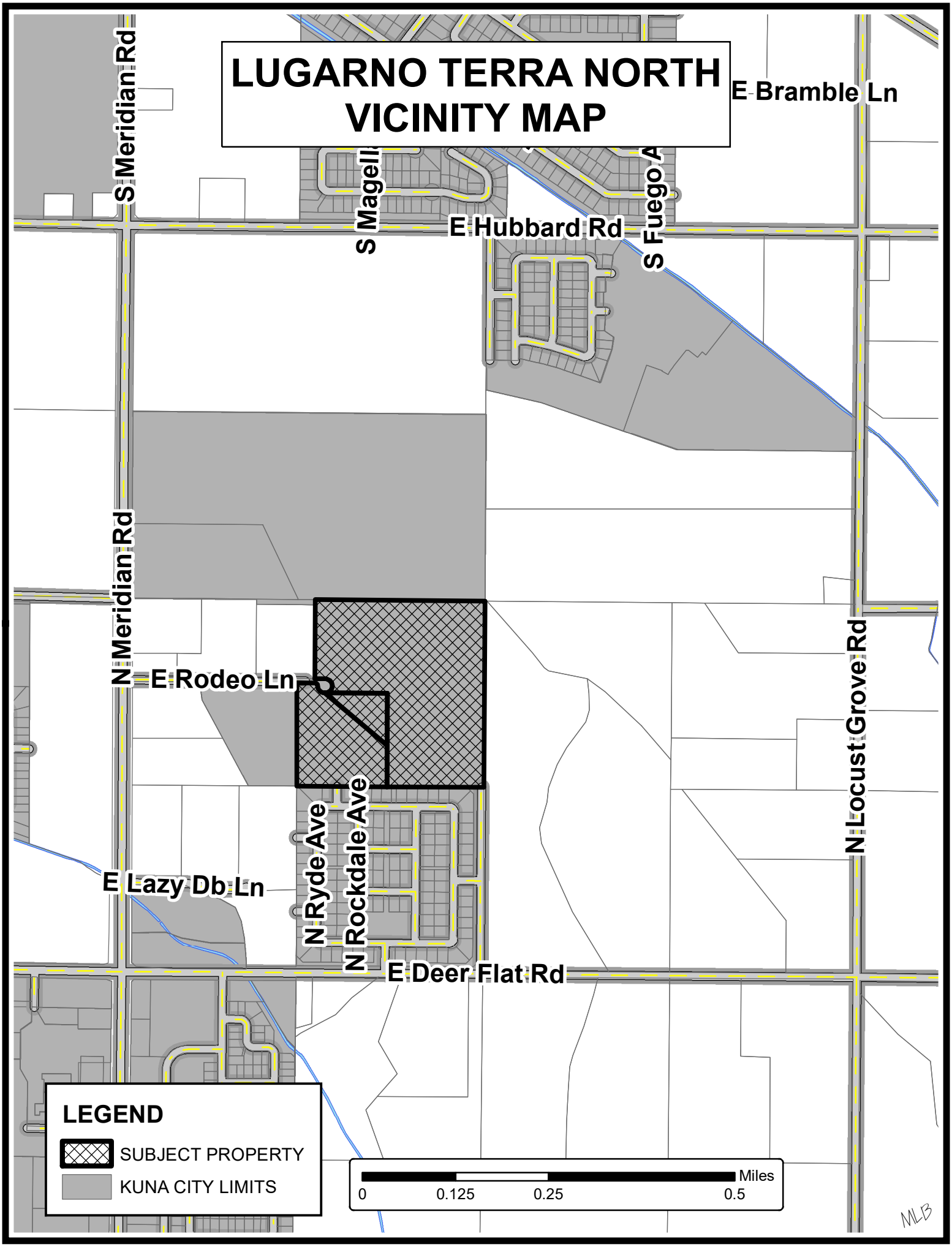
Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial)* of Case No. 20-12-S (Preliminary Plat), a request from Billy Edwards and Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots); AND (*approves/conditionally approves/denies)* Case No. 20-20-DR (Design Review), subject to the following conditions of approval:

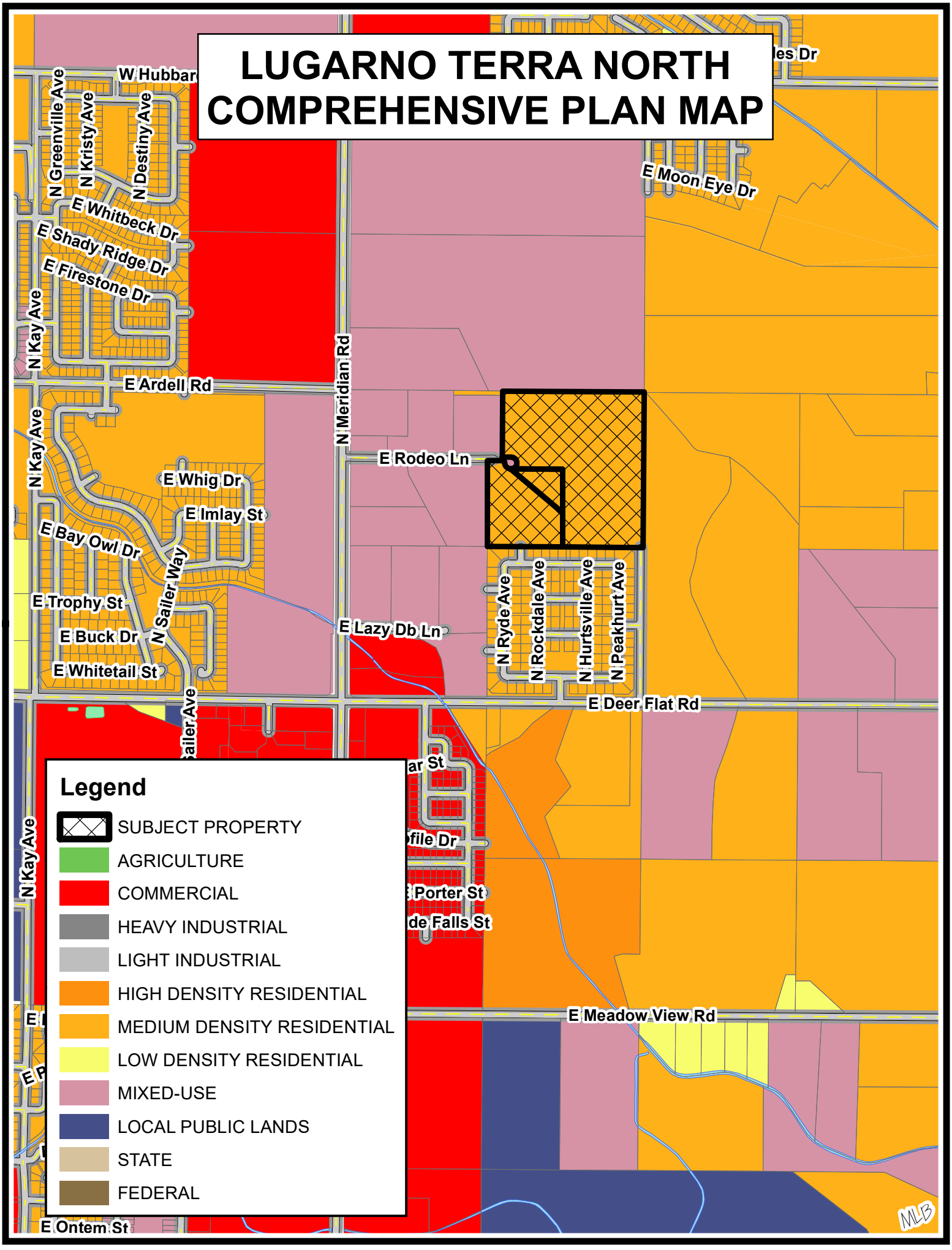
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. The Kuna Fire Rural District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
    e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System of the City (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
7. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
8. Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
9. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season

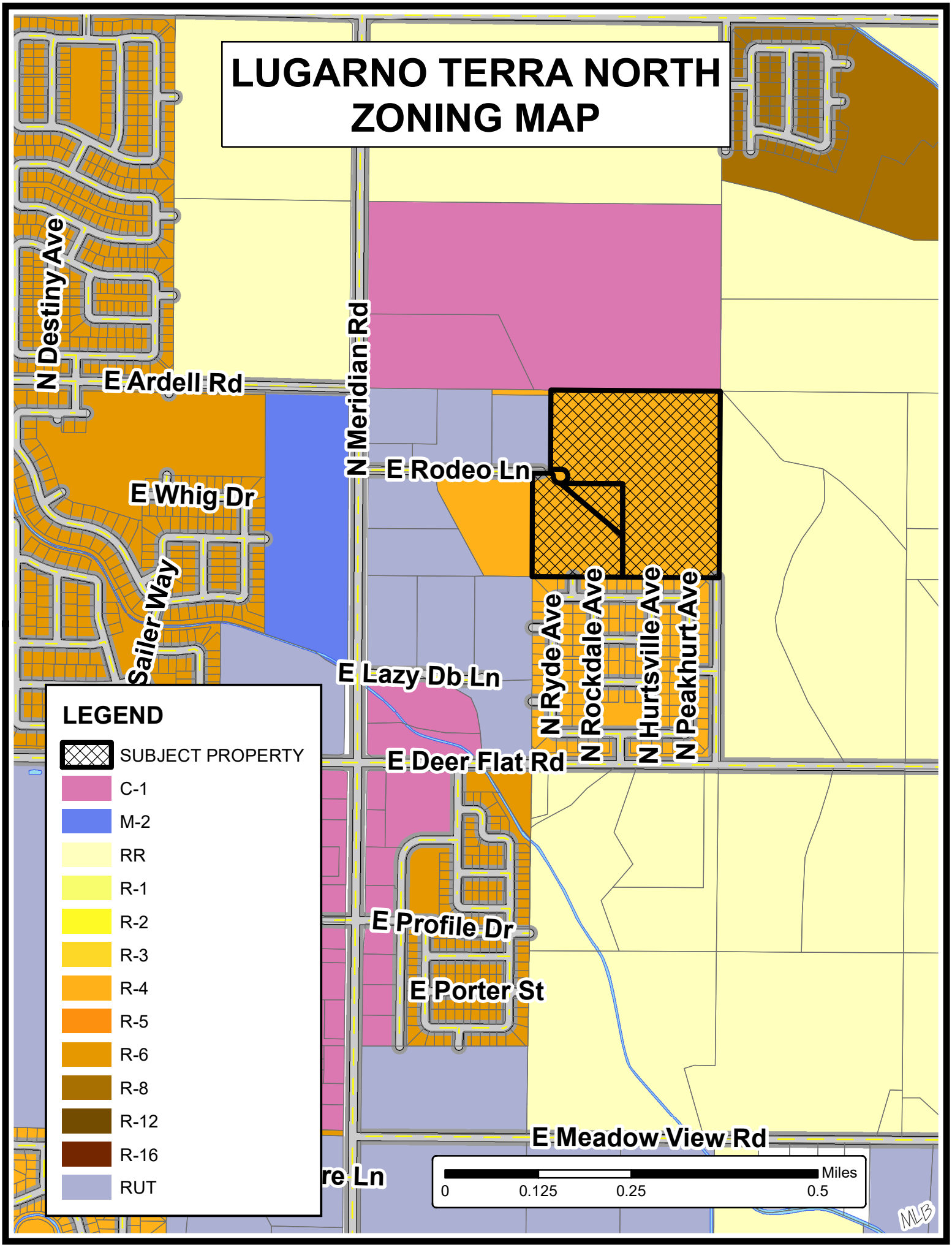
permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

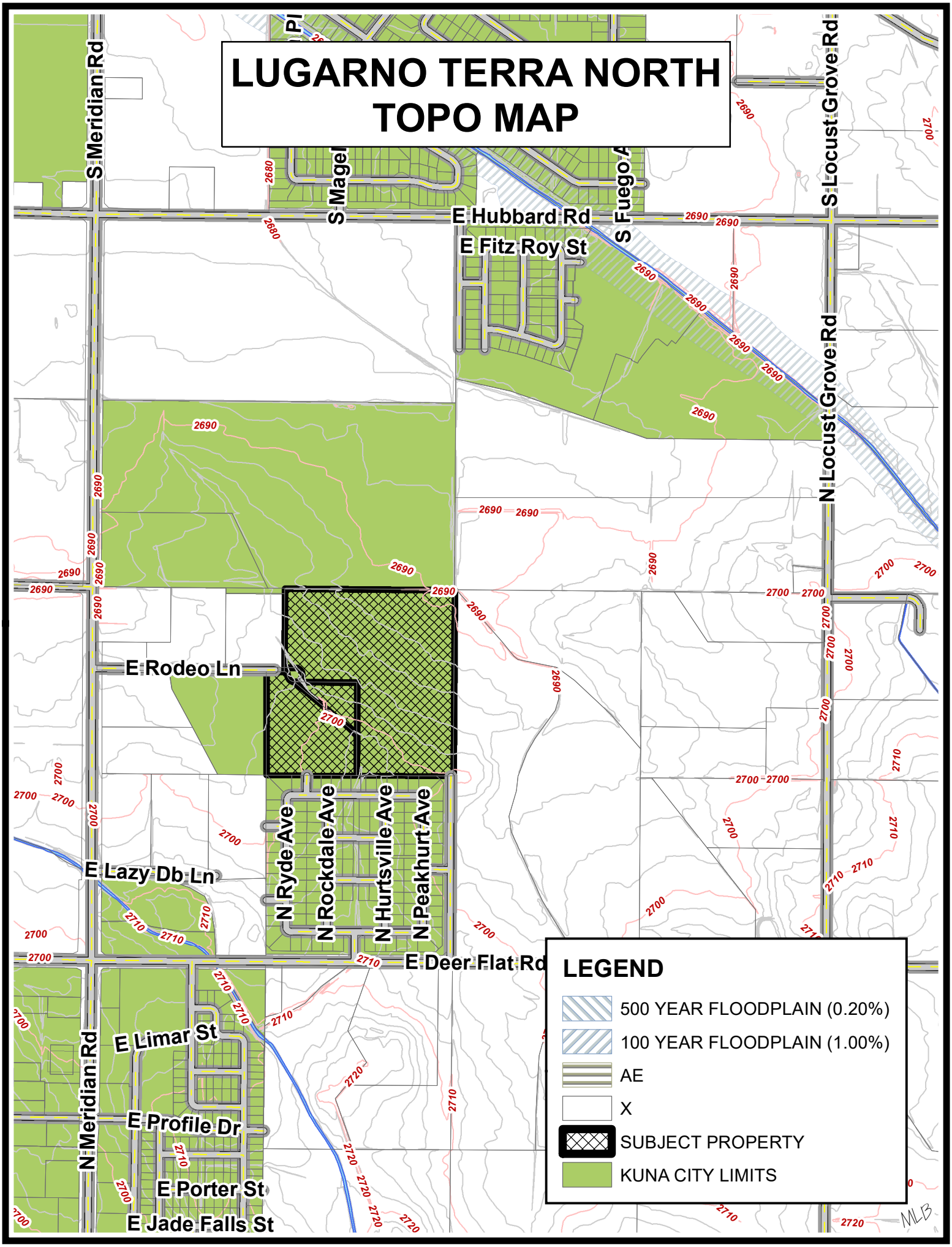
12. Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
13. The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.
14. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
15. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
16. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
17. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
18. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
19. Developer/owner/applicant shall comply with all local, state and federal laws.
20. Developer/owner/applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

DATED this 9th day of March, 2021.


LUGARNO TERRA NORTH
VICINITY MAP
S Meridian Rd
E Bramble Ln
S Magell
E Hubbard Rd
S Fuego A
N Meridian Rd
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
N Rockdale Ave
E Lazy Db Ln
E Deer Flat Rd
LEGEND
SUBJECT PROPERTY
KUNA CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA NORTH
COMPREHENSIVE PLAN MAP
W Hubbar
N Greenville Ave
N Kristy Ave
N Destiny Ave
E Whitbeck Dr
E Shady Ridge Dr
E Firestone Dr
N Kay Ave
E Ardell Rd
N Meridian Rd
E Moon Eye Dr
E Rodeo Ln
E Whig Dr
E Imlay St
E Bay Owl Dr
N Sailer Way
E Trophy St
E Buck Dr
E Whitetail St
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Meadow View Rd
E Ontem St
Legend
SUBJECT PROPERTY
AGRICULTURE
COMMERCIAL
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
MIXED-USE
LOCAL PUBLIC LANDS
STATE
FEDERAL
MLB


LUGARNO TERRA NORTH
ZONING MAP
N Destiny Ave
E Ardell Rd
N Meridian Rd
E Rodeo Ln
E Whig Dr
Sailer Way
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Profile Dr
E Porter St
E Meadow View Rd
re Ln
LEGEND
SUBJECT PROPERTY
C-1
M-2
RR
R-1
R-2
R-3
R-4
R-5
R-6
R-8
R-12
R-16
RUT
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA NORTH
TOPO MAP
S Meridian Rd
S Magel
E Hubbard Rd
S Fuego A
S Locust Grove Rd
N Locust Grove Rd
E Fitz Roy St
E Rodeo Ln
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Limar St
N Meridian Rd
E Profile Dr
E Porter St
E Jade Falls St
LEGEND
500 YEAR FLOODPLAIN (0.20%)
100 YEAR FLOODPLAIN (1.00%)
AE
X
SUBJECT PROPERTY
KUNA CITY LIMITS
MLB

LUGARNO TERRA EXPANSIONS SEWER DRAINAGE BASIN (WITH ADDITIONAL ABUTTING BASINS)

CURRENT PATAGONIA - SUB BASIN LIFT STATION CAPACITY:
PHASE 1 CONFIGURATION
830 EDUS PHASE 1
1816 EDUS PHASE 2

CONNECTED:	365.5
WILL SERVE:	527
AVAILABLE FOR BPs:	291
REMAINING CAPACITY:	-63

DANSKIN REMAINING CAPACITY: -264

LUGARNO NORTH

LUGARNO SOUTH

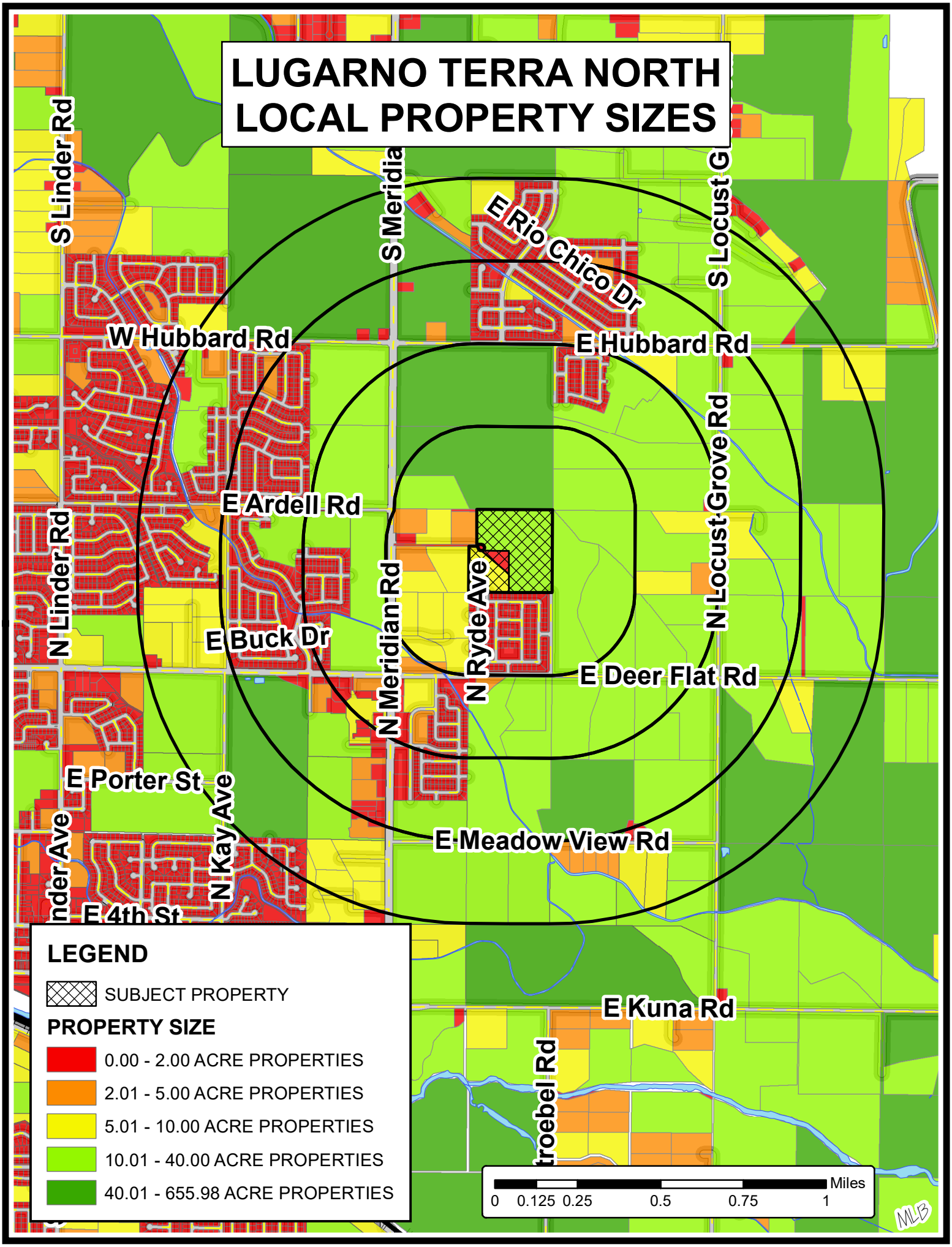
E Ardell Rd
N Meridian Rd
E Lazy Db Ln
E Timber Trail St
E Trophy St
E Bexley St
E Whitetail St
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Limar St
N Antelope Flat Ave
E Profile Ln
E Profile Dr
N Jacksonmill Ave
Canyon Ave
N Warm River Ave
E Cave Falls St
E Porter St

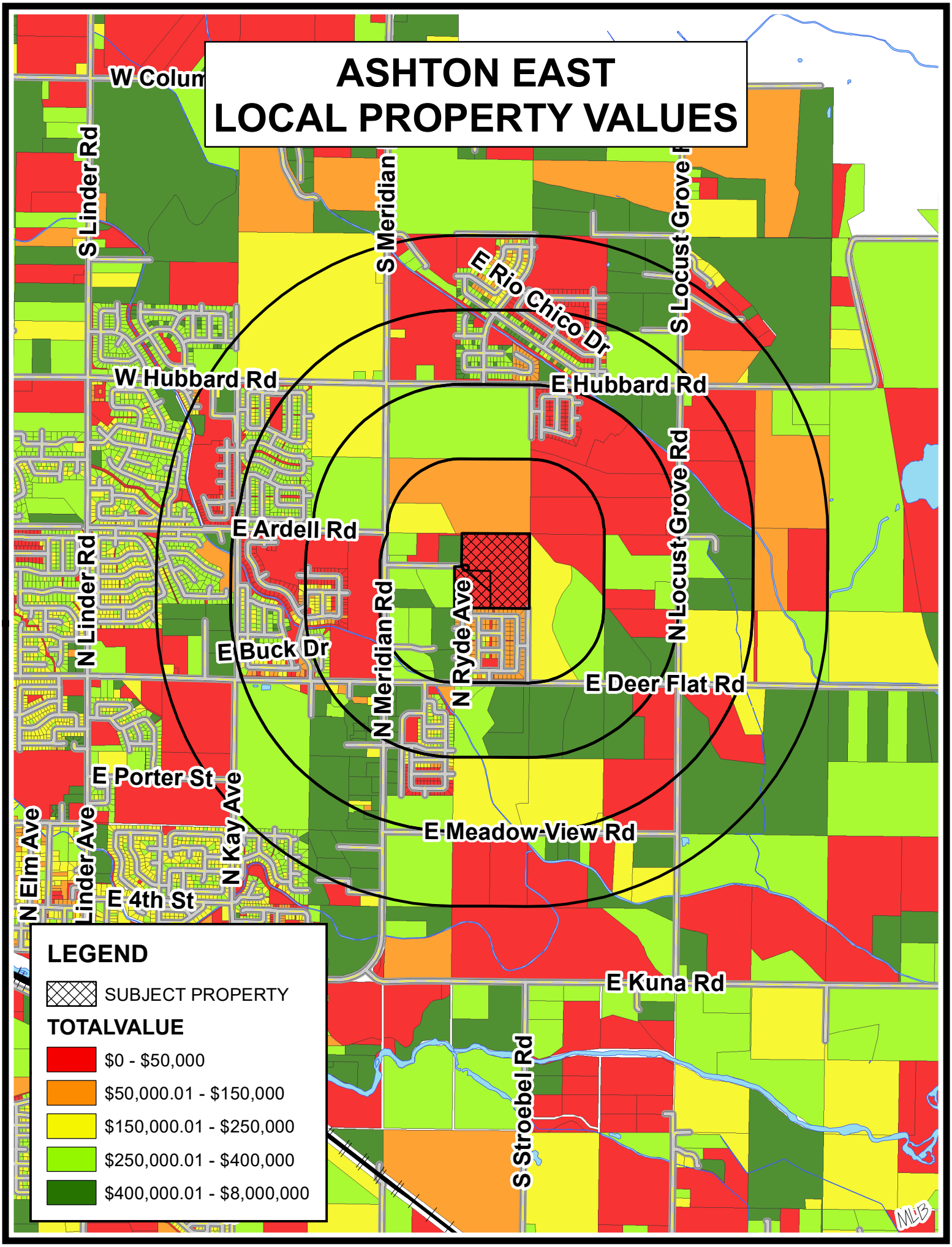
LEGEND

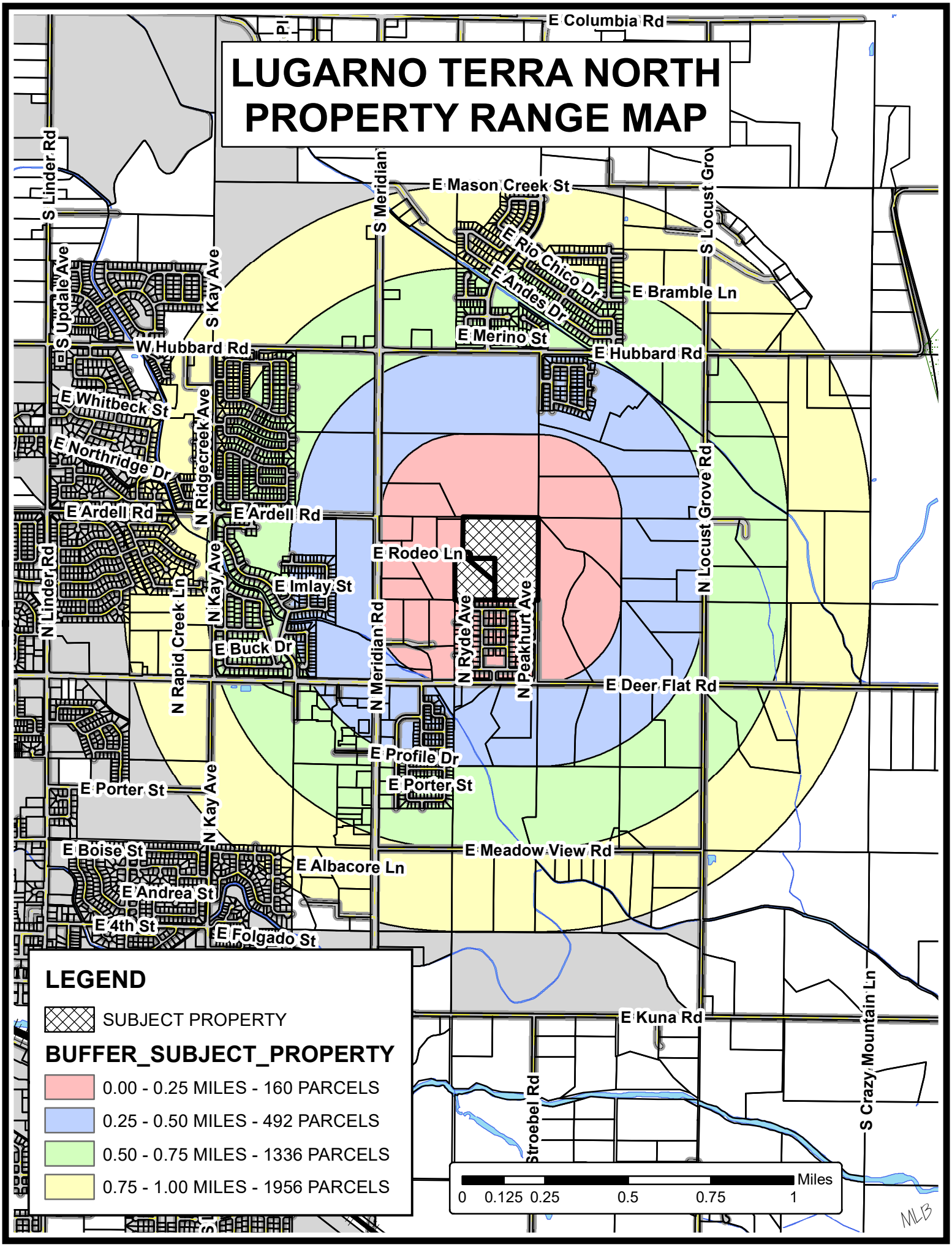
- LIFT STATIONS
- SUBJECT PROPERTIES
- FLOWS OUT OF THE BASINS DESIGN
- DANSKIN LIFT STATION BASIN
- GREYHAWK LIFT STATION BASIN
- PATAGONIA LIFT STATION BASIN
- SPRINGHILL LIFT STATION BASIN

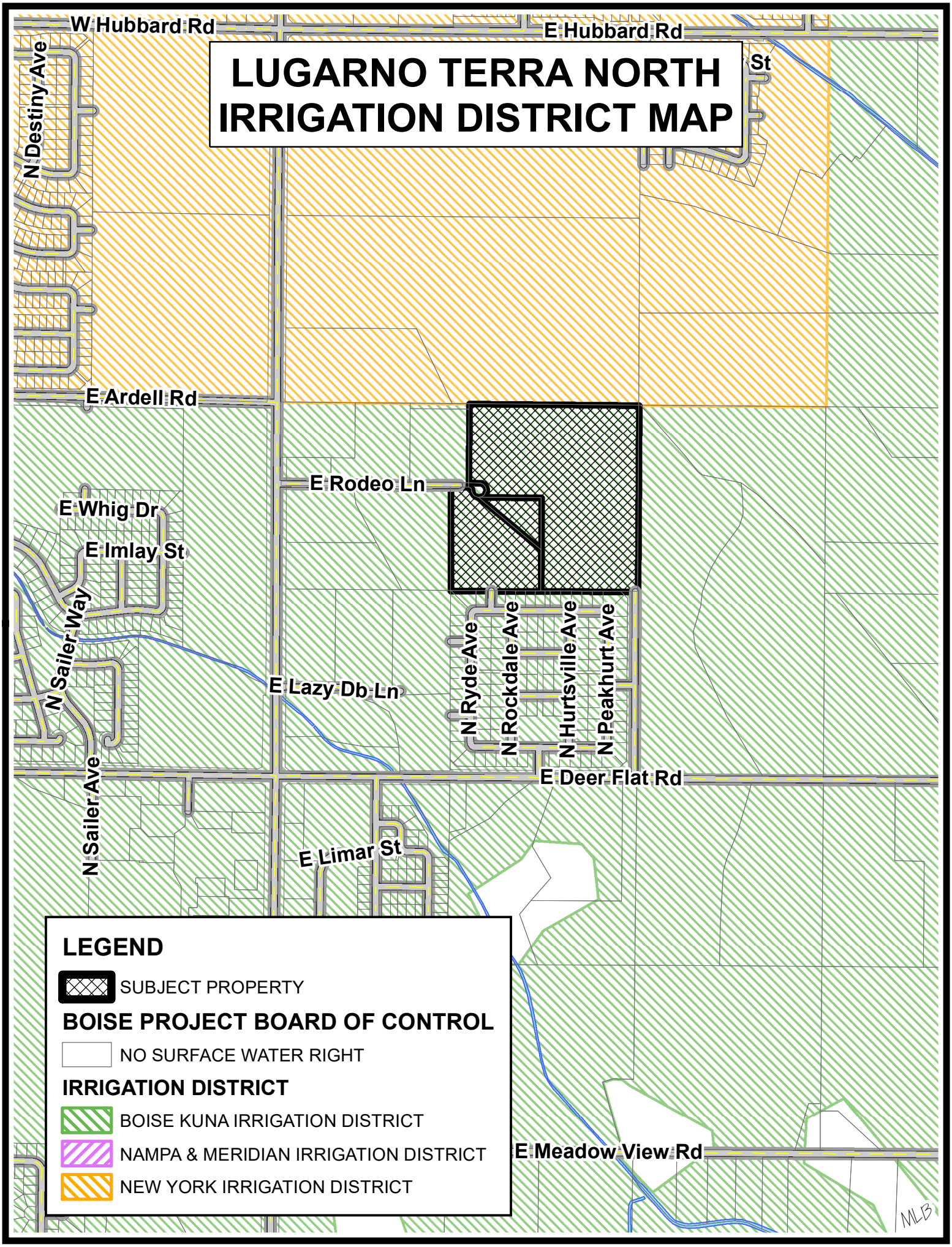
Miles
0 0.0625 0.125 0.25

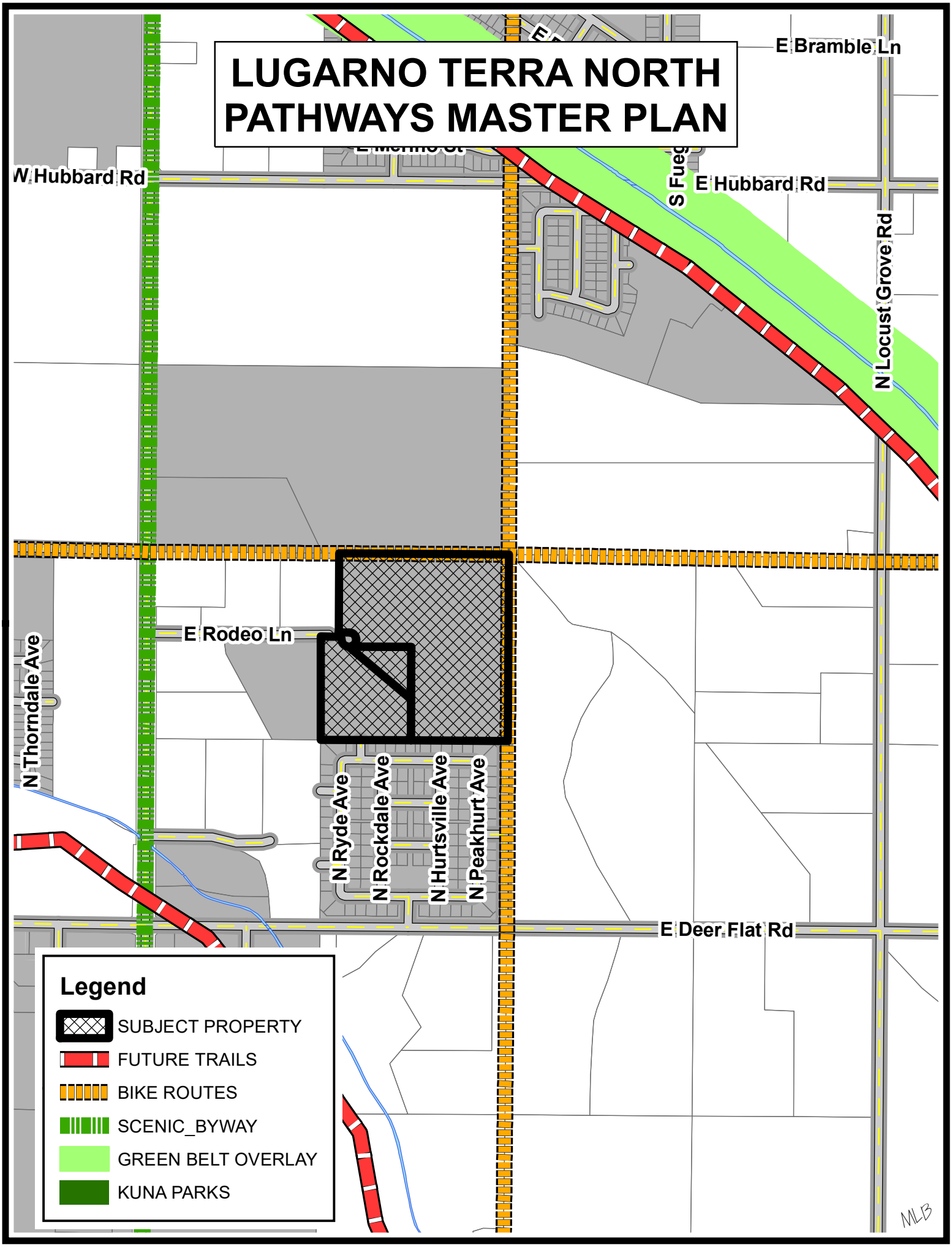
MLB

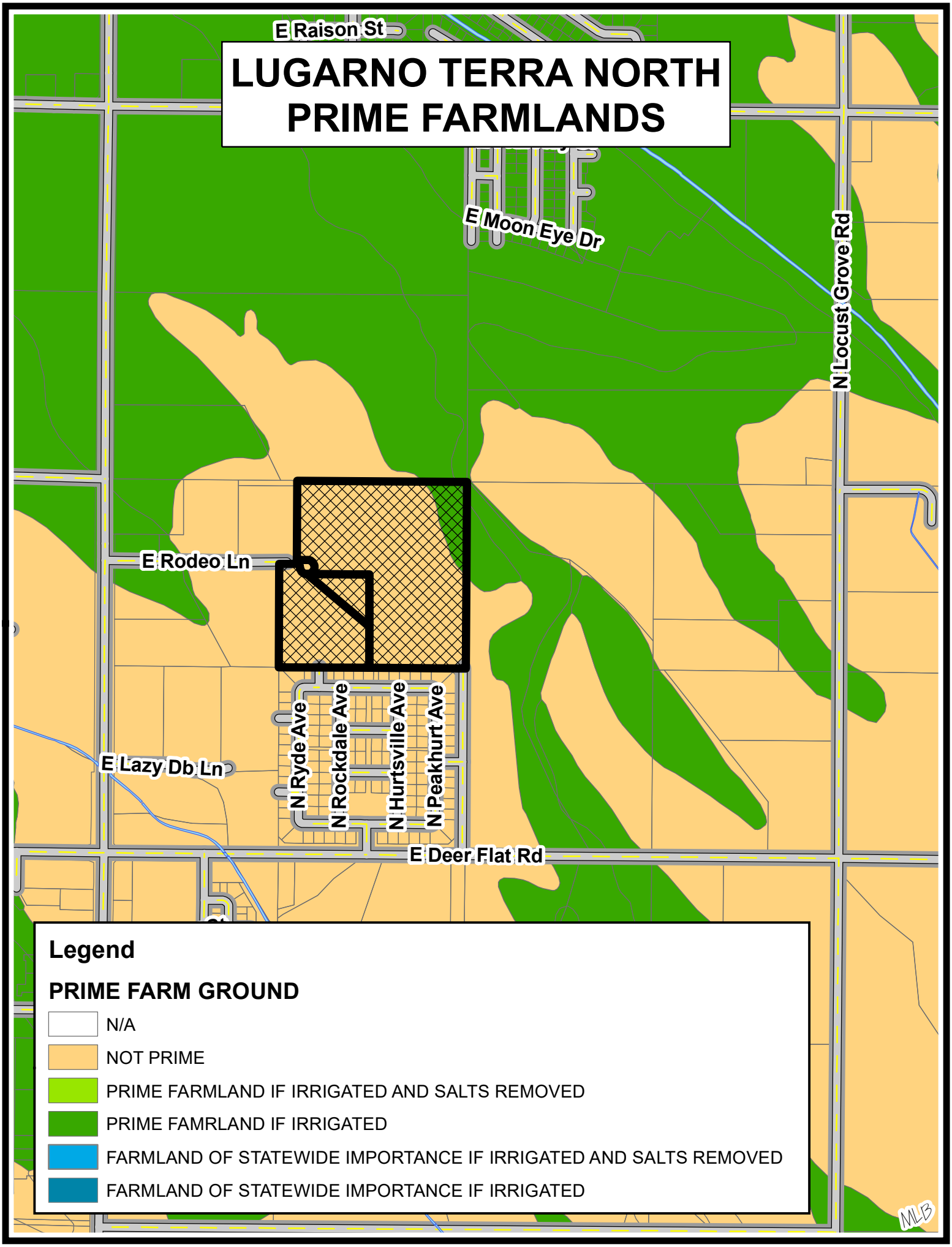

LUGARNO TERRA NORTH
LOCAL PROPERTY SIZES
S Linder Rd
S Meridia
E Rio Chico Dr
S Locust G
W Hubbard Rd
E Hubbard Rd
N Locust Grove Rd
E Ardell Rd
N Linder Rd
N Meridian Rd
N Ryde Ave
E Buck Dr
E Deer Flat Rd
E Porter St
N Kay Ave
nder Ave
E Meadow View Rd
E 4th St
E Kuna Rd
troebel Rd
LEGEND
SUBJECT PROPERTY
PROPERTY SIZE
0.00 - 2.00 ACRE PROPERTIES
2.01 - 5.00 ACRE PROPERTIES
5.01 - 10.00 ACRE PROPERTIES
10.01 - 40.00 ACRE PROPERTIES
40.01 - 655.98 ACRE PROPERTIES
Miles
0 0.125 0.25 0.5 0.75 1
MLB

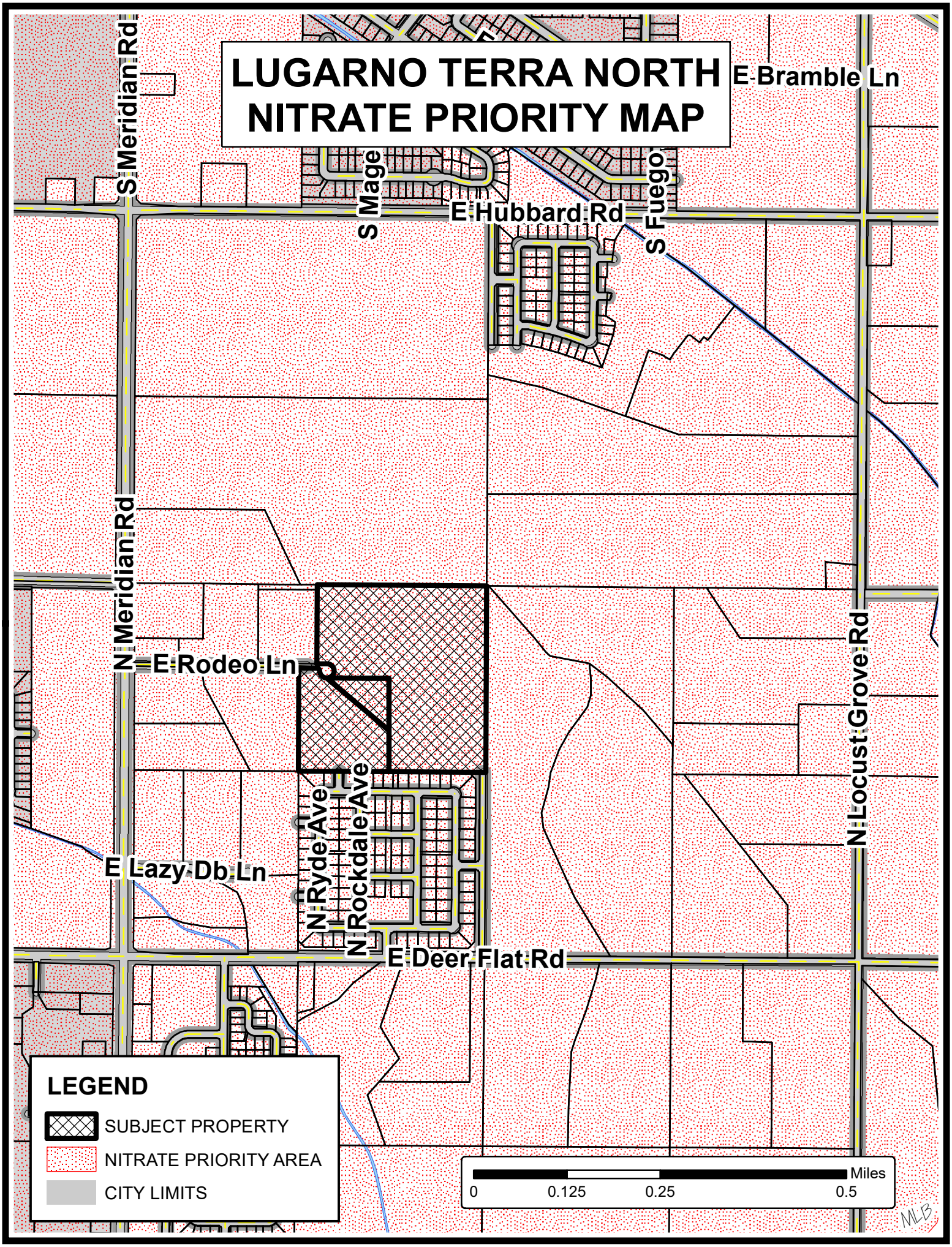

ASHTON EAST
LOCAL PROPERTY VALUES
W Colum
S Linder Rd
S Meridian
E Rio Chico Dr
S Locust Grove
W Hubbard Rd
E Hubbard Rd
N Locust Grove Rd
E Ardell Rd
N Linder Rd
N Meridian Rd
N Ryde Ave
E Buck Dr
E Deer Flat Rd
E Porter St
N Kay Ave
N Elm Ave
Linder Ave
E Meadow View Rd
E 4th St
E Kuna Rd
S Stroebel Rd
LEGEND
SUBJECT PROPERTY
TOTALVALUE
$0 - $50,000
$50,000.01 - $150,000
$150,000.01 - $250,000
$250,000.01 - $400,000
$400,000.01 - $8,000,000
MLB

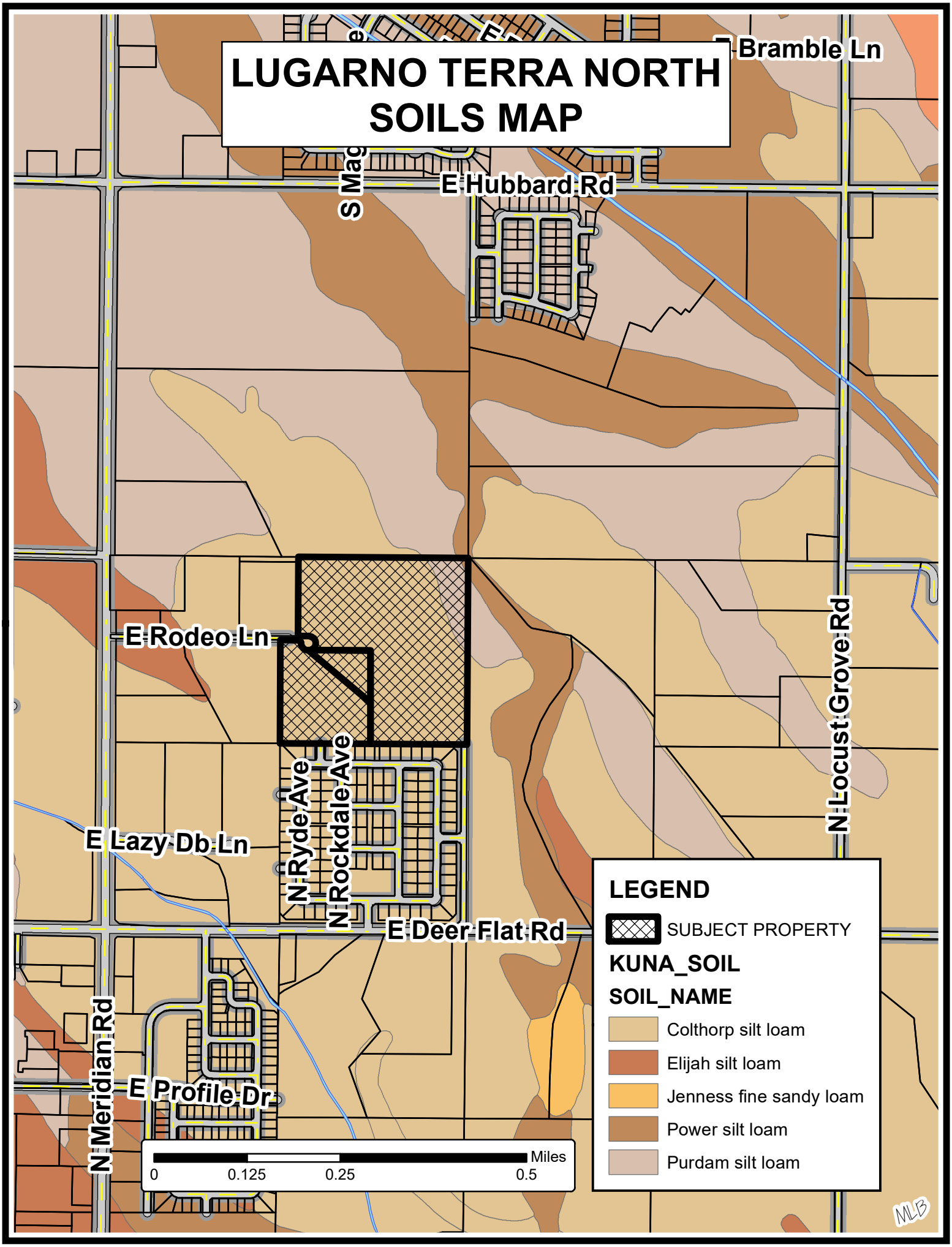

LUGARNO TERRA NORTH
PROPERTY RANGE MAP
E Columbia Rd
S Linder Rd
S Meridian
E Mason Creek St
S Locust Grove
S Updale Ave
S Kay Ave
E Rio Chico Dr
E Andes Dr
E Bramble Ln
E Merino St
W Hubbard Rd
E Hubbard Rd
E Whitbeck St
N Ridgecreek Ave
E Northridge Dr
E Ardell Rd
E Ardell Rd
N Linder Rd
N Kay Ave
E Rodeo Ln
N Locust Grove Rd
E Imlay St
N Rapid Creek Ln
N Meridian Rd
N Ryde Ave
N Peakhurst Ave
E Buck Dr
E Deer Flat Rd
E Profile Dr
E Porter St
E Porter St
N Kay Ave
E Boise St
E Meadow View Rd
E Albacore Ln
E Andrea St
E 4th St
E Folgado St
E Kuna Rd
Stroebel Rd
S Crazy Mountain Ln
LEGEND
SUBJECT PROPERTY
BUFFER_SUBJECT_PROPERTY
0.00 - 0.25 MILES - 160 PARCELS
0.25 - 0.50 MILES - 492 PARCELS
0.50 - 0.75 MILES - 1336 PARCELS
0.75 - 1.00 MILES - 1956 PARCELS
Miles
0 0.125 0.25 0.5 0.75 1
MLB


LUGARNO TERRA NORTH
IRRIGATION DISTRICT MAP
W Hubbard Rd
E Hubbard Rd
St
N Destiny Ave
E Ardell Rd
E Rodeo Ln
E Whig Dr
E Imlay St
N Sailer Way
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
N Sailer Ave
E Limar St
E Meadow View Rd
MLB
LEGEND
SUBJECT PROPERTY
BOISE PROJECT BOARD OF CONTROL
NO SURFACE WATER RIGHT
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
NAMPA & MERIDIAN IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT


LUGARNO TERRA NORTH
PATHWAYS MASTER PLAN
E Bramble Ln
W Hubbard Rd
E Hubbard Rd
S Fuel
N Locust Grove Rd
E Rodeo Ln
N Thorndale Ave
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
Legend
SUBJECT PROPERTY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
GREEN BELT OVERLAY
KUNA PARKS
MLB


LUGARNO TERRA NORTH
PRIME FARMLANDS
E Raison St
E Moon Eye Dr
N Locust Grove Rd
E Rodeo Ln
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
Legend
PRIME FARM GROUND
N/A
NOT PRIME
PRIME FARMLAND IF IRRIGATED AND SALTS REMOVED
PRIME FAMRLAND IF IRRIGATED
FARMLAND OF STATEWIDE IMPORTANCE IF IRRIGATED AND SALTS REMOVED
FARMLAND OF STATEWIDE IMPORTANCE IF IRRIGATED
MLB


LUGARNO TERRA NORTH
NITRATE PRIORITY MAP
E Bramble Ln
S Meridian Rd
S Mage
E Hubbard Rd
S Fuego
N Meridian Rd
E Rodeo Ln
N Locust Grove Rd
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
E Deer Flat Rd
LEGEND
SUBJECT PROPERTY
NITRATE PRIORITY AREA
CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA NORTH
SOILS MAP
Bramble Ln
E Hubbard Rd
S Mac
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
N Rockdale Ave
E Lazy Db Ln
E Deer Flat Rd
N Meridian Rd
E Profile Dr
LEGEND
SUBJECT PROPERTY
KUNA_SOIL
SOIL_NAME
Colthorp silt loam
Elijah silt loam
Jenness fine sandy loam
Power silt loam
Purdam silt loam
Miles
0
0.125
0.25
0.5
MLB

Lugarno Terra North

CityofKuna
Planning& Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	20-12-S, 20-20-DR
Project name	Lugarno Terra NORTH
Date Received	10.07.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☒ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☒ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

Contact/Applicant Information

Owners of Record: Select Development & Contracting, LLC
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Applicant (Developer): Randy Fullmer
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Engineer/Representative: Billy Edwards
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-921-5531
E-Mail: wedwards@selectdev.com
Fax #: 208-898-9527

Subject Property Information

Site Address: 2075 East Rodeo Lane Kuna, ID 83634
Site Location (Cross Streets): 4 Parcels Directly North of the Original Lugarno Terra Subdivision off East Deer Flat Road
Parcel Number (s): R7534260375, R7534260500, R7534260218, R7534260156
Section, Township, Range: 2N1E18
Property size : 38.5 Acres
Current land use: Agricultural
Proposed land use: Single Family Residential
Current zoning district: R-4
Proposed zoning district: R-4

Project Description

Project / subdivision name: Lugarno Terra North Subdivision

General description of proposed project / request: Single Family Subdivision on 38.5 Acres - 133 Buildable Lots
20 Common Lots - Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

Type of use proposed (check all that apply):

- [X] Residential R-4
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):
Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

Residential Project Summary (if applicable)

Are there existing buildings? [ ] Yes [X] No

Please describe the existing buildings:

Any existing buildings to remain? [ ] Yes [ ] No

Number of residential units: Number of building lots: 133

Number of common and/or other lots: 20

Type of dwellings proposed:

- [X] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s): Minimum 1,800SF with Homes Averaging 2,500SF

Gross density (DU/acre-total property): 3.45 / Acre Net density (DU/acre-excluding roads): 4.2 / Acre

Percentage of open space provided: 8.13% Acreage of open space: 3.13 Acres

Type of open space provided (i.e. landscaping, public, common, etc.): Public Common Area

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

Total number of employees: Max. number of employees at one time:

Number and ages of students/children: Seating capacity:

Fencing type, size & location (proposed or existing to remain):

Proposed Parking:
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Date: 10.07.2020

LUGARNO TERRA NORTH



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



PICTURE #6



PICTURE #7



PICTURE #8



PICTURE #9



PICTURE #10



PICTURE #11



PICTURE #12



PICTURE #13



PICTURE #14



PICTURE #15



PICTURE #16



PICTURE #17



PICTURE #18



PICTURE #19



PICTURE #20



PICTURE #21



PICTURE #22



PICTURE #23



PICTURE #24



PICTURE #25



PICTURE #26



PICTURE #27



PICTURE #28



PICTURE #29



PICTURE #30



PICTURE #31



PICTURE #32

Lugarno Terra North

City of Kuna
Planning & Zoning
Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

Preliminary Plat Checklist

Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project Name: Lugarno Terra North **Applicant:** Billy Edwards

All applications are required to contain on copy of the following:

Applicant (√)	Description	Staff (√)
☒	**Electronic copy of all required submittal items.**	☐
☒	**Completed and signed Commission & Council Review Application.**	☐
☒	**Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.**	☐
☒	**Homeowner's maintenance agreement for the care of landscaped common areas.**	☐
☒	**Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.**	☐
☒	**Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).**	☐
☒	**Letter of intent indicating reasons and details for preliminary plat.**	☐
☒	**Commitment of Property Posting form signed by the applicant/agent.**	☐
☒	**If preliminary plat includes 100 lots or more, please submit a traffic impact study.**	☐
☒	**A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.**	☐
☒	**Phasing Plan**	☐
☒	**Landscape plan for subdivision entrances, buffers, common areas, etc.**	☐
☒	**Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).**	☐
☒	**8 1/2 x 11 proposed preliminary plat.**	☐
☒	**Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat:** ◊ **Topography at two-foot (2') intervals** ◊ **Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses.** ◊ **Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.** ◊ **Easements/common space: utility easements, parks, community spaces** ◊ **Lots: layout and dimensions of lots** ◊ **Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.**	☐

*NOTE: One copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a public hearing be set) until staff has received **all required information**. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*

Lugarno Terra North

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: Lugarno Terra NORTH 20-12-S

CROSS REF.: 20-20-DR

FILES:

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

►Multi- family dwellings (3 or more)
►Commercial
►Industrial
►Institutional
►Office
►Common Area
►Subdivision Signage
►Proposed Conversions
►Proposed changes in land use and/or building use or exterior remodeling
►Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
X	Date of pre- application meeting : _____ *If determined applicable. Note: Pre-Applications are valid for a period of three (3) months.*	☐
X	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
X	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
X	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
X	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
X	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

[X] Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* [ ]

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN REDUCTIONS

[N/A] Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. [ ]

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
[X]	North Arrow	[ ]
[X]	To scale drawings	[ ]
[X]	Property lines	[ ]
[X]	Name of "Plan Preparer" with contact information	[ ]
[X]	Name of project and date	[ ]
[ ]	Existing structures, identify those which are to be relocated or removed	[ ]
[X]	On-site and adjoining streets, alleys, private drives and rights-of-way	[ ]
[X]	Drainage location and method of on-site retention / detention	[ ]
[ ]	Location of public restrooms	[ ]
[X]	Existing / proposed utility service and any above-ground utility structures and their location	[ ]
[X]	Location and width of easements, canals and drainage ditches	[ ]
[ ]	Location and dimension of off-street parking	[ ]
[ ]	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	[ ]
[ ]	Trash storage areas and exterior mechanical equipment, with proposed method of screening	[ ]
[X]	Sign locations *(a separate sign application must be submitted with this application)*	[ ]
[ ]	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	[ ]
[X]	Locations and uses of ALL open spaces	[ ]
[ ]	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	[ ]
[X]	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	[ ]
[X]	Locations of subdivision lines *(if applicable)*	[ ]
[X]	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	[ ]
[X]	Location of walls and fences and indication of their height and material of construction	[ ]
[ ]	Roofline and foundation plan of building, location on the site	[ ]
[X]	Location and designations of all sidewalks	[ ]
[X]	Location and designation of all rights-of-way and property lines	[ ]

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
X	North Arrow	☐
X	To scale drawings	☐
X	Boundaries, property lines and dimensions	☐
X	Name of "Plan Preparer" with contact information	☐
X	Name of project and date	☐
X	Type and location of all plant materials and other ground covers. *Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.*	☐
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	☐
X	Method of irrigation *Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.*	☐
X	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
X	Sign locations *Note: A separate sign application must be submitted with this application*	☐
X	Locations and uses for open spaces	☐
X	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
X	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
X	Location and designations of all sidewalks	☐
X	Clearly identify pressurized irrigation lines and underground water storage	☐
X	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
☐	Detailed elevation plans of each side of any proposed building(s) or additions(s) *Note: Four (4) elevations to include all sides of development and must be in color*	☐
☐	Identify the elevations as to north, south, east, and west orientation	☐
☐	Colored copies of all proposed building materials and indication where each material and color application is to be located *Note: Submit as 11"x17" reductions*	☐
☐	Screening/treatment of mechanical equipment	☐
☐	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	☐
☐	Detailed elevation plans showing the materials to be used in construction of trash enclosures	☐

Lighting Plan

Applicant Use		Staff Use
☐	Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☐	Types and wattage of all light fixtures *Note: The City encourages use of "dark sky" lighting fixtures*	☐
☐	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Select Development & Contracting, LLC Phone: 208-288-0700

☒ Owner ☐ Representative Fax/Email: wedwards@selectdev.com

Applicant's Address: PO Box 1030

Meridian, Idaho Zip: 83680

Owner: _____ Phone: _____

Owner's Address: _____ Email: _____

_____ Zip: _____

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____

_____ Zip: _____

Address of Property: 2075 East Rodeo Lane

Kuna, Idaho Zip: 83634

Distance from Major Cross Street: 1/4 Mile from Meridian Road and East Deer Flat Road Street Name(s): _____

Please check the box that reflects the intent of the application

☐ **BUILDING DESIGN REVIEW**
☒ **SUBDIVISION / COMMON AREA LANDSCAPE**
☐ **DESIGN REVIEW MODIFICATION**
☐ **STAFF LEVEL APPLICATION**

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Common Area Landscape for expansion of existing Lugarno Terra Subdivision

1. Dimension of Property: 38.5 Acres
2. Current Land Use(s): Single Family Residential Subdivision
3. What are the land uses of the adjoining properties?
   - North: Agricultural
   - South: Existing Lugarno Terra Subdivision - Single Family Residential
   - East: Agricultural
   - West: Single Family Homes
4. Is the project intended to be phased, if so what is the phasing time period? 2 Phases

   Please explain: Phase 1 to Start/Finish 2021 - Phase to Start/Finish TBD based on Economy

5. The number and use(s) of all structures: 20 Common Lots and 133 Buildable Lots

6. Building heights: _____ Number of stories: _____

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? _____

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

	MATERIAL		COLOR
Roof:		/	

Walls: (State percentage of wall coverage fro each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application:		/	
% EIFS: *(Exterior Insulation Finish System)*		/	
% Masonry:		/	
% Face Block:		/	
% Stucco:		/	
& other material(s):		/	
List all other materials:			
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*		/	
Soffits and fascia material:		/	
Trim, etc.:		/	
Other:		/	

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property? Misc Farmland Irrigation Ditches

If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

Subdivision Perimeter and Separating Common Lots & Single Family Lots

Type: 6' Tall Vinyl Fence - Color to Match Existing Lugarno Terra Fence

Size: 6'-0" Tall

Location: Subdivision Perimeter and Separating Common Lots & Single Family Lots

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

Underground Seepage Beds

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

Only Landscape within ROW is along Main Road into the Development - 15'6" Wide

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

Existing trees on South portion of the property are partially dead and will be removed

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant _____Date 10.07.2020

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

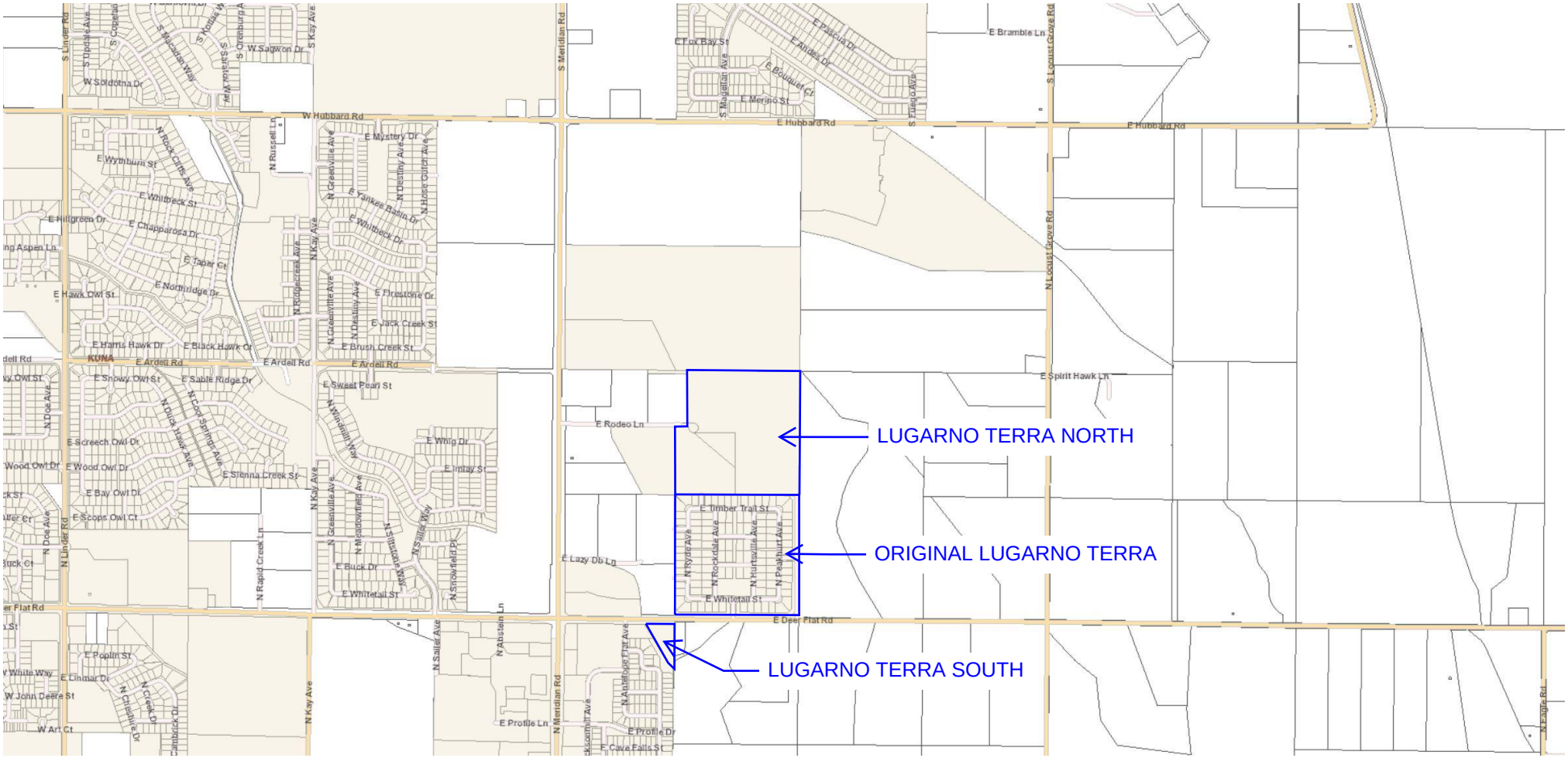
_____

_____

SELECT DEVELOPMENT

LUGARNO
TERRA

KUNA, IDAHO



LUGARNO TERRA NORTH and SOUTH EXPANSIONS

Master Declaration of Covenants, Conditions, Restrictions and Easements for Lugarno Terra Subdivision

Select Development and Contracting LLC
2501 E. State Ave., Suite 210
PO Box 1030
Meridian, Idaho 83680
208-288-0700

ARTICLE 5. RIGHTS TO COMMON AREAS

5.1 Use of Common Area; Delegation of Use. Every Owner shall have a right to use the Common Area subject to the following provisions:

5.1.1 The right of the Association to levy and increase Assessments for the construction, protection, maintenance, repair, management and operation of Improvements on the Common Area, including the right to Special Assessments;

5.1.2 The right of the Association to suspend the voting rights and rights of use, or interest in, the Common Area by an Owner for any period during which any Assessment or charge against such Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules;

5.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other Person for such purposes and subject to such conditions as may be permitted by the Project Documents; provided however, that no such dedication or transfer shall be effective without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association;

5.1.4 The right of the Association to prohibit the construction of Improvements on all Common Areas;

5.1.5 The Common Area cannot be mortgaged or conveyed without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association.

5.2 Delegation of Right to Use. Any Owner may delegate, in accordance with the Project Documents, such Owner's right of enjoyment to the Common Area to the members of such Owner's family residing on such Lot, the tenants residing reside on such Lot or to such Owner's contract purchasers who reside on such Owner's Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

5.3 Damages. Each Owner shall be fully liable for any damage to any Common Area that may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's contract purchasers or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Lot and may be collected as provided herein for the collection of other Assessments.

5.4 Association's Responsibility. The Association shall maintain and keep the Common Area in good repair, such maintenance to be funded as provided in this Declaration. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, fencing installed by Grantor along perimeter portions of the Property and other Improvements situated within the Common Area.

Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the north line of said Lot 2, a distance of 1234.19 feet to the **POINT OF BEGINNING**;

Thence coincident with said north line of Lot 2 the following 3 (three) courses:

Continuing South 89°28'11" East, coincident with the north line of said Lot 2, a distance of 129.82 feet to a 1/2 inch rebar/no cap and the beginning of a tangent curve to the right;

Southeasterly, coincident with said curve to the right, a distance of 31.42 feet, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 28.28 feet to a 1/2 inch rebar/no cap and the beginning of a reverse curve to the left;

Southeasterly, coincident with said curve to the left, a distance of 78.54 feet, with a radius of 50.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 70.71 feet to a 1/2 inch rebar/no cap;

Thence leaving said north line, South 49°55'50" East, 576.35 feet to the east line of said Lot 2;

Thence South 00°15'04" West, coincident with said east line, 293.77 feet to the southeast corner of said Lot 2 and the south line of the NE1/4 SW1/4 of said Section 18;

Thence North 89°39'42" West, coincident with the south line of said Lot 2 and said NE1/4 SW1/4, a distance of 640.95 feet to the SW1/16 corner of said Section 18, marked by a 5/8 inch rebar/cap PE-LS 3260;

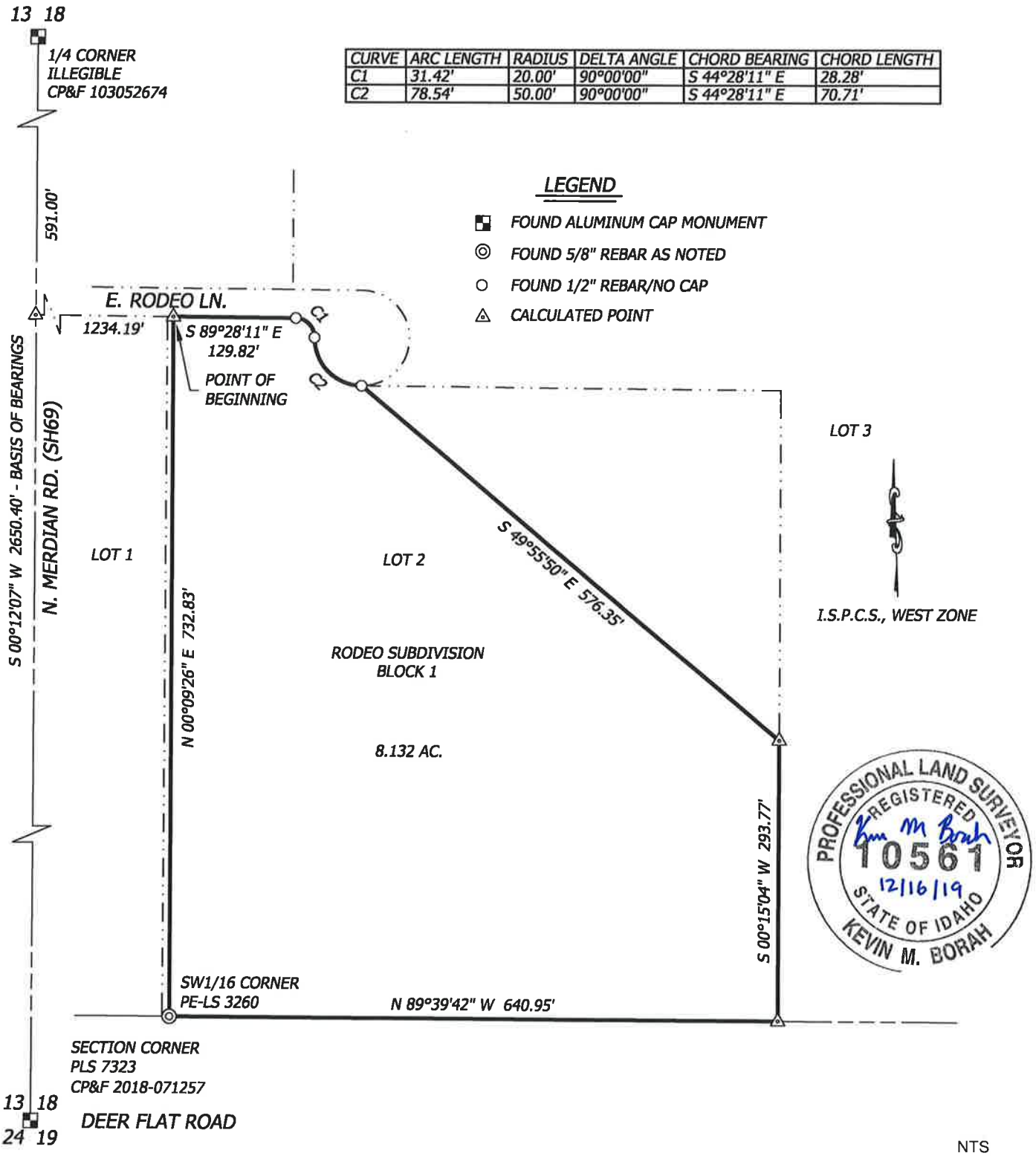
Thence North 00°09'26" East, 732.83 feet to the **POINT OF BEGINNING**.

The above described parcel contains 8.132 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.


PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
STATE OF IDAHO
KEVIN M. BORAH
12/16/19

EXHIBIT FOR LEGAL DESCRIPTION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S 44°28'11" E	28.28'
C2	78.54'	50.00'	90°00'00"	S 44°28'11" E	70.71'

PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	OWNER/DEVELOPER: SELECT DEVELOPMENT & CONTRACTING, LLC DATE: 12/2019	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19103-EX PROJECT# 19103 SHEET 1 OF 1

Map Check Tue Jun 11 11:21:22 2019
Hansen
19033
Operator KB Project Golden to Select Legal

Date 6-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1326	671843.535	2455067.242	
1326-1313	S 89°28'11" E	129.816	1313	671842.334	2455197.053	
CURVE	A=31.416	DELTA=90°00'00"	T=20.000	EXT=8.284		
1313-1311	S 44°28'11" E	28.284	1311	671822.150	2455216.867	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
CURVE	A=78.540	DELTA=90°00'00"	T=50.000	EXT=20.711		
1311-1309	S 44°28'11" E	70.711	1309	671771.689	2455266.402	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
1309-1308	S 49°55'50" E	576.347	1308	671400.687	2455707.460	
1308-1307	S 00°15'04" W	293.767	1307	671106.922	2455706.173	
1307-1319	N 89°39'42" W	640.951	1319	671110.706	2455065.233	
1319-1326	N 00°09'26" E	732.832	1326	671843.535	2455067.242	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 2483668104606.5 Total Distance Traversed> 2483.668
354219 Sq. Ft.
8.13 Ac.

KB 12/12/19

DS 12/13/19

Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Rodeo Subdivision, also being the CS1/16 corner of said Section 18, marked by an aluminum cap, from which the C1/4 corner of said Section 18, marked by a brass cap, bears North 00°15'04" East, 1320.00;

Thence North 89°39'42" West, coincident with the south line of said Rodeo Subdivision, 684.72 feet to the southeast corner of said Lot 2;

Thence North 00°15'04" East, coincident with the east line of said Lot 2, a distance of 293.77 feet to the **POINT OF BEGINNING**;

Thence leaving said east line of Lot 2, North 49°55'50" West, 576.35 feet to a point of curvature on the north line of said Lot 2, marked by a 1/2 inch rebar/no cap;

Thence South 89°28'11" East, coincident with the north line of said Lot 2, 442.69 feet to the northeast corner of said Lot 2, marked by a 1/2 inch rebar/no cap;

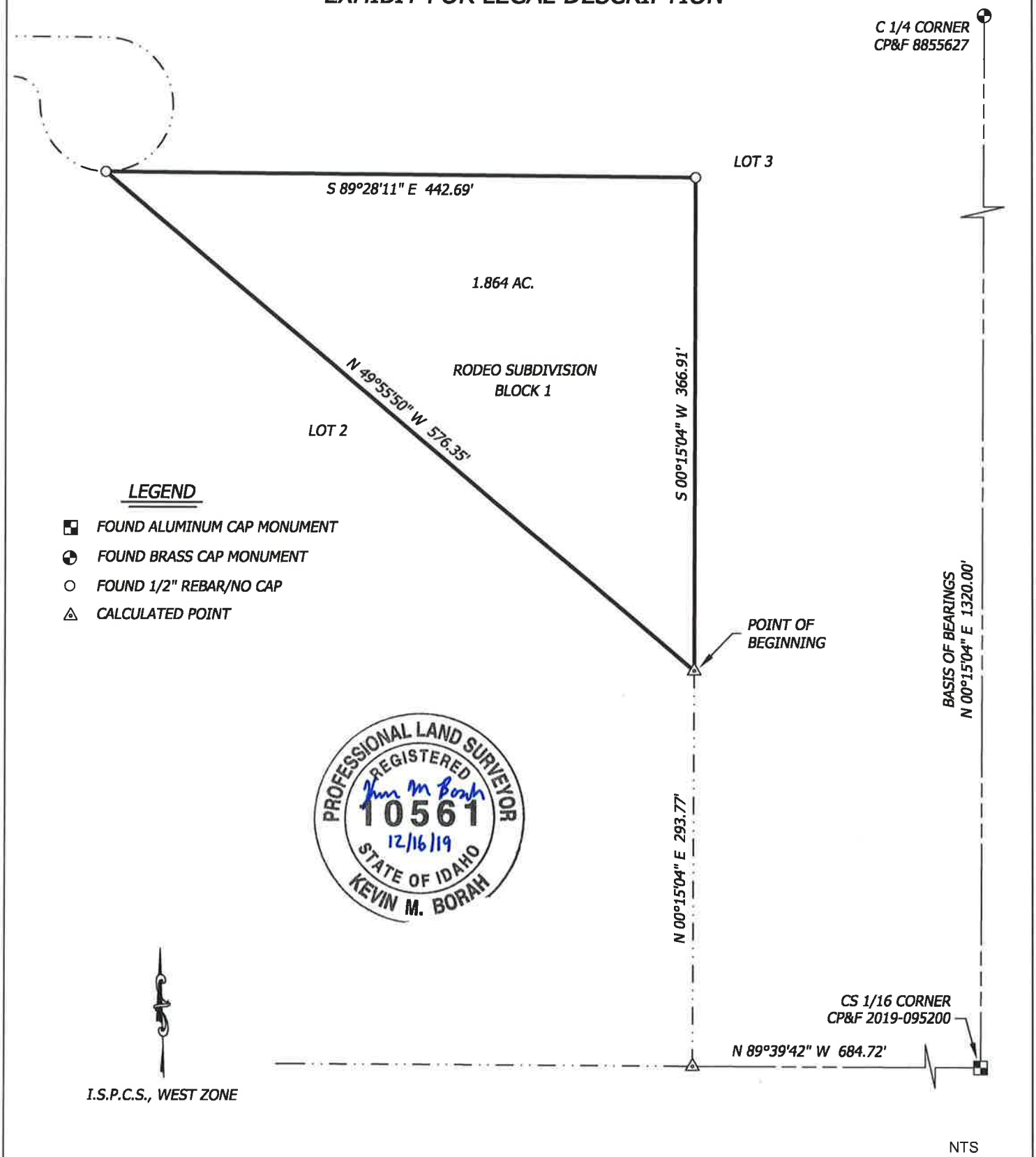
Thence South 00°15'04" West, coincident with the east line of said Lot 2, 366.91 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.864 acres, more or less.

BASIS OF BEARING for this description is North 00°15'04" East between the CS1/16 corner and the C1/4 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION



NTS

PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	**OWNER/DEVELOPER:** SELECT DEVELOPMENT & CONTRACTING, LLC **DATE:** 12/2019	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	**DWG #** 19103-EX **PROJECT#** 19103 **SHEET** 1 OF 1

Map Check
19102

Thu Dec 12 08:40:56 2019

Operator	KB	Project	Triangle Parcel
Date	12-2019	Time	

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1000	671400.687	2455707.460	
1000-1001	N 49°55'50" W	576.347	1001	671771.689	2455266.402	
1001-1002	S 89°28'11" E	442.685	1002	671767.592	2455709.068	
1002-1000	S 00°15'04" W	366.909	1000	671400.687	2455707.460	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1385940709996.0 Total Distance Traversed> 1385.941
81212 Sq. Ft.
1.864 Ac.

✓ KB 12/12/19

✓ DS 12/13/19

Sawtooth Land Surveying, LLC

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F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 3, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records and a portion of the NE1/4 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the C1/4 corner of said Section 18, marked by a brass, from which the CS1/16 corner of said Section 18, marked by an aluminum cap, bears South 00°15'04" West, 1320.00 feet;

Thence South 00°15'04" West, coincident with the east line of said Lot 3 and said NE1/4 SW1/4, a distance of 1320.00 feet to the CS1/16 corner of said Section 18, marked by an aluminum cap;

Thence North 89°39'42" West, coincident with the south line of said Lot 3 and said NE1/4 SW1/4, a distance of 684.72 feet to the southwest corner of said Lot 3;

Thence coincident with the westerly line of said Lot 3 the following 3 (three) courses:

North 00°15'04" East, 660.68 feet to a 1/2 inch rebar/no cap;

North 89°28'11" West, 442.69 feet to a 1/2 inch rebar/no cap and the beginning of a non-tangent curve to the left;

Northerly, 157.08 feet along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 180°00'00", subtended by a chord bearing North 00°31'49" East, 100.00 feet;

Thence leaving said westerly line of Lot 3, North 89°28'11" West, 73.30 feet to a 1/2 inch rebar/cap PLS 14221;

Thence North 00°12'32" East, 561.06 feet to the north line of said NE1/4 SW1/4;

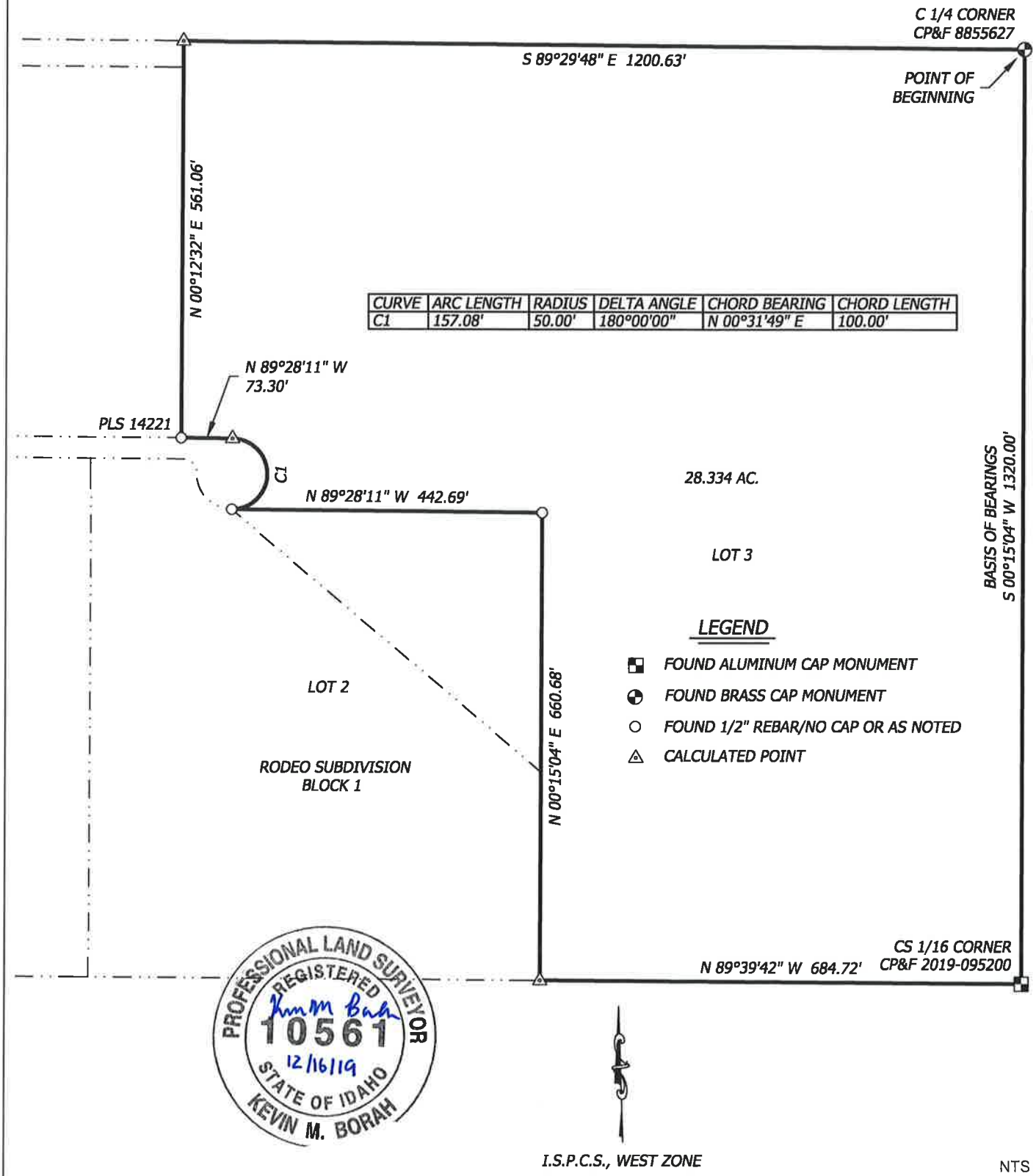
Thence South 89°29'48" East, coincident with said north line, 1200.63 feet to the **POINT OF BEGINNING**.

The above described parcel contains 28.334 acres, more or less.

BASIS OF BEARING for this description is South 00°15'04" West between the C1/4 corner and the CS1/16 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.08'	50.00'	180°00'00"	N 00°31'49" E	100.00'

PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	OWNER/DEVELOPER: SELECT DEVELOPMENT & CONTRACTING, LLC DATE: 12/2019	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19103-EX PROJECT# 19103 SHEET 1 OF 1

Map Check
19102

Thu Dec 12 08:44:33 2019

Operator	KB	Project	28+ Acre Parcel
Date	12-2019	Time	

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1003	671102.881	2456390.881	
1003-1004	N 89°39'42" W	684.720	1004	671106.922	2455706.173	
1004-1002	N 00°15'04" E	660.676	1002	671767.592	2455709.068	
1002-1001	N 89°28'11" W	442.685	1001	671771.689	2455266.402	
CURVE	A=157.080	DELTA=180°00'00"		T=0.000	EXT=0.000	
1001-1006	N 00°31'49" E	100.000	1006	671871.685	2455267.327	
RADIUS POINT		50.000	1005	671821.687	2455266.864	
1006-1007	N 89°28'11" W	73.299	1007	671872.363	2455194.031	
1007-1008	N 00°12'32" E	561.058	1008	672433.418	2455196.078	
1008-1009	S 89°29'48" E	1200.634	1009	672422.872	2456396.666	
1009-1003	S 00°15'04" W	1320.004	1003	671102.881	2456390.881	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 5100156740976.3 Total Distance Traversed> 5100.157
1234223 Sq. Ft.
28.334 Ac.

KB 12/12/19

DS 12/13/19

Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 1, Block 2, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, also known as E. Rodeo Lane, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the south line of said Lot 1, a distance of 1360.87 feet to the **POINT OF BEGINNING**;

Thence North 00°12'32" East, 30.00 feet to the north line of said Lot 1, marked by a 1/2" rebar/cap PLS 14221;

Thence coincident with the boundary line of said Lot 1, the following four (4) courses;

South 89°28'11" East, 73.30 feet to the beginning of a tangent curve to the right;

235.62 feet along the arc of said curve to the right, with a radius of 50.00 feet, a central angle of 270°00'00", subtended by a chord bearing South 45°31'49" West, 70.71 feet to the beginning of a reverse curve to the left, marked by a 1/2" rebar/no cap;

Northwesterly, 31.42 feet along the arc of said curve to the left, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing North 44°28'11" West, 28.28 feet, marked by a 1/2" rebar/no cap;

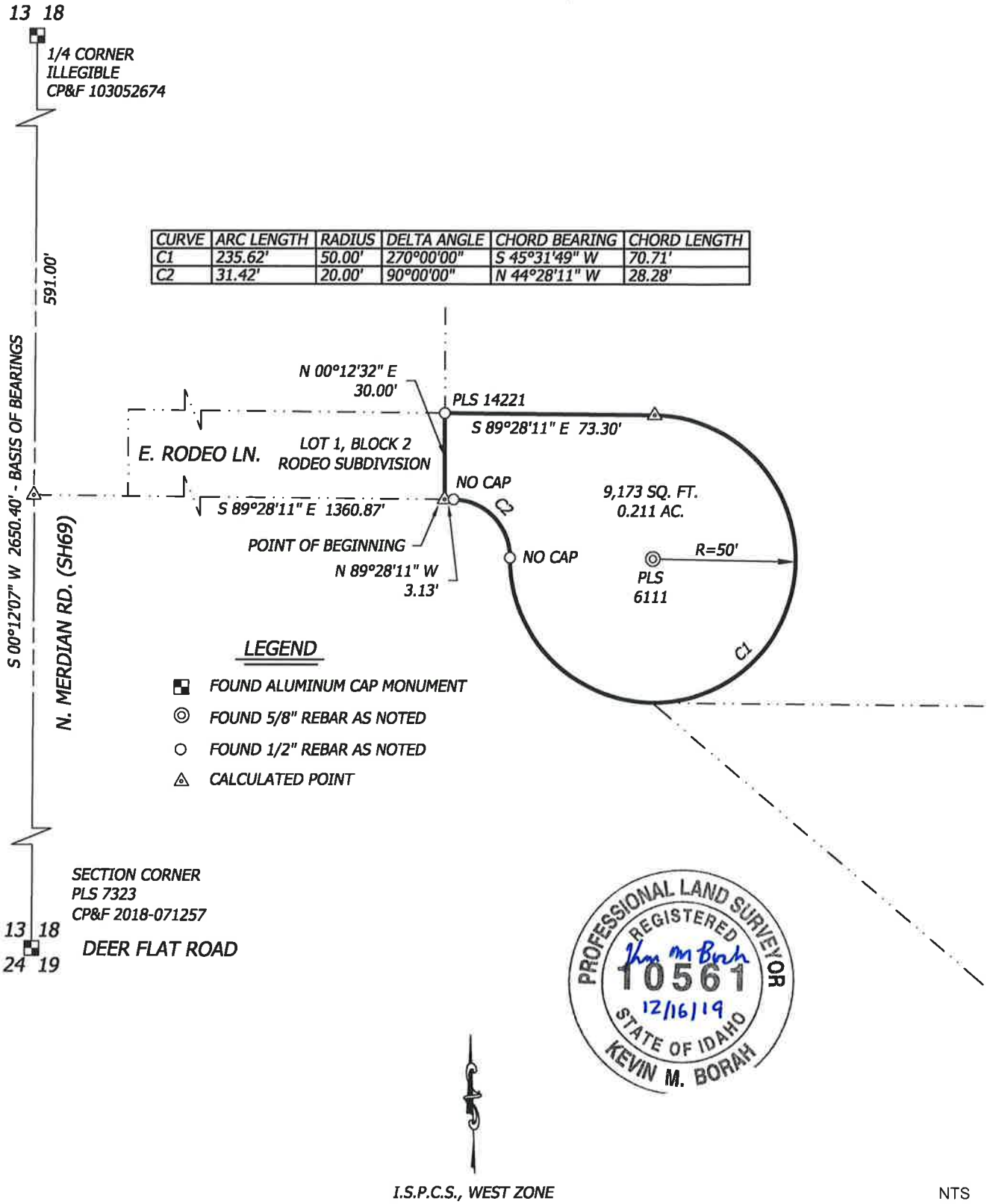
North 89°28'11" West, 3.13 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.211 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	235.62'	50.00'	270°00'00"	S 45°31'49" W	70.71'
C2	31.42'	20.00'	90°00'00"	N 44°28'11" W	28.28'

PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

I.S.P.C.S., WEST ZONE

NTS

PROJECT:	OWNER/DEVELOPER:		DWG #
LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	SELECT DEVELOPMENT & CONTRACTING, LLC	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105	19103-EX
			PROJECT# 19103
	DATE: 12/2019	SAWTOOTH Land Surveying, LLC WWW.SAWTOOTHLS.COM	SHEET 1 OF 1

Map Check Mon Jun 3 08:17:10 2019
Hansen
19033
Operator KB Project CUL DE SAC
Date 5-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1303	671842.363	2455193.922	
1303-1302	N 00°12'32" E	30.000	1302	671872.363	2455194.031	
1302-1324	S 89°28'11" E	73.299	1324	671871.685	2455267.327	
CURVE	A=235.619	DELTA=270°00'00"	T=50.000	EXT=-120.711		
1324-1311	S 45°31'49" W	70.711	1311	671822.150	2455216.867	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
CURVE	A=31.416	DELTA=90°00'00"	T=20.000	EXT=8.284		
1311-1313	N 44°28'11" W	28.284	1313	671842.334	2455197.053	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
1313-1303	N 89°28'11" W	3.131	1303	671842.363	2455193.922	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 373465760520.4 Total Distance Traversed> 373.466
9173 Sq. Ft.
0.21 Ac.

KB 12/11/19

DS 12/13/19

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, RANDY FULCMER , MANAGER / SELECT DEVELOPMENT AND CONTRACTING, LLC
Name **Address**
1034 E. RADIANT RIDGE DR. MERIDIAN, ID 83642
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to WILLIAMS EDWARDS 2501 E STATE AVE, SUITE 210 MERIDIAN, ID 83642 Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 6th day of OCTOBER, 2020

Signature

Subscribed and sworn to before me the day and year first above written.

Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 LISA BATT
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-017405
03/05/2019 03:57 PM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)** Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)** Date: **March 05, 2019**

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LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE
NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE
NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: **R7534260218; R7534260350**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Sandstone Farms LLC, an Idaho limited liability company

By: _____
Name: Kathleen Hansen
Title: Member

By: _____
Name: Larry Hansen
Title: Member

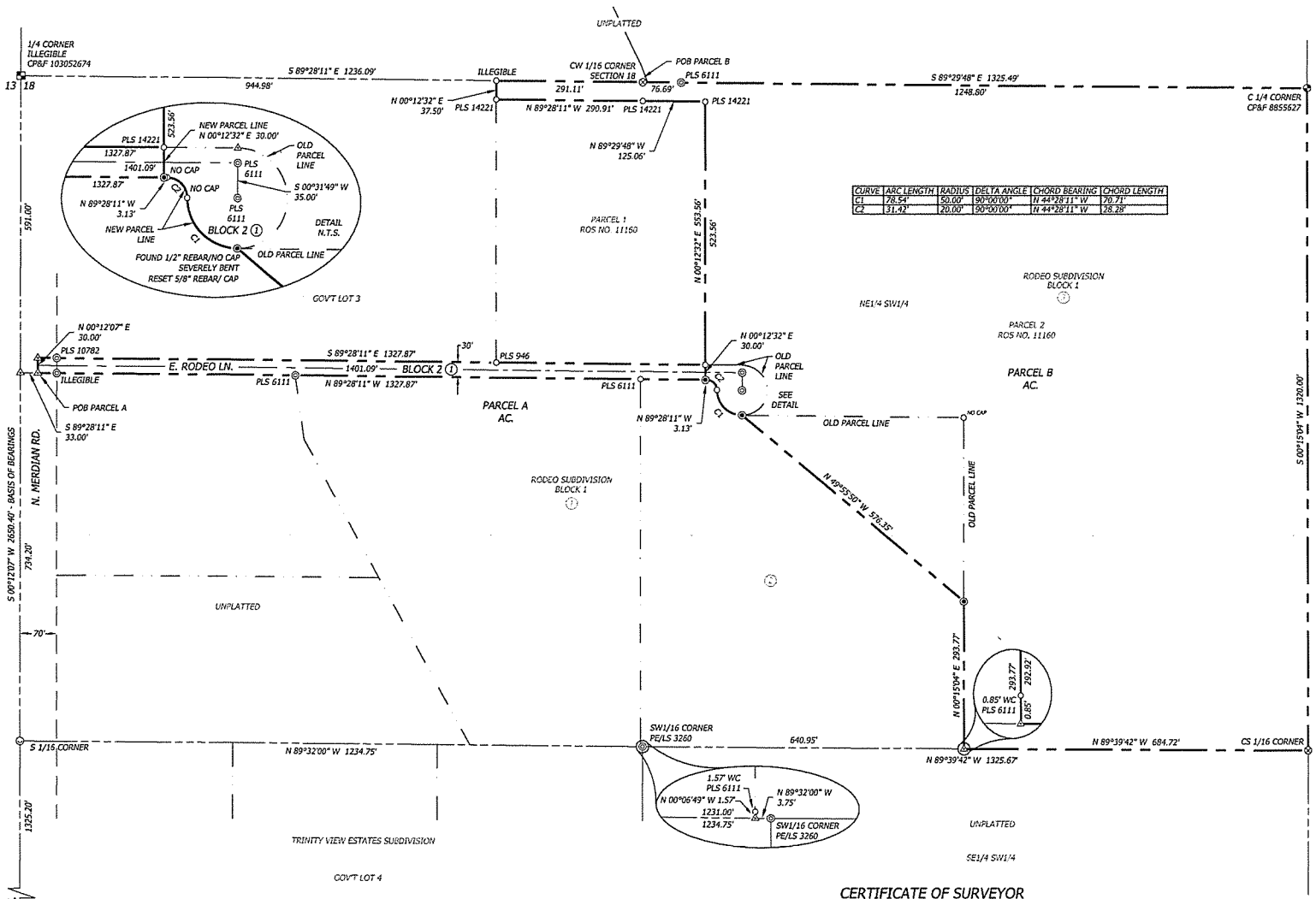
STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 3/5/19 by Kathleen Hansen ~~adn~~ and Larry Hansen asMembers of Sandstone Farms LLC, an Idaho limited liability company.

_____
Signature of Notary Public
My Commission Expires: 9/29/23

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

RECORD OF SURVEY - PROPERTY LINE ADJUSTMENT FOR LARRY HANSEN
A PORTION OF THE N1/2 SW1/4 OF SECTION 18, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO
2019



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	90°00'00"	N 44°28'11" W	70.71'
C2	31.42'	20.00'	90°00'00"	N 44°28'11" W	28.28'

LEGEND

- LINE SURVEYED
- EXISTING DEED OR LOT LINE
- LOT LINE
- CENTERLINE
- RIGHT OF WAY
- SECTIONAL LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL/MAG NAIL
- FOUND 1" IRON PIPE
- SET 5/8" REBAR/CAP PLS 10561
- CALCULATED POINT
- POB — POINT OF BEGINNING
- WC — WITNESS CORNER
- (1) — LOT NUMBER RODEO SUBDIVISION

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO._____.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, AT____MINUTES PAST____O'CLOCK _.M., THIS_____DAY OF _____, IN THE YEAR _____.

_____
DEPUTY EX-OFFICIO RECORDER

FEE: $

REFERENCES:

R1) RODEO SUBDIVISION, BOOK 72, PAGE 7413
R2) TRINITY VIEW ESTATES SUBDIVISION, BOOK 64, PAGE 6467
R3) RECORD OF SURVEY 226 INST. NO. 8118296
R4) RECORD OF SURVEY 1336 INST. NO. 8855922
R5) RECORD OF SURVEY 7118 INST. NO. 105167394
R6) RECORD OF SURVEY 7453 INST. NO. 106105410
R7) RECORD OF SURVEY 11160 INST. NO. 2017116829

CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

_____
KEVIN M. BORAH, P.L.S. 10561

PROFESSIONAL LAND SURVEYOR REGISTERED 10561 STATE OF IDAHO KEVIN M. BORAH

SURVEY INDEX NO. 211-18-3-0-0-00-00

SAWTOOTH Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 1	2/2019	KB		19033	19033-PBA

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-094145
09/30/2019 03:33 PM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3164753 **(DS)** Date: **September 19, 2019**

For Value Received, **Jane C. Golden, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

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LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
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**1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE
NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.**

APN: **R7534260155**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Jane C. Golden
Jane C. Golden

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 9/30/19 by Jane C. Golden.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

Signature of Notary Public
My Commission Expires: 9/29/23

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=7 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-094146
09/30/2019 03:33 PM
$28.00

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

RELEASE AGREEMENT
Release from Maintenance Obligations
East Rodeo Lane

This Release Agreement (this "**Agreement**") is dated effective as of the date that this Agreement is recorded in the real property records of Ada County, Idaho (the "**Effective Date**") and made by and between Jane C. Golden, a single person ("**Golden**") for the benefit of Select Development Contracting LLC, an Idaho limited liability company ("**Select**").

RECITALS

A. Golden owns that certain parcel of real property legally described on Exhibit A, attached hereto (the "**Golden Parcel**").

B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the "**Select Parcel**").

C. The Golden Parcel and the Select Parcel are (or may be) subject to the following road maintenance agreements related to the maintenance of the private road commonly known as "E. Rodeo Lane" (collectively, the "**Road Maintenance Agreements**"):

   a. That certain Road Maintenance Agreement recorded in the real property records of Ada County, Idaho on May 14, 2014 as Instrument No. 114036805; and
   b. That certain Road Maintenance and Easement Agreement recorded in the real property records of Ada County, Idaho on December 17, 2017 as Instrument No. 2017-120895.

D. Pursuant to the Road Maintenance Agreements, the Golden Parcel and the Select Parcel are collectively obligated to pay a share of the costs for the maintenance, care, upkeep and improvement of E. Rodeo Lane.

E. Concurrently with this Agreement, Golden has sold the Select Parcel to Select and Golden is retaining ownership of the Golden Parcel.

F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

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B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the "**Select Parcel**").

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F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals above (which are incorporated herein by this reference), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. Golden hereby forever releases and discharges Select and the Select Parcel from any obligations of any kind under the Road Maintenance Agreements.

2. If Select or the Select Parcel have any obligations under the Road Maintenance Agreements (or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane) to any third party, then Golden will timely, properly and fully perform such obligations.

3. Golden agrees to indemnify, defend and hold Select and the Select Parcel harmless from any claims, damages, losses or expenses of any kind whatsoever (including attorneys' fees) that relate to the Road Maintenance Agreements or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane.

4. If any party commences any action or proceeding against the other in order to enforce the provisions of this Agreement, or to recover damages as the result of the actual or alleged breach of any of the provisions of this Agreement, then prevailing party therein will be entitled to recover all reasonable costs incurred in connection therewith, as the case may be, including reasonable attorneys' fees and costs (including, if applicable, such fees and costs of any appeal).

5. Golden's obligations under this Agreement will be binding on Golden and Golden's successors and assigns, will run with the Golden Parcel, will be indivisible from the Golden Parcel, and will be binding on any person or entity that acquires any legal, equitable or other interest in the Golden Parcel. If Golden transfers fee simple title to the Golden Parcel, or any portion thereof, to any person or entity, then the successor in fee simple to the Property will be "Golden" under this Agreement with respect to the property transferred. This Agreement will run to the benefit of Select and its successors and assigns, including any future owner(s) of the Select Parcel.

6. This Agreement shall be recorded in the real property records of Ada County, Idaho. This Agreement may be modified only by a written instrument executed by the then current fee simple owners of the Golden Parcel and the Select Parcel, which instrument will be effective when it is recorded in the real property records of Ada County, Idaho.

[end of text; counterpart signature pages follow]

COUNTERPART SIGNATURE PAGE

DATED effective as of the Effective Date.

"Golden" Jane C. Golden

Jane C. Golden

STATE OF IDAHO)
) ss.
County of Ada)

This record was signed before me on 9/30/19 by Jane C. Golden.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

Notary Signature

COUNTERPART SIGNATURE PAGE

DATED effective as of the Effective Date.

"Select" SELECT DEVELOPMENT AND CONTRACTING LLC, an Idaho limited liability company

By: _____
Randy L. Fullmer, Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was signed before me on 9/30/19 by Randy L. Fullmer as a Member of Select Development and Contracting LLC.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

_____
Notary Signature

EXHIBIT A

LEGAL DESCRIPTION OF THE GOLDEN PARCEL

PARCEL I:

LOT 1 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A TRACT OF LAND BEING A PORTION OF LOT *2* AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP *2* NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2
N 00°01'11" E, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT *2*
S 89°41'42" E, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE .AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 28.28 FEET TO A FOUND 1/211 REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42 11 E, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE
S 50°10'48" E, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE
S 50°10'48" E, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
S 00°01'11" W, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3;
THENCE ALONG SAID SOUTHERLY LINE
N 89°50'01" W, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2
N 89°50'01" W, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BASIS OF BEARING for this description is South 89°41'50" East between an aluminum cap monument marking the W 1/4 corner of Section 18 and a 1" diameter iron pipe marking the CW 1/16 corner of Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the N1/2 of the SW 1/4, of Section 18, and Lot 3, Block 1, Rodeo Subdivision, as shown on file in Book 72 of Plats at Page 7413, Records of Ada County, T. 2 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a brass cap marking the C 1/4 corner of said Section 18;

Thence South 0°01'25" West, coincident with the easterly boundary of the NE 1/4 of the SW 1/4 of said Section 18, also being the easterly boundary of lot 3, Block 1, of said Rodeo Subdivision, 1320.00 feet to a 1" diameter iron pipe marking the CS 1/16 corner of said Section 18;

Thence North 88°49'40" West, coincident with the southerly boundary of said NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 659.42 feet to the POINT OF BEGINNING;

Thence North 89°49'40" West, coincident with said southerly boundary of the NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 25.30 feet to a 1/2" rebar PLS 6111;

Thence North 0°01'22" East coincident with the common boundary of Lot 2 and Lot 3, Block 1, of said Rodeo Subdivision, 293.01 feet;

Thence South 50°10'43" East 32.93 feet;

Thence South 0°01'22" West, 272.00 feet to the POINT OF BEGINNNG.

Also excepting therefrom:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
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NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE,
SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE
NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION OF THE SELECT PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

SELECT DEVELOPMENT

Mr. Jace Hellman
Planning & Zoning Department, City of Kuna
751 West 4th Street
Kuna, ID 83634

07 October 2020

RE: Lugarno Terra Subdivision Expansion
NORTH

Dear Mr. Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept applications for Preliminary Plat and Design Review for 38.5 acres of property directly north of the existing Lugarno Terra subdivision noted as (see attached site map):

Overview of proposed projects:

North Expansion – Lugarno Terra Subdivision

- The Lugarno Terra Subdivision North Expansion will include 133 single family residential lots ranging in size from ±5,612SF to ±13,100SF. Density per acre is 3.4 residential units per acre.
- Project will be constructed in two Phases, North and South phases.
- Amenities will include central park area, shelter w/grill in main park area, walking paths w/benches providing connectivity throughout, playground, and tennis/pickleball court.
- Common/Open Space area totaling 3.13 acres.
- Large Landscape Buffer along future South Stroebel Road and East Ardell Road.
- Dedicated Landscape areas mingled throughout subdivision to soften road intersections that represent 13.8% of total project.
- Applicant will work with a select group of quality residential builders to insure quality construction and variation of construction.
- Home prices will average $475,000.
- Strong CC&R's to insure the Lugarno Terra sub is well maintained.
- South Stroebel Road will be constructed the entire length of the east boundary of the Sub with the development of this project.
- Proposing full access from both existing Lugarno Terra Subdivision and South Stroebel Road in accordance with ACHD standards.
- Vinyl fencing bordering perimeter of entire subdivision including shared property lines with buildable and common lots.

Preliminary Plat

The Applicant is submitting a preliminary plat based on two phases, there will be a North and South phase. There is an existing open irrigation ditch that does not fall within any jurisdiction. The applicant's goal is to start site work this winter on tiling the irrigation ditch prior to 2021 irrigation season. The applicant is proposing phase 1 this coming 2021 with phase 2 to follow dependent on economic state.

Interior streets will be dedicated to ACHD through the plating process in conformance with District standards. Two access points are proposed one from existing Lugarno Terra subdivision and the other off the future South Stroebel Road.

All necessary utility easements are noted on the plat.

Design Review

A complete Design Review (DR) application accompanies this submittal for landscaping throughout the overall subdivision. All planned utilities and preliminary storm drain facilities (with directional flow arrows) are shown on the Pre-Plat map and is stamped by a professional engineer. The Pre-Plat also shows all property lines, right-of-ways, easements, and street lights per City of Kuna spacing requirements. The landscape plans identify all the other required DR checklist items to include; signage locations, vision triangles, fencing locations/details, etc.. Specific applications for signage will be submitted later, when appropriate for City review and approval

Lugarno Terra Subdivision – North Expansion
Estimated Yearly Tax Generation (2020 Tax Rates)
133 Single Family Homes
Estimated Valuation of $475,000 per Home

Tax District	Levy	Description	Annual Taxes at Buildout
1	0.002149935	ADA COUNTY	$135,822.14
3	0.000118422	EMERGENCY MEDICAL	$7,481.31
6	0.000701539	ADA COUNTY HIGHWAY DISTRICT	$44,319.73
9	0.004084898	SCHOOL DISTRICT NO.3	$258,063.43
11	0.000402437	KUNA LIBRARY	$25,423.96
17	0.002173433	KUNA CITY	$137,306.63
22	0.000098827	KUNA CEMETERY	$6,243.40
28	0.0009982	KUNA FIRE	$63,061.29
43	0.000021106	MOSQUITO ABATEMENT	$1,333.37
100	0.000124293	COLLEGE OF WESTERN IDAHO	$7,852.21
TOTAL	**0.010873089**		**$686,907.47**

In conclusion, the goal of the Applicant is not to meet City zoning requirements but to exceed them in an effort to complement the City's vision and provide additional housing opportunities for your growing community. We look forward to working with Staff to accomplish this great project.

Thank you in advance for consideration of our applications. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.
Thank you in advance.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna
COMMITMENT TO PROPERTY POSTING

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kun a City Code 5-1A-8.

William T. Edwards Digitally signed by William T. Edwards
DN: C=US, E=wedwards@selectmanagment.com, O=Select Development, OU=Project Manager, CN=William T. Edwards

Applicant/agent signature:

10.07.2020

Date:

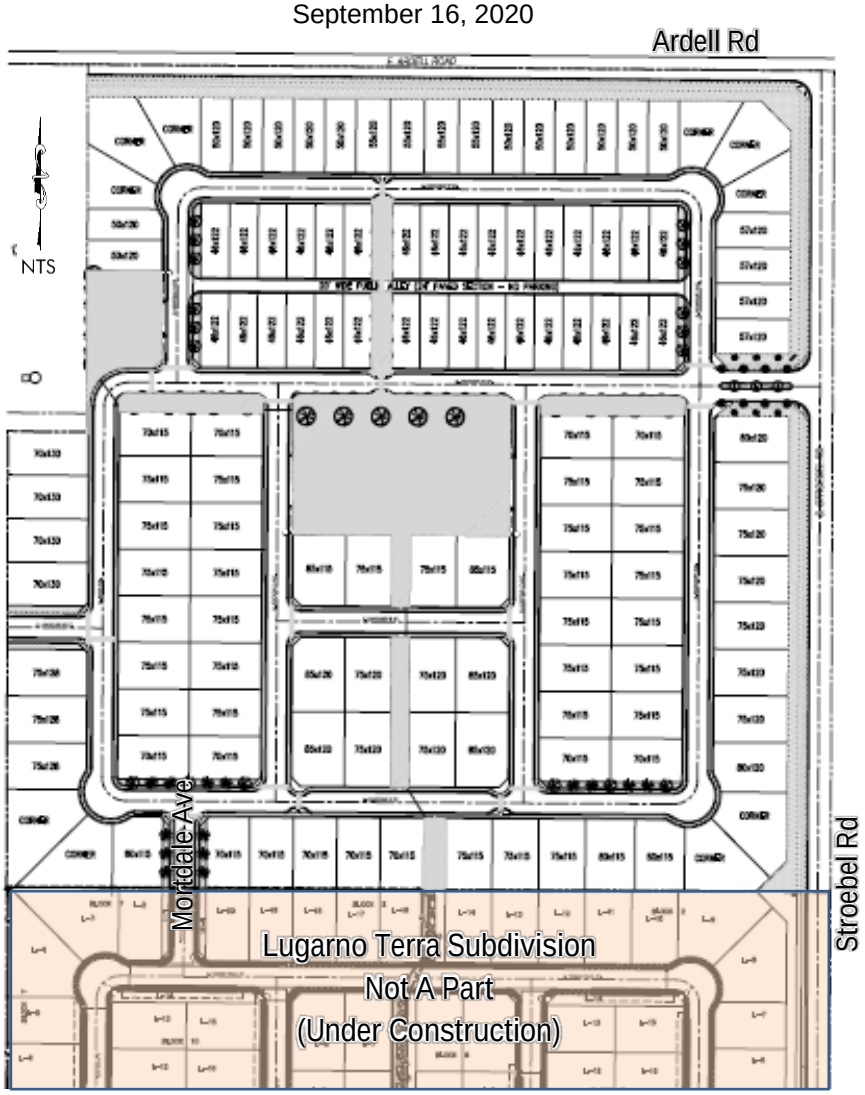
Lugarno Terra North

TRAFFIC IMPACT STUDY

LUGARNO TERRA NORTH

Kuna, Idaho

September 16, 2020



Prepared For:

Select Development Co.

Prepared By:

GR ENGINEERING, INC.

181 East 50th Street
Garden City, ID 83714
(208) 841-4996

S:\projects\20-43 Lugarno Terra North\doc\LugarnoTerraNorth TIS.docx

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EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Lugarno Terra North development located east of Meridian Road between Hubbard Road and Deer Flat Road in Kuna, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the Ada County Highway District (ACHD) and Idaho Transportation Department, (ITD) with inputs from the Community Planning Association of Southwest Idaho (COMPASS).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and access as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2020 Existing traffic
- 2024 Build-out year background traffic
- 2024 Build-out year total traffic

Table 1 – Proposed Roadway and Intersection Improvements Summary

Study Area Intersection or Roadway		2020 Existing	2024 Build-Out Year	
			Background	Total
①	Columbia Rd and Locust Grove Rd	None	**3x3 Signal or Single-lane roundabout**	None beyond prior improvements
②	Hubbard Rd and Locust Grove Rd	None	None	None
③	Meridian Rd and Deer Flat Rd	**Dual EB Left-Turn Lanes**[1]	**SBR Overlap Phase**[1]	None beyond prior improvements[1]
④	Stroebel Rd and Deer Flat Rd	None	None	None
⑤	Locust Grove Rd and Deer Flat Rd	None	None	None
⑥	Stroebel Rd and Hubbard Rd	N/A	**EB right-turn lane**[2]	None beyond prior improvements[2]
⑦	Ardell Rd and Meridian Rd	N/A	**NB right-turn lane**[2]	None beyond prior improvements[2]
⑧	Ardell Rd and Locust Grove Rd	N/A	**SB right-turn lane**[2]	None beyond prior improvements[2]
Locust Grove Rd, Columbia Rd to Hubbard Rd		None	None	None
Locust Grove Rd, Hubbard Rd to Deer Flat Rd		None	None	None
Deer Flat Rd, West of Locust Grove Rd		None	None	None

[1] One or more lane group volume/capacity (v/c) ratios exceed 0.90 but less than 1.00

[2] Turn lane based on ACHD or ITD guidelines; intersection meets minimum operational thresholds without turn lane

1.0 Proposed Development

1.1 Lugarno Terra North is estimated to contain 133 single-family dwelling units. The expected build-out year is 2024 but may change depending on market conditions.

1.2 Based on the procedures outlined in the *Trip Generation Handbook, 3rd Edition* and the *Trip Generation Manual, 10th Edition,* both published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 1,352 trips per weekday with 99 trips during the AM peak hour and 134 trips during the PM peak hour.

- Based on the proposed land use, the development is not expected to retrain trips within the site
- Based on the proposed land use, the development is not expected to attract pass-by trips
- All trips generated by the development were assumed to be made by personal or commercial vehicles

1.3 The estimated site traffic distribution patterns are:

- 10% with origins/destinations west of the site
- 18% with origins/destinations east of the site
- 57% with origins/destinations north of the site
- 15% with origins/destinations south of the site

1.4 Lugarno Terra North does not have site frontages on the existing roadways to have direct access to the transportation system. Lugarno Terra North is planning to construct one-half of Ardell Road along the northern site frontage and Stroebel Road along the eastern site frontage. Lugarno Terra North is proposing one full access on Stroebel Road and connectivity to Mortdale Avenue within the existing Lugarno Terra Subdivision for site access:

2.0 Improvements Needed to Mitigate 2020 Existing Traffic

2.1 With 2020 existing traffic, all study area intersections meet minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations, with the exception of one intersection. The intersection, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a volume to capacity (v/c) ratio of above 1.00 during the AM and PM peak hours based on the existing signal timing plan, exceeding ACHD's and ITD's minimum operational thresholds.
  - Construct one additional eastbound left-turn lane
    - Dual eastbound left-turn lanes are needed to accommodate the existing eastbound left-turn volume, which exceeds 470 vehicles per hour (vph) in the AM and exceeds 260 vph in the PM peak hour
    - The eastbound left-turn lane group is expected to operate with a v/c ratio of 0.93 in the AM peak hour with dual eastbound left-turn lanes, exceeding ITD's 0.90 threshold. However, the eastbound approach is under ACHD jurisdiction and meets their 1.00 threshold.
    - The intersection and all other lane groups are expected to meet minimum operational thresholds

2.2 With 2020 existing traffic, none of the study area intersections require turn lanes based on ACHD's or ITD's turn-lane guidelines.

2.3 With 2020 existing traffic, all study area roadway segments meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the intersection improvements, no roadway capacity improvements are needed to mitigate 2020 existing traffic operations.

3.0 Improvements Needed to Mitigate 2024 Build-Out Year Background Traffic

3.1. With 2024 background traffic, two study area intersections are expected to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations, or with the preceding improvements needed under 2020 existing traffic. The intersections, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The southbound right-turn lane group is expected to operate with a v/c ratio of 1.00 during the PM peak hour, which exceeds ITD's 0.90 threshold.
  - Modify the signal to allow the southbound right-turn movement to operate with an overlap phase
    - The southbound right-turn volume exceeds 350 vph in the AM peak hour and exceeds 550 vph in the PM peak hour
- Columbia Road and Locust Grove Road intersection (two options)
  - The intersection exceeds minimum operational thresholds in the AM and PM peak hours. The eastbound approach in the AM peak hour and the westbound approach in the PM peak are expected to operate with v/c ratios above 1.00, which exceeds ACHD's 1.00 threshold.
  - Traffic signal with left-turn lanes on all approaches (3x3 signal)
    - The intersection is expected to meet MUTCD traffic signal Warrants 1 and 2 (eight-hour and four-hour vehicular volume) with 2024 background traffic conditions
  - Single-lane roundabout
    - The intersection is identified in the ACHD 2020 Capital Improvement Plan (CIP) for improvements

3.2. The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS D under 2024 PM peak hour background traffic conditions. The intersection is not expected to meet signal warrants under 2024 background traffic conditions.

3.3. With 2024 background traffic, three study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines, which were also identified in the previous TISs for in-process developments in the area. The intersections and turn lanes warranted are:

- Stroebel Road and Hubbard Road intersection
  - Eastbound right-turn lane
    - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts
- Ardell Road and Meridian Road intersection
  - Northbound right-turn lane
    - Identified in the Ledgestone Plaza Subdivision TIS to mitigate the development's impacts
- Ardell Road and Locust Grove Road intersection
  - Southbound right-turn lane
    - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts

3.4. With 2024 background traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the signal modifications, no capacity improvements are needed on the study area roadway segments to mitigate 2024 background traffic operations.

4.0 Improvements Needed to Mitigate 2024 Build-Out Year Total Traffic

4.1 With 2024 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configurations or with the preceding mitigation improvements. None of the study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines beyond those warranted under 2024 background traffic conditions. As a result, no additional improvements beyond the improvements needed to mitigate 2020 existing traffic and 2024 background traffic are proposed to mitigate 2024 total traffic operations.

4.2 The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS E in the PM peak hour. The intersection is not expected to meet signal warrants under 2024 total traffic conditions.

4.3 The estimated site traffic as a percentage of the 2024 total traffic at the study area intersections are:

- Columbia Road and Locust Grove Road intersection – AM peak = 1.6%, PM peak = 2.1%
- Hubbard Road and Locust Grove Road intersection – AM Peak = 3.7%, PM peak = 4.0%
- Deer Flat Road and Meridian Road intersection – AM Peak = 1.1%, PM peak = 1.2%
- Stroebel Road and Deer Flat Road intersection – AM Peak = 6.2%, PM peak = 6.2%
- Locust Grove Road and Deer Flat Road intersection – AM Peak = 0.9%, PM peak = 0.8%
- Stroebel Road and Hubbard Road intersection – AM peak = 5.9%, PM peak = 7.1%
- Ardell Road and Meridian Road intersection – AM Peak = 1.9%, PM peak = 2.0%
- Ardell Road and Locust Grove Road intersection – AM Peak = 2.4%, PM peak = 2.5%

4.4 With 2024 total traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Beyond the intersection improvements, no roadway capacity improvements are needed to mitigate 2024 total traffic operations.

4.5 The estimated site traffic as a percentage of 2024 total traffic on the study area roadway segments are:

- Locust Grove Road between Columbia Road and Hubbard Road – AM Peak = 4.6%, PM peak = 4.3%
- Locust Grove Road between Hubbard Road and Deer Flat Road – AM Peak = 2.9%, PM peak = 2.2%
- Deer Flat Road west of Locust Grove Road – AM peak = 1.4%, PM peak = 0.8%

William Edwards

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 07, 2020 2:48 PM
To: William Edwards
Subject: RE: Lugarno Terra Phase 2 - Subdivision Name

Mr. Edwards;

Using the name “Lugarno Terra Subdivision No 2” would be acceptable for the contiguous property to the north. Since it is a sequential phase of an existing development, we do not reserve (or re-reserve) the name, as long as the developer will be the same as the original development.

The southerly property (Parcel S1419223001), but must be a different name since it is not contiguous and is across a public right-of-way.
Using Lugarno Terra South would be approvable, or you can choose another name.

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: William Edwards <WEdwards@selectdev.com>
Sent: Wednesday, October 7, 2020 8:53 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Lugarno Terra Phase 2 - Subdivision Name

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender’s full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Jerry or Glen,
I am currently putting together my Preliminary Plat and Design Review application for the City of Kuna regarding the expansions to the existing Lugarno Terra Subdivision. This subdivision is located on East Deer Flat Road just east of Meridian Road. Our intention is to utilize the same, already approved, subdivision name Lugarno Terra for both these expansions. Please confirm this is acceptable to so I can include this email with my application. I really like to get this submitted today if you can expedite your response that would be greatly appreciated.
Thanks,

Billy Edwards | *Project Manager*

208.288.0700 **office**
208.921.5531 **cell**
208.519.5336 **direct**

208.898.9527 **fax**

Select Management Co. | Select Development Co.
PO Box 1030
Meridian, Idaho 83680

wedwards@selectdev.com

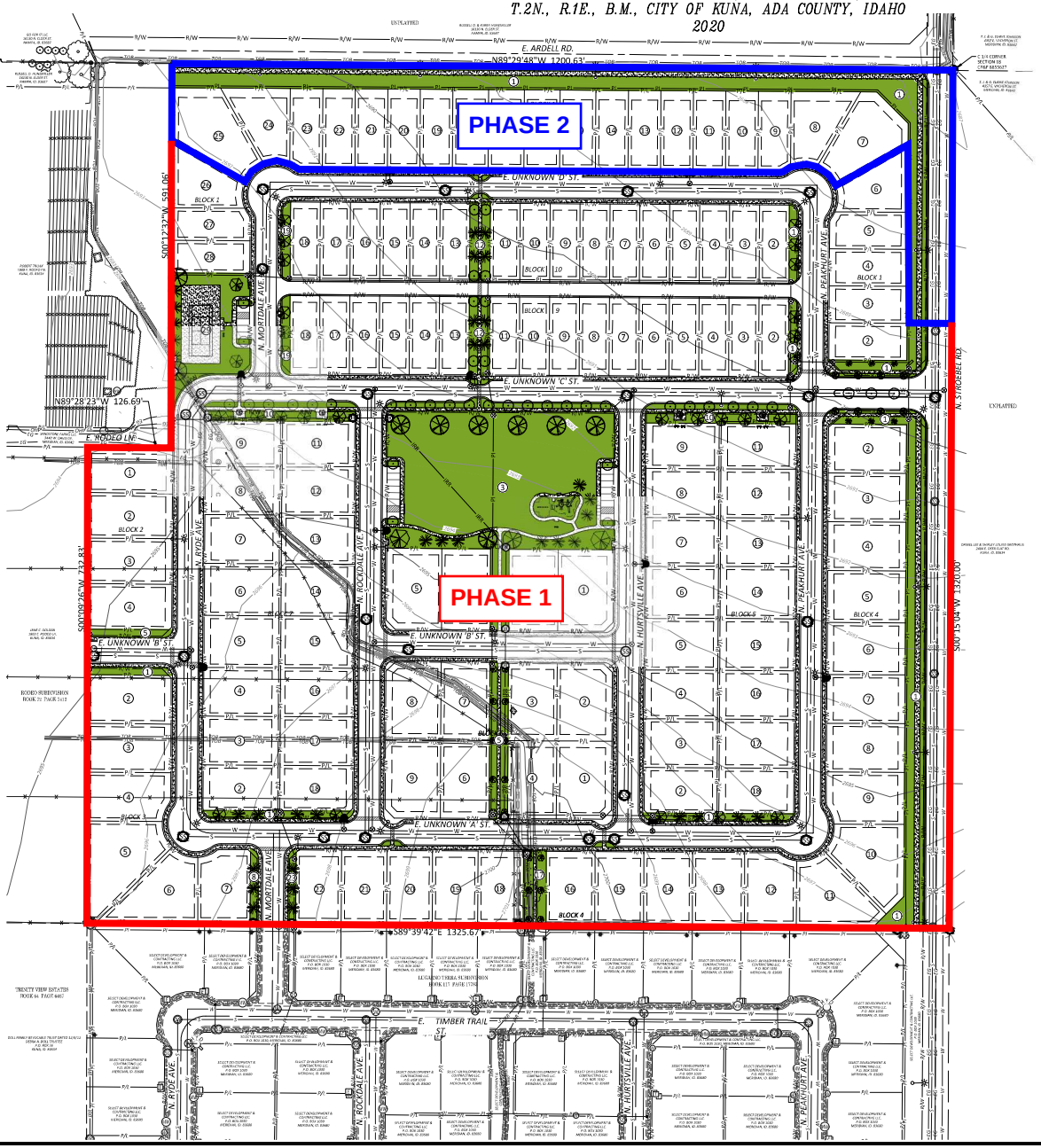
PRELIMINARY PLAT FOR

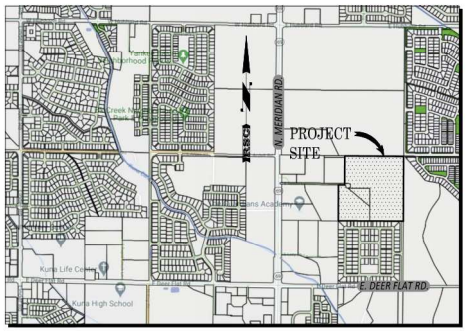
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

SCALE IN FEET
1"=80'





VICINITY MAP
-NTS-

LEGEND

EXISTING

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE
- DEED OR LOT LINE
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- TBM# TEMPORARY BENCHMARK
- EP EDGE OF PAVEMENT
- EG EDGE OF GRAVEL
- CONCRETE
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER WELL
- WATER BLOWOFF
- SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL
- IRR GRAVITY IRRIGATION LINE
- IRRIGATION VALVE
- GRAVITY IRRIGATION BOX
- PI PRESSURE IRRIGATION LINE
- PRESSURE IRRIGATION VALVE
- IRRIGATION HEADGATE
- CULVERT
- OHP OVERHEAD POWER LINE
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX
- UTILITY VAULT
- TRNS POWER TRANSFORMER

EXISTING

- AIR CONDITIONING UNIT
- TELEPHONE RISER
- GAS VALVE
- GAS MARKER
- WIRE FENCE
- VINYL FENCE
- 1' CONTOUR
- 5' CONTOUR
- TOE TOE OF SLOPE
- TOB TOP OF BANK
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MB MAILBOX
- SIGN

PROPOSED

- R/W RIGHT OF WAY LINE
- CENTERLINE
- P/L LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 1 BLOCK 1 LOT NUMBER
- BLOCK NUMBER
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- S SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- W WATER LINE
- VALVE
- FIRE HYDRANT
- PI PRESSURE IRRIGATION LINE
- BLOWOFF ASSEMBLY
- IRR GRAVITY IRRIGATION PIPE
- GRAVITY IRRIGATION MANHO
- GRAVITY IRRIGATION BOX
- STREET LIGHT

DEVELOPER	SURVEYOR	CIVIL ENGINEER
RANDY FULLMER SELECT DEVELOPMENT & CONTRACTING LLC P.O. BOX 1030 MERIDIAN, ID 83680	CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	DERRITT KERNER, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET SUITE 100 BOISE, ID 83702 (208) 342-3277

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ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER		
WATER		
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION		
FIRE		

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office: 208.342.3277
www.rocksolidcivil.com

REUSE OF DRAWINGS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name: LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 1
1 of 4

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 162
• E. UNKNOWN 'C' ST (NORTH)	118'	2 / 2	3 / 3	12 / 18
• E. UNKNOWN 'C' ST (SOUTH)	118'	2 / 2	3 / 3	12 / 12
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. UNKNOWN 'B' ST (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'B' ST (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'A' ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	20,432	25	25
• BLOCK 4 / LOT 17	4,095	5	5
• BLOCK 5 / LOT 10	6,778	8	8
• BLOCK 6 / LOT 5	6,909	9	9
• BLOCK 7 / LOT 10	6,778	8	8
• BLOCK 8 / LOT 3	82,913	104	104**
• BLOCK 10 / LOT 11	8,521	11	11

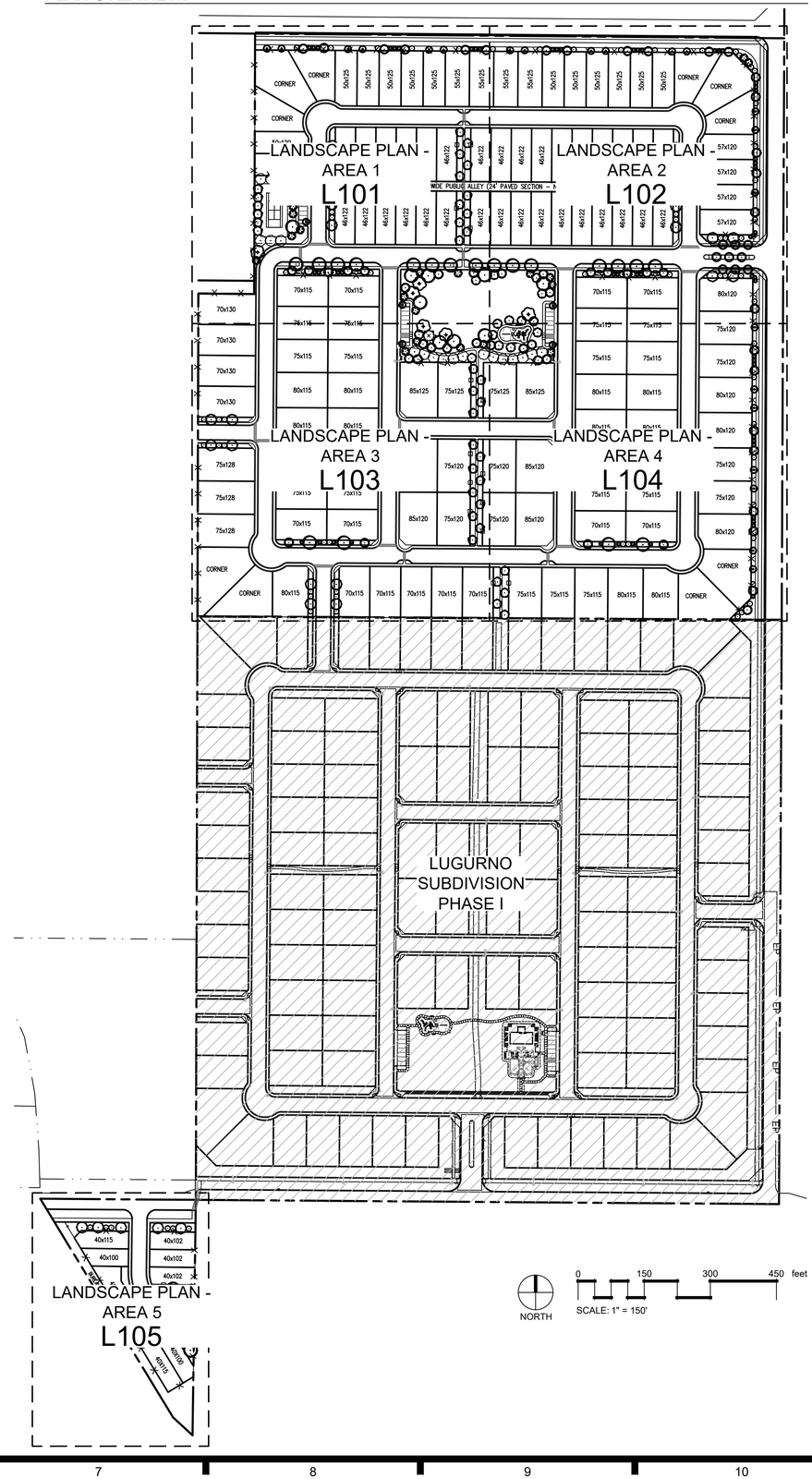
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. UNKNOWN 'C' ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



STACK ROCK GROUP
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STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

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OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

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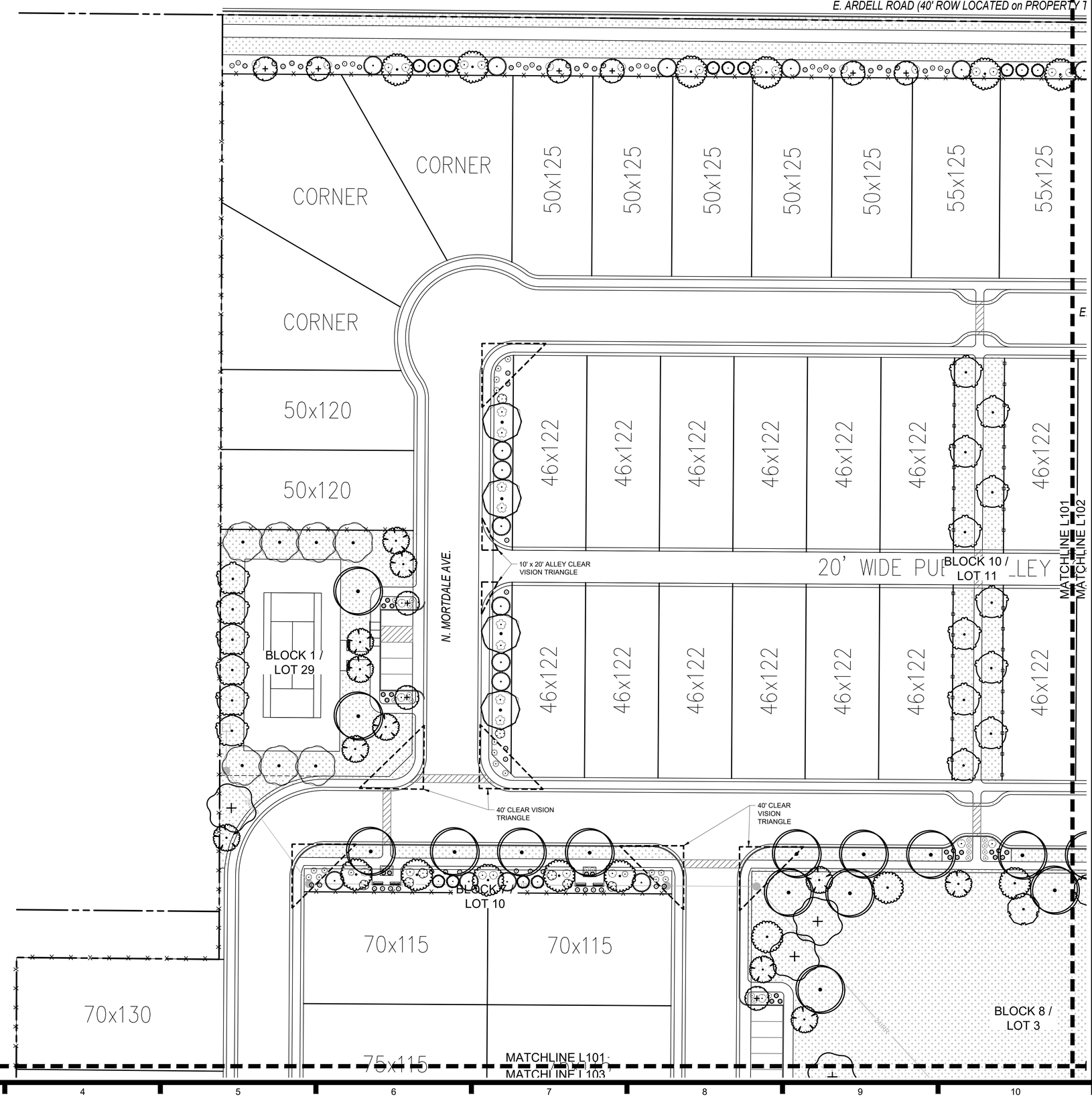
C:\Project Drive\Active Projects\2020\20-1779 Lugarno Terra Subdivision Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40` H X 25` W CLASS II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		28	35`h x 15`w Classs II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		25	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		20	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	56	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	78	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		64	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		23	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
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	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			47	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			85	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			37	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			79	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			48	6"h x 36"w
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	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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STATE OF IDAHO · JESSEN BUSTER · LICENSED LANDSCAPE ARCHITECT · LA-16830 · 10.06.20

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

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LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

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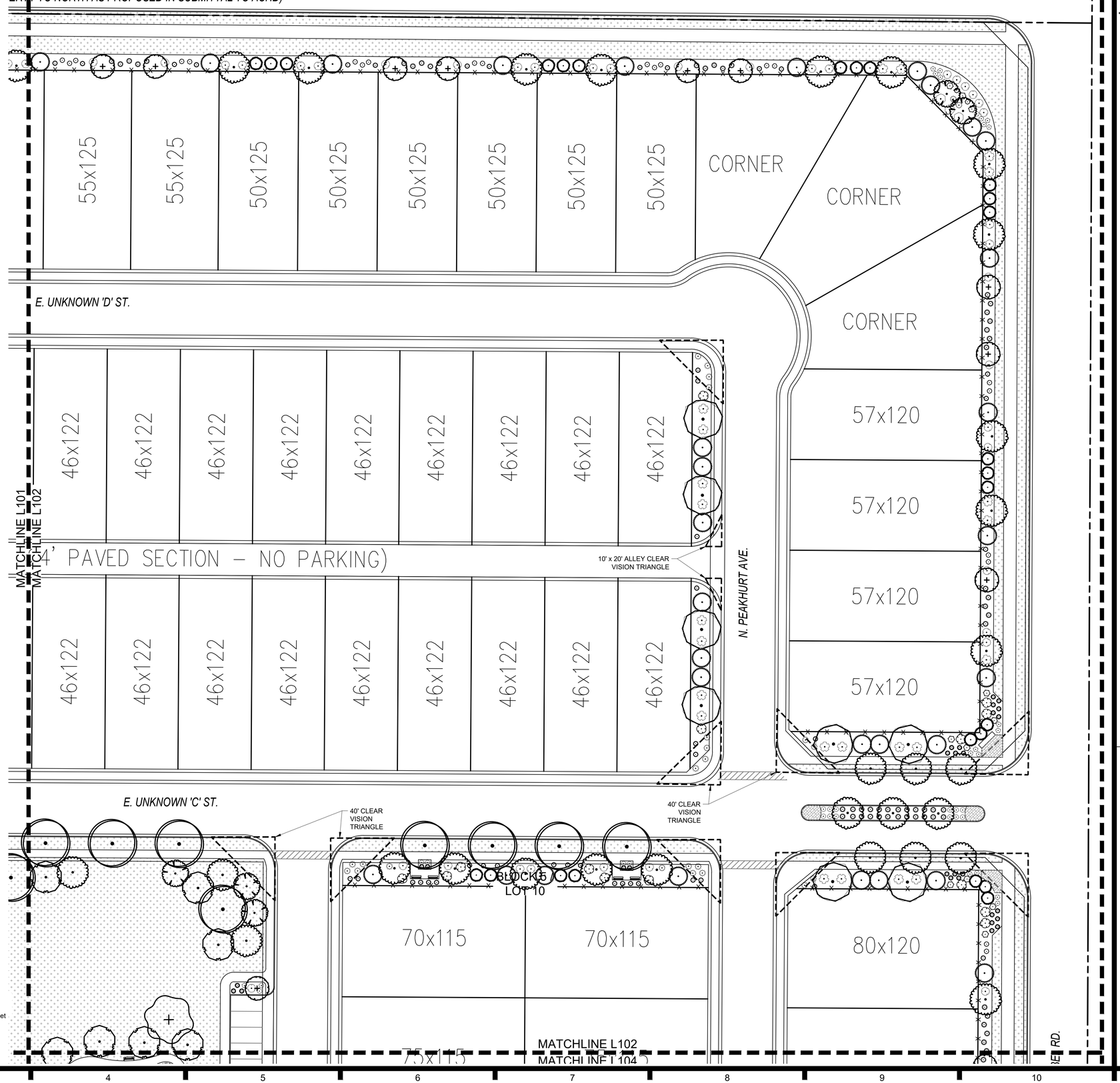
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LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
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- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

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LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

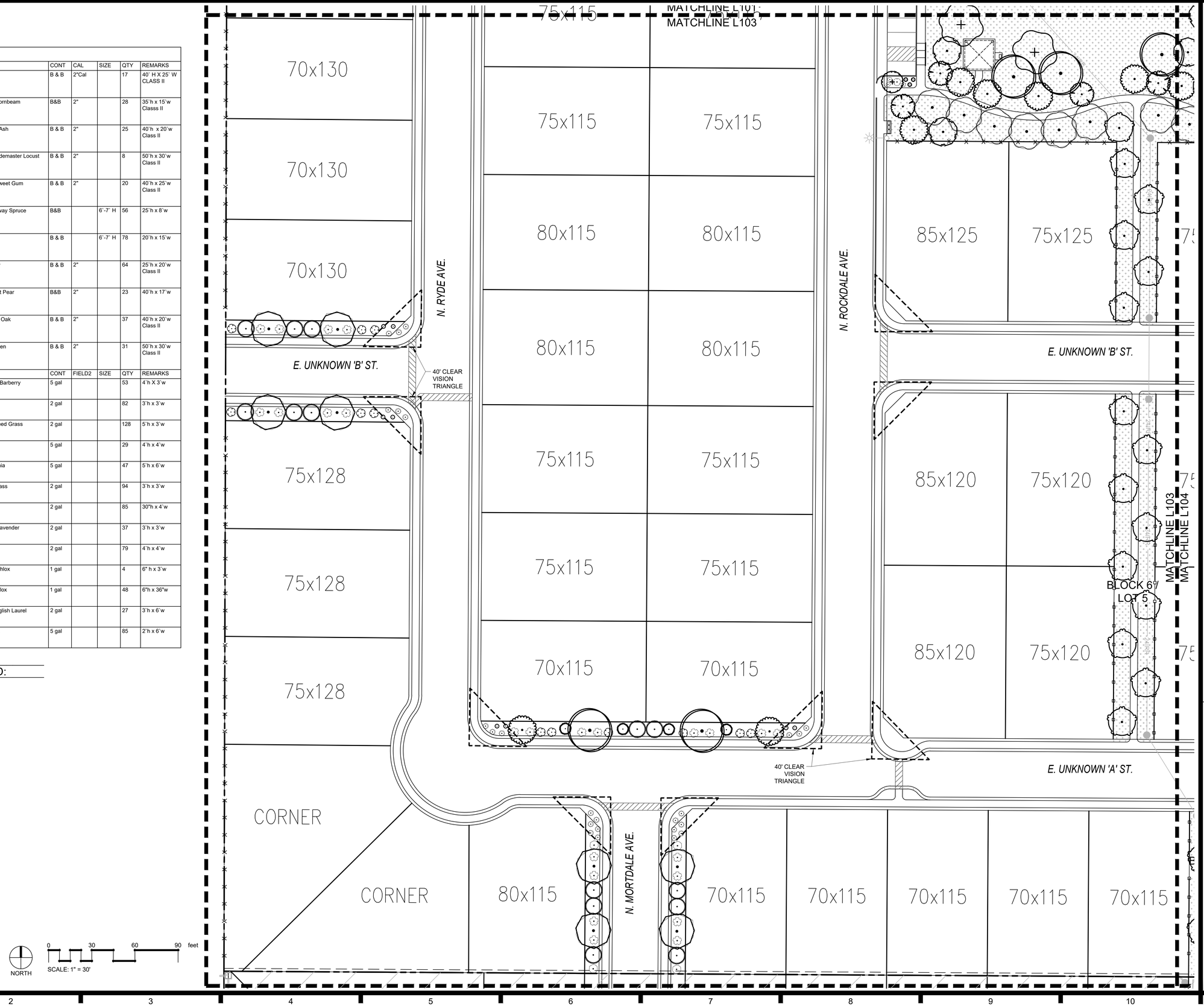
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REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

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LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

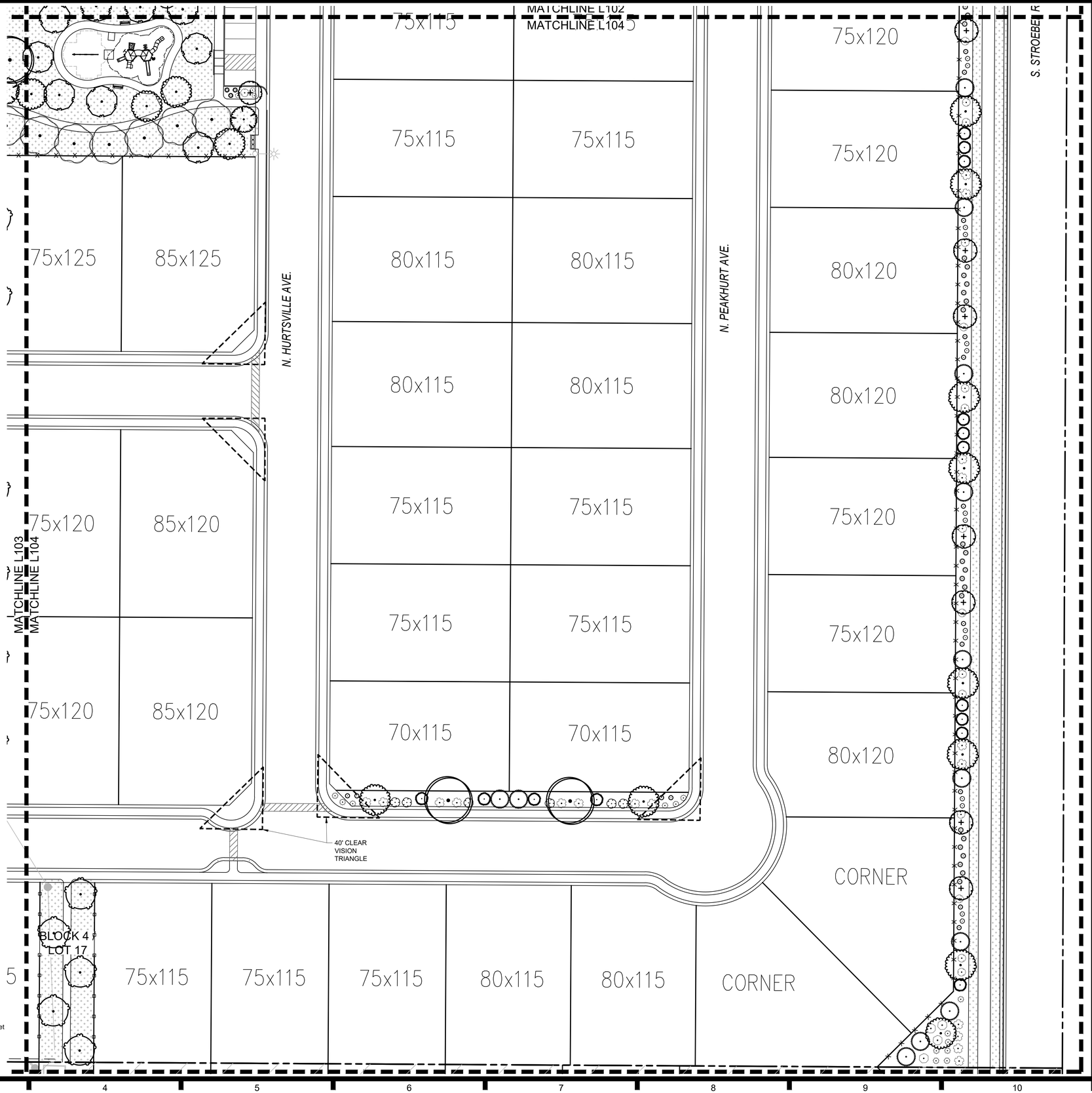
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	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			48	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			27	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



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Seals

PRELIMINARY

STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

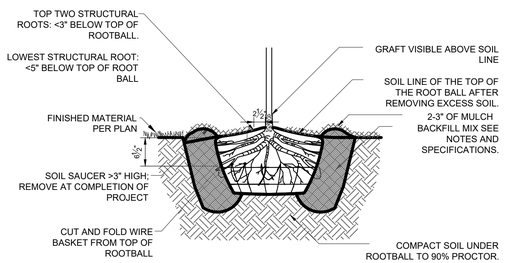
LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

STACK ROCK GROUP - CITY REVIEW SET

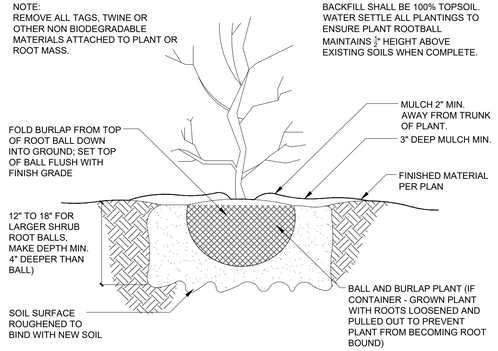
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

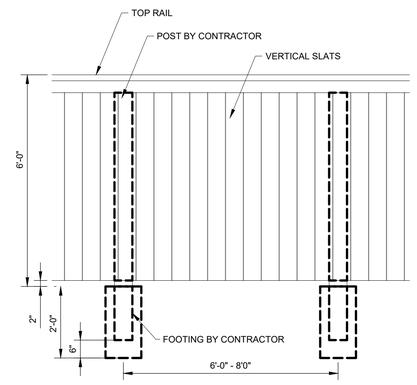
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{3}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



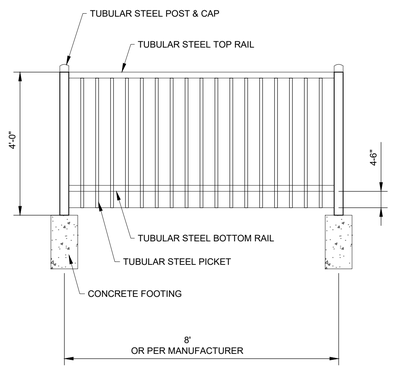
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



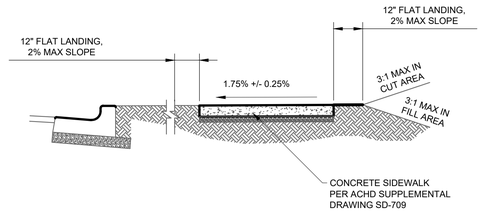
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

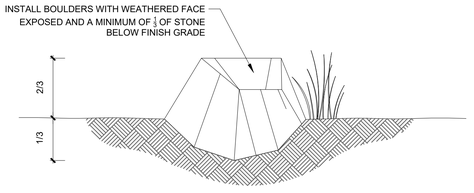


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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PHASE II
KUNA, ID

REVISIONS

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JOB NO:	20-1779
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DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 164
• E. FORT ERIE ST (NORTH)	118'	2 / 2	3 / 3	12 / 12
• E. FORT ERIE ST (SOUTH)	118'	2 / 2	3 / 3	12 / 13
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. WOODLAND DR (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. WOODLAND DR (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. SIENNA CREEK ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	19,679	25	25
• BLOCK 4 / LOT 17	4,025	5	5
• BLOCK 5 / LOT 10	3,320	4	4
• BLOCK 6 / LOT 5	6,796	8	8
• BLOCK 7 / LOT 10	3,326	4	4
• BLOCK 8 / LOT 3	76,498	96	96**
• BLOCK 9 / LOT 12	3,333	4	4
• BLOCK 10 / LOT 12	3,333	4	4

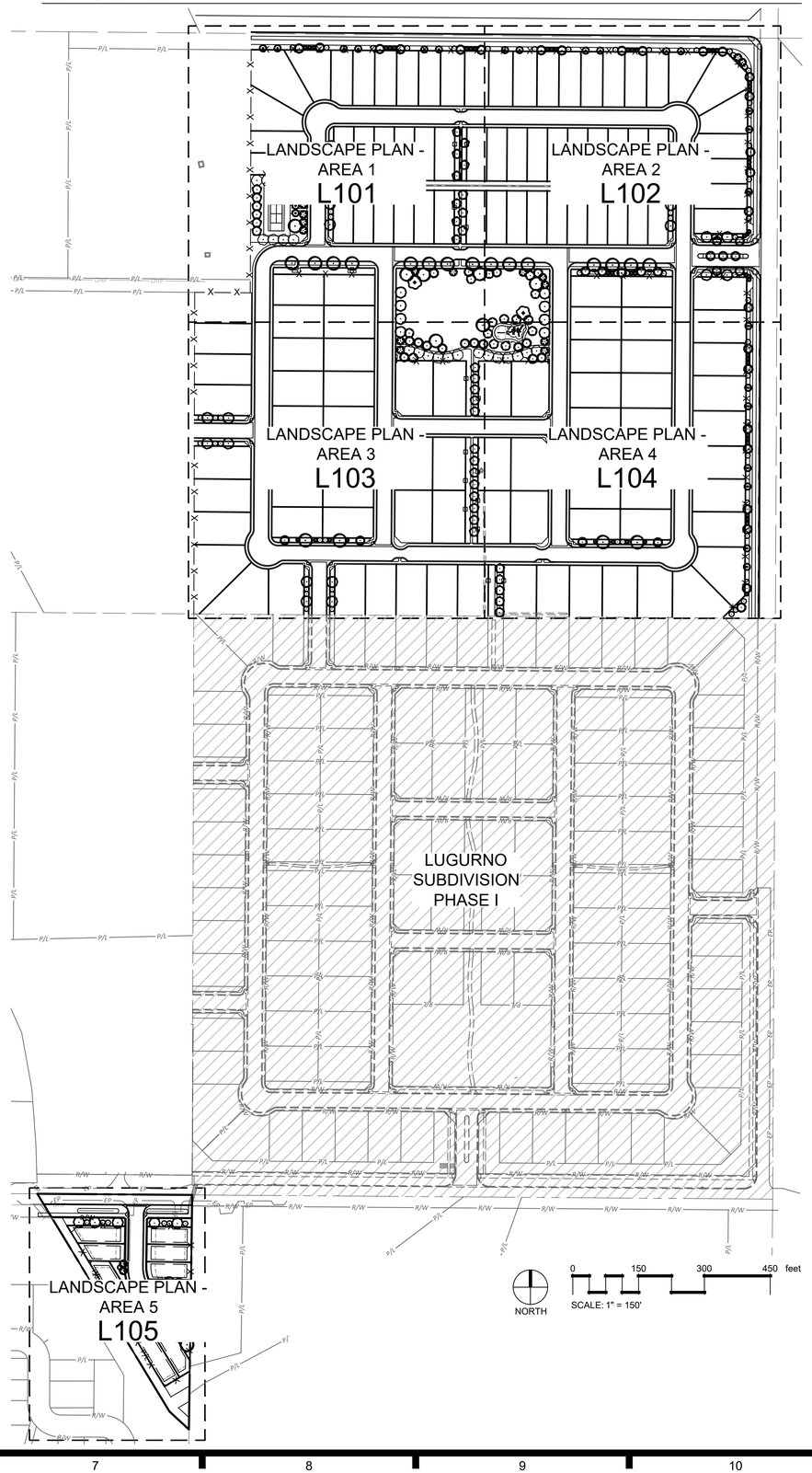
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. FORT ERIE ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



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STATE OF IDAHO — WILLET HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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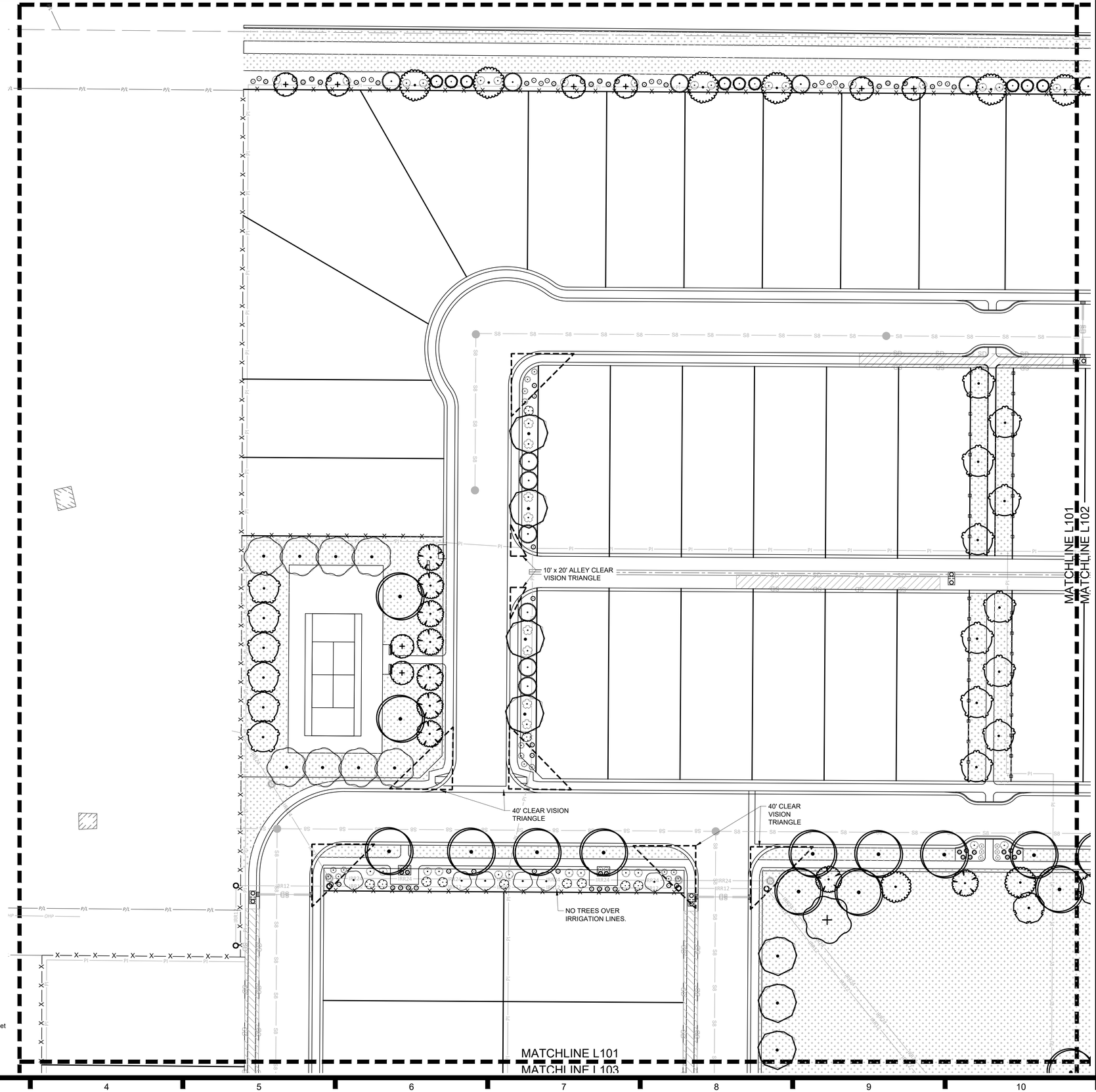
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
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DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

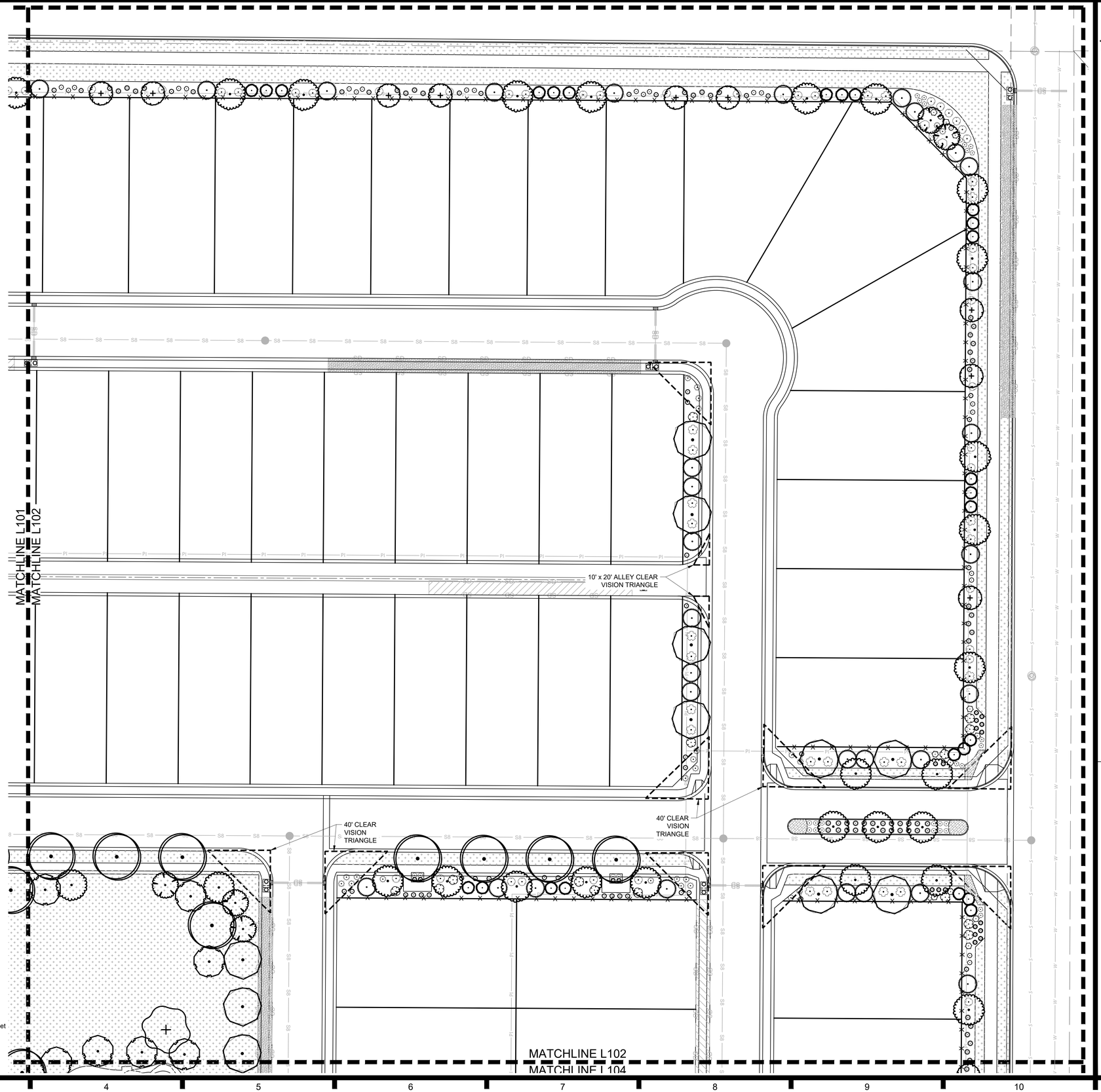
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	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
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SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- — X — X — 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



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STACK ROCK GROUP
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PRELIMINARY

STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

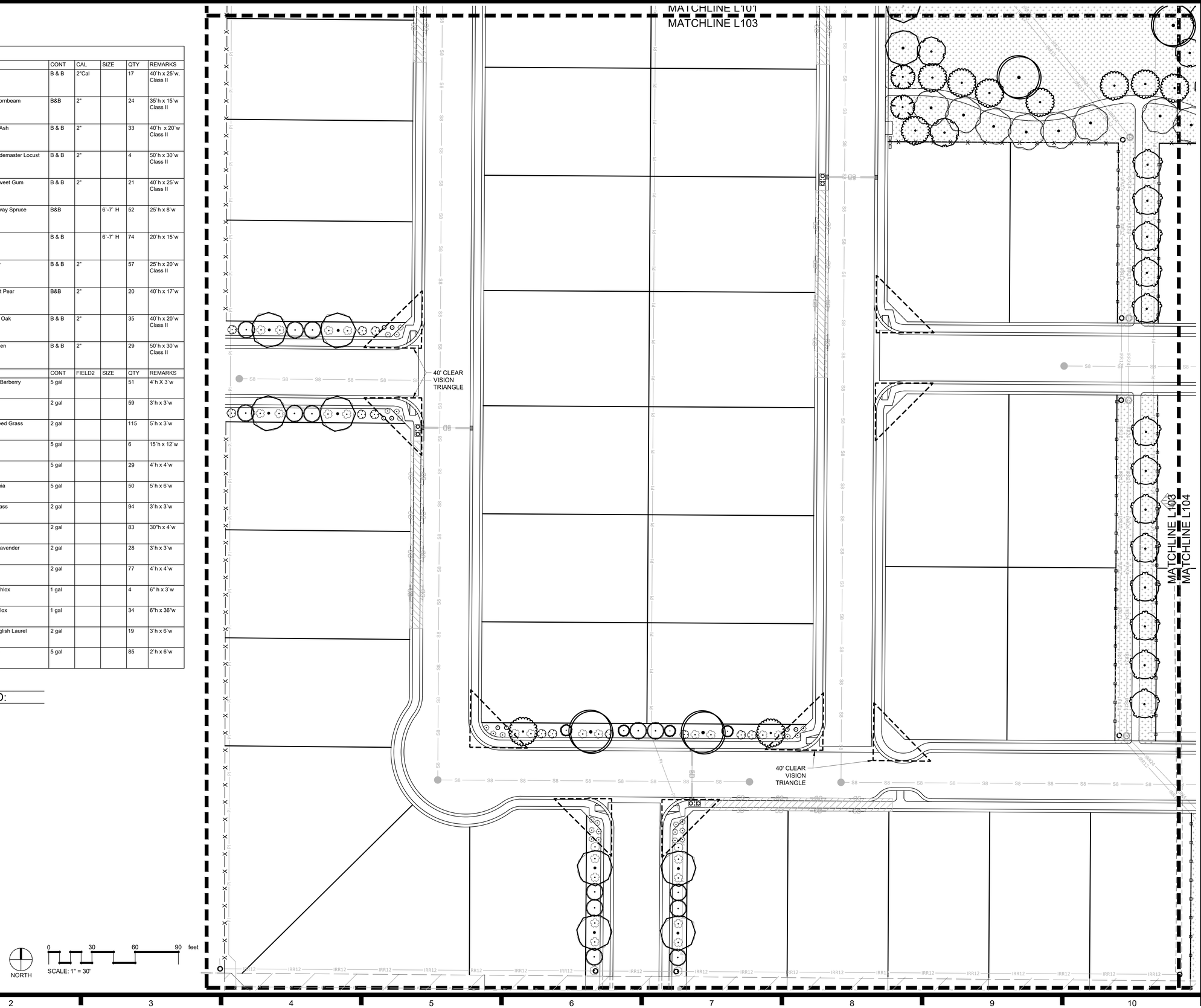
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
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- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



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PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\Stack Rock Group\Desktop\Work\2020\20-1779 Lugarno Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

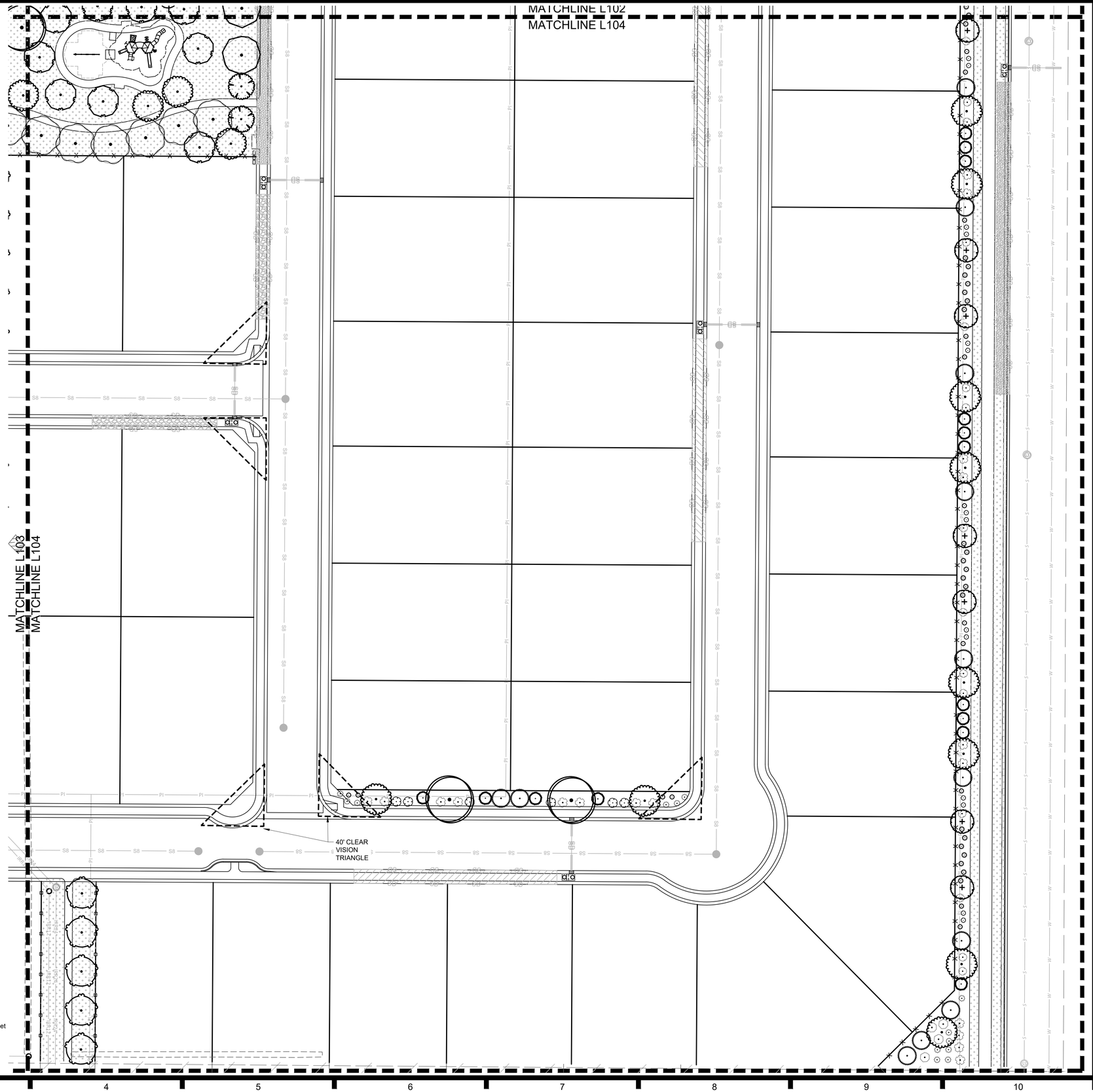
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PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET: E. DEER FLAT RD
- LENGTH (MINUS CURB CUTS): 246'
- DECID. TREES REQ./PROVIDED: 4 / 5
- EVGRN. TREES REQ./PROVIDED: 6 /6
- SHRUBS REQ./PROVIDED: 24 / 85

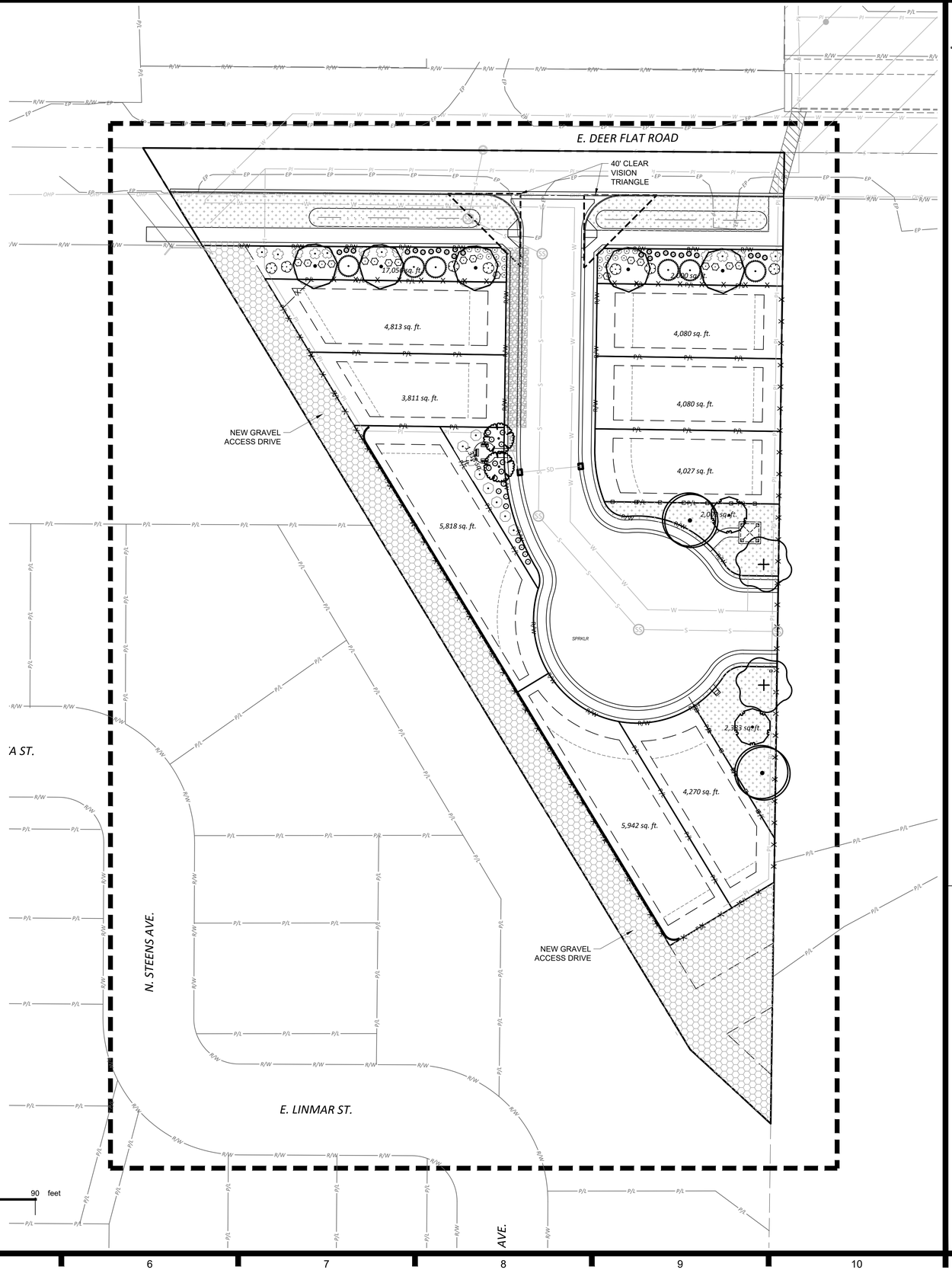
COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT: BLOCK 1 / LOT 5
- AREA (SF): 2,009
- TREES REQUIRED: 3
- TREES PROVIDED: 3

COMMON LOT: BLOCK 2 / LOT 4
- AREA (SF): 1,318
- TREES REQUIRED: 2
- TREES PROVIDED: 2

COMMON LOT: BLOCK 2 / LOT 8
- AREA (SF): 2,383
- TREES REQUIRED: 3
- TREES PROVIDED: 3



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STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 02.08.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

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PHASE II
KUNA, ID

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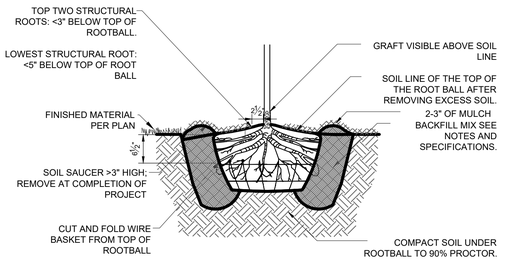
LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

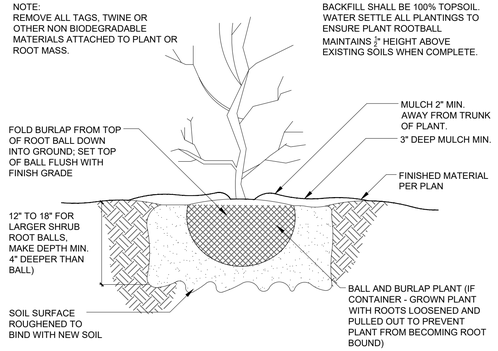
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

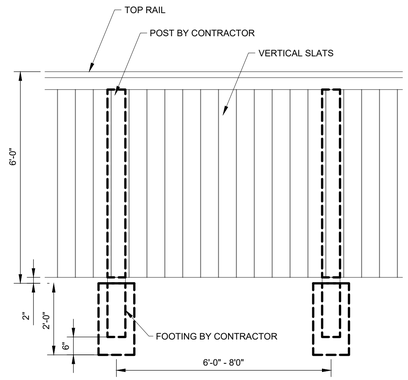
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{3}{4}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



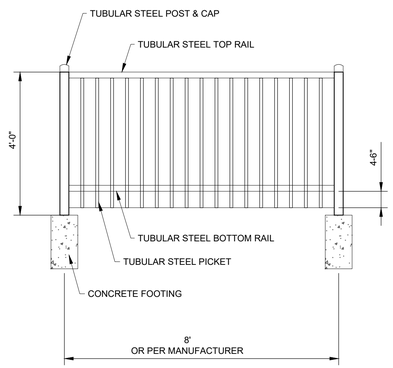
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



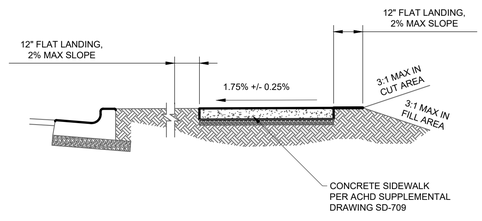
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

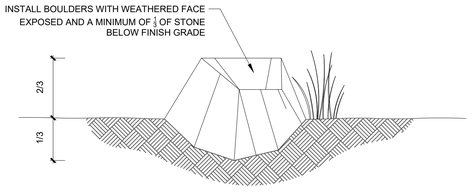


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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Seals

PRELIMINARY

STATE OF IDAHO
WILLET C. HOWARD
LA-16733
02.08.21
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

Lugarno Terra North

Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Expansion of an Existing Single Family Subdivision

Date and time of neighborhood meeting: October 02, 2020 @ 6:00PM

Location of neighborhood meeting: Lugarno Terra Clubhouse @ 2170 East Whitetail Street, Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: N1/2 SW1/4 Section: 18 Township: 2N Range: 1E Total Acres: 38.5

Subdivision Name: Rodeo Subdivision Lot: Block:

Site Address: 2075 E Rodeo Lane, Kuna, ID 83634 Tax Parcel Number(s): R7534260375, R7534260500, R7534260218, R7534260156, S1419223001

Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

CONTACT PERSON (Mail recipient and person to call with questions):

Name: Billy Edwards Business (if applicable): Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	***Brief Description***
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	Lugarno Terra North Expansion
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030

City: Meridian State: Idaho Zip: 83680

Telephone: 208-921-5531 Fax: 208-898-9527

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) _____ Date 10.07.2020

SIGN IN SHEET

PROJECT NAME: LUGARNO TERRA NORTH & SOUTH

Date: 10/2/2020 6:00 P.M.

	Name	Address	Zip	Phone
1	Jane Gold	1863 E. Rodeo Ln	83634	208-860-1417
2	Robert Truax	1888 E Rodeo Ln	83634	208 890 0311
3	DAN-SHIRLEY GROTHAUS	2404 E. DEER FLAT	83634	208-890-2234
4				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10.02.2020 Number of Attendees: 6

Meeting Location: Lugarno Terra Clubhouse - 2170 East Whitetail Street

Description of Project Presented:

Expansion to existing Lugarno Terra subdivision located along E. Deer Flat Road. Expansion to happen to the north (38.5 acres - 133 Lots) and south 1.85 acres - 8 Lots)

Attendee's comments:

Property Owner adjacent to north expansion asked about the possibility of hooking into city utilities present in the subdivision. Stubs can be added to their property but informed them they will need to go through the City annexation process because the property currently in the County. Owner will start those discussions with the City separate from this application.

I hereby certify that the above information is complete and correct to the best of by knowledge.

William T. Edwards

Printed Name

Signature

10.07.2020

Date

PRELIMINARY PLAT FOR

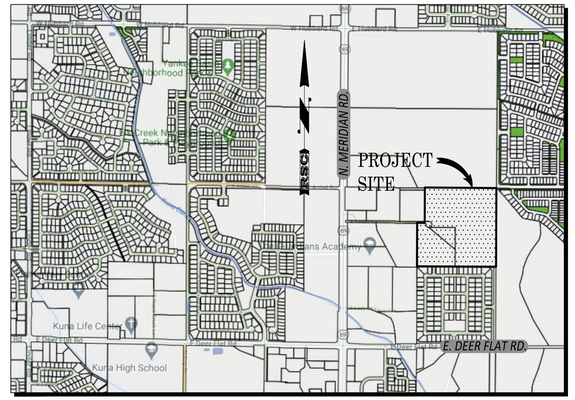
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

SCALE IN FEET
1"=80'





VICINITY MAP
-NTS-

LEGEND

EXISTING		PROPOSED	
SECTION LINE	AIR CONDITIONING UNIT	RIGHT OF WAY LINE	BLOCK NUMBER
1/4 SECTION LINE	TELEPHONE RISER	CENTERLINE	ROLLED CURB AND GUTTER
1/16 SECTION LINE	GAS VALVE	LOT LINE	VERTICAL CURB AND GUTTER
CENTERLINE	GAS MARKER	EASEMENT LINE	VERTICAL CURB NO GUTTER
RIGHT OF WAY LINE	WIRE FENCE	SETBACK LINE	SIDEWALK
DEED OR LOT LINE	VINYL FENCE	LOT NUMBER	SANITARY SEWER MAIN
PROPERTY BOUNDARY	1' CONTOUR	BLOCK NUMBER	SANITARY SEWER MANHOLE
EASEMENT	5' CONTOUR	ROLLED CURB AND GUTTER	WATER LINE
BRASS CAP	TOE OF SLOPE	VERTICAL CURB AND GUTTER	VALVE
ALUMINUM CAP	TOP OF BANK	VERTICAL CURB NO GUTTER	FIRE HYDRANT
5/8" REBAR	DITCH	SIDEWALK	PRESSURE IRRIGATION LINE
1/2" REBAR	DECIDUOUS TREE	SANITARY SEWER MAIN	BLOWOFF ASSEMBLY
PK NAIL/MAG NAIL	CONIFEROUS TREE	SANITARY SEWER MANHOLE	GRAVITY IRRIGATION PIPE
IRON PIPE	BUILDING	WATER LINE	GRAVITY IRRIGATION MANHO
CALCULATED POINT	MAILBOX	VALVE	GRAVITY IRRIGATION BOX
TBM#	SIGN	FIRE HYDRANT	STREET LIGHT
TEMPORARY BENCHMARK		PRESSURE IRRIGATION LINE	
EDGE OF PAVEMENT		BLOWOFF ASSEMBLY	
EDGE OF GRAVEL		GRAVITY IRRIGATION PIPE	
CONCRETE		GRAVITY IRRIGATION MANHO	
SANITARY SEWER MAIN		GRAVITY IRRIGATION BOX	
SANITARY SEWER MANHOLE		STREET LIGHT	
SANITARY SEWER CLEANOUT			
WATER LINE			
WATER VALVE			
FIRE HYDRANT			
WATER METER			
WATER WELL			
WATER BLOWOFF			
STORM DRAIN LINE			
STORM DRAIN MANHOLE			
STORM DRAIN CATCH BASIN			
GROUND WATER OBSERVATION WELL			
GRAVITY IRRIGATION LINE			
IRRIGATION VALVE			
GRAVITY IRRIGATION BOX			
PRESSURE IRRIGATION LINE			
PRESSURE IRRIGATION VALVE			
IRRIGATION HEADGATE			
CULVERT			
OVERHEAD POWER LINE			
STREET LIGHT			
GUY ANCHOR			
UTILITY POLE			
ELECTRICAL BOX			
UTILITY VAULT			
POWER TRANSFORMER			

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

SURVEYOR
CARL PORTER, P.L.S.
SAWTOOTH LAND SURVEYING, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

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208-342-1585

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	.	.
WATER	.	.
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	.	.
FIRE	.	.

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Revisions

	Date	Description
1		
2		
3		
4		

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Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 1 of 4

SEE SHEET 4 FOR CONTINUATION



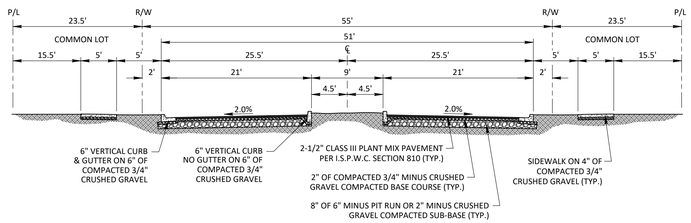
SEE SHEET 3 FOR CONTINUATION

PRELIMINARY PLAT FOR

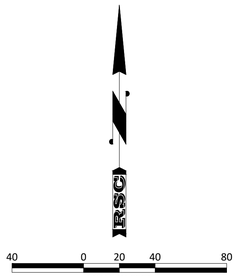
LUGARNO TERRA NORTH SUBDIVISION

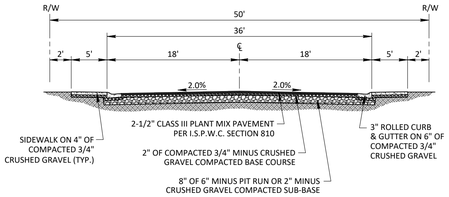
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-

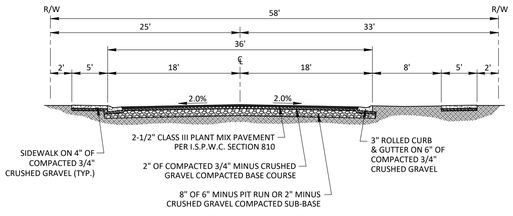




TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

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TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 11, & 19, BLOCK 9; AND LOTS 1, 11, & 19, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 11, & 19, BLOCK 9; AND LOTS 1, 11, & 19, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C0250J
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.63 ACRES
TOTAL LOTS 153
BUILDABLE LOTS 133
COMMON LOTS/ACREAGE . . . . . 20 / 4.81 ACRES
DENSITY DU/ACRES . . . . . 3.45 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,610 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 7,893 sq.ft.

Revisions

	Date	Description
1		
2		
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4		

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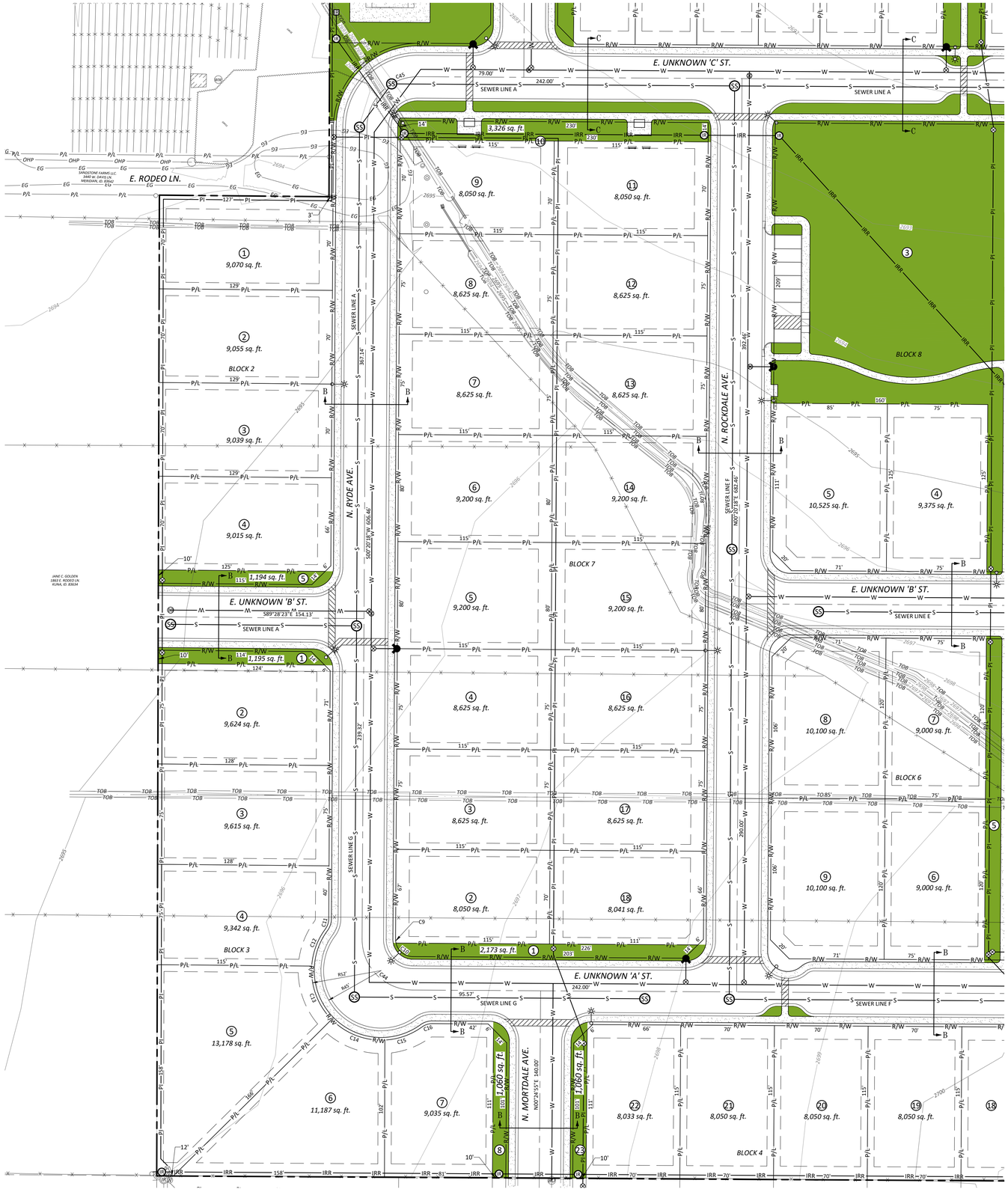
Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 2
2 of 4

SEE SHEET 4 FOR CONTINUATION



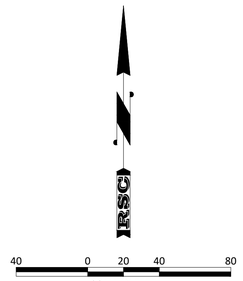
SEE SHEET 2 FOR CONTINUATION

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.23'	13.00'	4.26'	36°16'21"	S17°47'53"E	8.09'
C2	27.63'	52.00'	14.15'	30°26'31"	N20°42'48"W	27.30'
C3	46.13'	52.00'	24.71'	50°49'50"	N19°55'23"E	44.63'
C4	46.38'	52.00'	24.86'	51°06'21"	N70°53'28"E	44.86'
C5	27.38'	52.00'	14.01'	30°10'00"	S68°28'21"E	27.06'
C6	8.23'	13.00'	4.26'	36°16'21"	N71°31'32"W	8.09'
C7	3.03'	13.00'	1.52'	13°20'33"	N07°00'34"E	3.02'
C8	17.39'	13.00'	10.28'	76°39'27"	N52°00'34"E	16.12'
C9	3.03'	13.00'	1.52'	13°20'33"	S06°19'59"E	3.02'
C10	17.39'	13.00'	10.28'	76°39'27"	S51°19'59"E	16.12'
C11	8.23'	13.00'	4.26'	36°17'35"	N18°27'51"E	8.10'
C12	29.87'	52.00'	15.36'	32°55'02"	S20°09'08"W	29.47'
C13	43.89'	52.00'	23.35'	48°21'20"	S20°29'03"E	42.60'
C14	43.89'	52.00'	23.35'	48°21'20"	S68°50'23"E	42.60'
C15	29.87'	52.00'	15.36'	32°55'00"	N70°31'27"E	29.47'
C16	8.23'	13.00'	4.26'	36°16'21"	S72°12'07"W	8.09'
C17	13.15'	20.00'	6.82'	37°40'32"	S67°57'29"E	12.92'
C18	1.00'	20.00'	0.50'	2°51'58"	S88°13'44"E	1.00'
C19	1.00'	20.00'	0.50'	2°51'58"	S88°54'19"W	1.00'
C20	13.15'	20.00'	6.82'	37°40'32"	S68°38'04"W	12.92'
C21	13.15'	20.00'	6.82'	37°40'32"	N67°57'29"W	12.92'
C22	1.00'	20.00'	0.50'	2°51'58"	N88°13'44"W	1.00'
C23	1.00'	20.00'	0.50'	2°51'58"	N88°54'19"E	1.00'
C24	13.15'	20.00'	6.82'	37°40'32"	N68°38'04"E	12.92'
C25	1.00'	13.00'	0.50'	4°24'42"	N87°27'21"W	1.00'
C26	19.42'	13.00'	12.04'	85°35'18"	N42°27'21"W	17.66'
C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	11.55'	52.00'	5.80'	12°43'28"	N30°14'55"E	11.52'
C29	40.88'	52.00'	21.56'	45°02'23"	N01°21'59"E	39.83'
C30	42.42'	52.00'	22.47'	46°44'41"	N44°31'33"W	41.26'
C31	41.65'	52.00'	22.01'	45°53'20"	S89°09'27"W	40.54'
C32	11.27'	52.00'	5.65'	12°24'47"	S60°00'24"W	11.24'
C33	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C34	19.42'	13.00'	12.04'	85°35'18"	S43°07'56"W	17.66'
C35	1.00'	13.00'	0.50'	4°24'42"	S88°07'56"W	1.00'
C36	8.29'	13.00'	4.29'	36°32'17"	S71°23'34"E	8.15'
C37	11.27'	52.00'	5.65'	12°24'47"	N59°19'49"W	11.24'
C38	41.66'	52.00'	22.02'	45°54'16"	N88°29'20"W	40.56'
C39	42.43'	52.00'	22.48'	46°45'22"	S45°10'51"W	41.27'
C40	40.86'	52.00'	21.55'	45°01'30"	S00°42'35"E	39.82'
C41	11.54'	52.00'	5.79'	12°42'43"	S29°34'42"E	11.51'
C42	8.23'	13.00'	4.26'	36°16'21"	N17°47'53"W	8.09'
C43	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C46	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C47	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

811 Know what's below. Call before you dig.
CALL BEFORE YOU DIG!
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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53

Drawn By: JF

Date: October 4, 2020

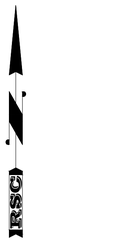
Sheet No. 3

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

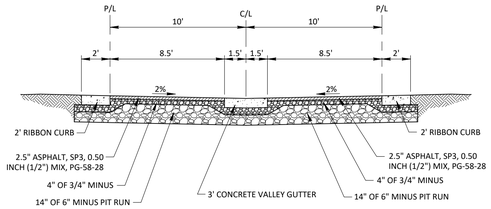
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



40 0 20 340 80

SCALE IN FEET
1"=40'



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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208-342-1585

811 Know what's below. Call before you dig.

Revisions

	Date	Description
1		
2		
3		
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Project Name: LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 4
4 of 4

PRELIMINARY PLAT FOR

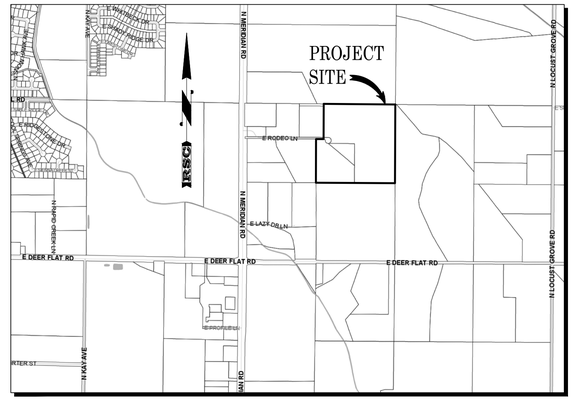
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

SCALE IN FEET
80 0 40 80 160
1"=80'





VICINITY MAP
-NTS-

LEGEND

EXISTING		EXISTING	
	SECTION LINE	G	GAS VALVE
	1/4 SECTION LINE	GM	GAS MARKER
	1/16 SECTION LINE		WIRE FENCE
	CENTERLINE		VINYL FENCE
R/W R/W	RIGHT OF WAY LINE	2696	1' CONTOUR
P/L P/L	DEED OR LOT LINE	2695	5' CONTOUR
	PROPERTY BOUNDARY	TOE TOE	TOE OF SLOPE
	EASEMENT	TOB TOB	TOP OF BANK
	BRASS CAP		DITCH
	ALUMINUM CAP		DECIDUOUS TREE
	5/8" REBAR		
	1/2" REBAR		CONIFEROUS TREE
	PK NAIL/MAG NAIL		
	IRON PIPE		
	CALCULATED POINT		BUILDING
TBM#	TEMPORARY BENCHMARK		
EP EP	EDGE OF PAVEMENT	MB	MAILBOX
EG EG	EDGE OF GRAVEL		SIGN
	CONCRETE		
S S	SANITARY SEWER MAIN	PROPOSED	
SS	SANITARY SEWER MANHOLE	R/W R/W	RIGHT OF WAY LINE
CO	SANITARY SEWER CLEANOUT		CENTERLINE
W W	WATER LINE	P/L P/L	LOT LINE
W	WATER VALVE		EASEMENT LINE
	FIRE HYDRANT		SETBACK LINE
W	WATER METER	1	LOT NUMBER
WW	WATER WELL	BLOCK 1	BLOCK NUMBER
WO	WATER BLOWOFF		ROLLED CURB AND GUTTER
SD SD	STORM DRAIN LINE		VERTICAL CURB AND GUTTER
SD	STORM DRAIN MANHOLE		VERTICAL CURB NO GUTTER
	STORM DRAIN CATCH BASIN		
GW	GROUND WATER OBSERVATION WELL		SIDEWALK
IRR IRR	GRAVITY IRRIGATION LINE	S S	SANITARY SEWER MAIN
IR	IRRIGATION VALVE	SS	SANITARY SEWER MANHOLE
IRR	GRAVITY IRRIGATION BOX	W W	WATER LINE
PI PI	PRESSURE IRRIGATION LINE		VALVE
PI	PRESSURE IRRIGATION VALVE		FIRE HYDRANT
HG	IRRIGATION HEADGATE	PI PI	PRESSURE IRRIGATION LINE
	CULVERT	D	MAINLINE DRAIN
OHP OHP	OVERHEAD POWER LINE	BO	BLOWOFF ASSEMBLY
	STREET LIGHT	IRR IRR	GRAVITY IRRIGATION PIPE
	GUY ANCHOR	IR	GRAVITY IRRIGATION MANHO
	UTILITY POLE	SD SD	STORM DRAIN LINE
E	ELECTRICAL BOX		STORM DRAIN CATCH BASIN
VLT	UTILITY VAULT		SAND & GREASE TRAP
TRNS	POWER TRANSFORMER		SEEPAGE TRENCH
AC	AIR CONDITIONING UNIT		STREET LIGHT
T	TELEPHONE RISER		

DEVELOPER	SURVEYOR	CIVIL ENGINEER
RANDY FULLMER SELECT DEVELOPMENT & CONTRACTING, LLC P.O. BOX 1030 MERIDIAN, ID 83680 (208) 288-0700	CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	DERRITT KERNER, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET SUITE 100 BOISE, ID 83702 (208) 342-3277

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UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144

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Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
LICENSED PROFESSIONAL ENGINEER
17887
1-14-21
STATE OF IDAHO
DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: January 14, 2021
Sheet No. 1 of 4

SEE SHEET 4 FOR CONTINUATION



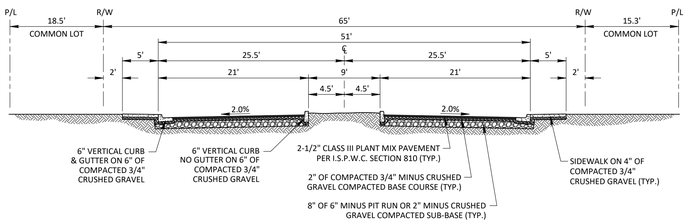
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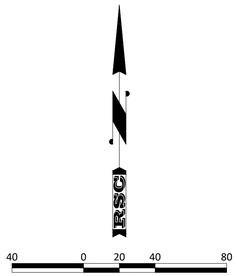
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

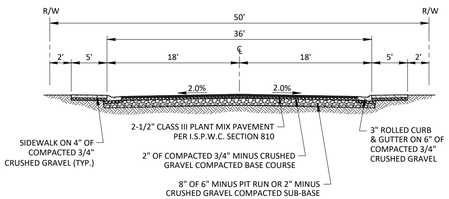


TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-

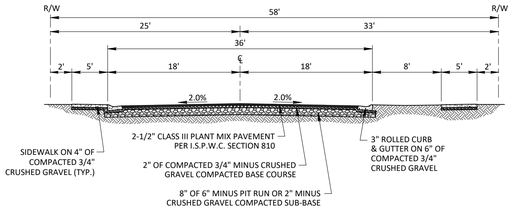


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TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-



TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 12, & 19, BLOCK 9; AND LOTS 1, 12, & 19, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 12, & 19, BLOCK 9; AND LOTS 1, 12, & 19, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C0250J
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.64 ACRES
TOTAL LOTS 153
BUILDABLE LOTS 133
COMMON LOTS/ACREAGE . . . . . 20 / 4.90 ACRES
DENSITY DU/ACRES . . . . . 3.45 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,603 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 7,860 sq.ft.

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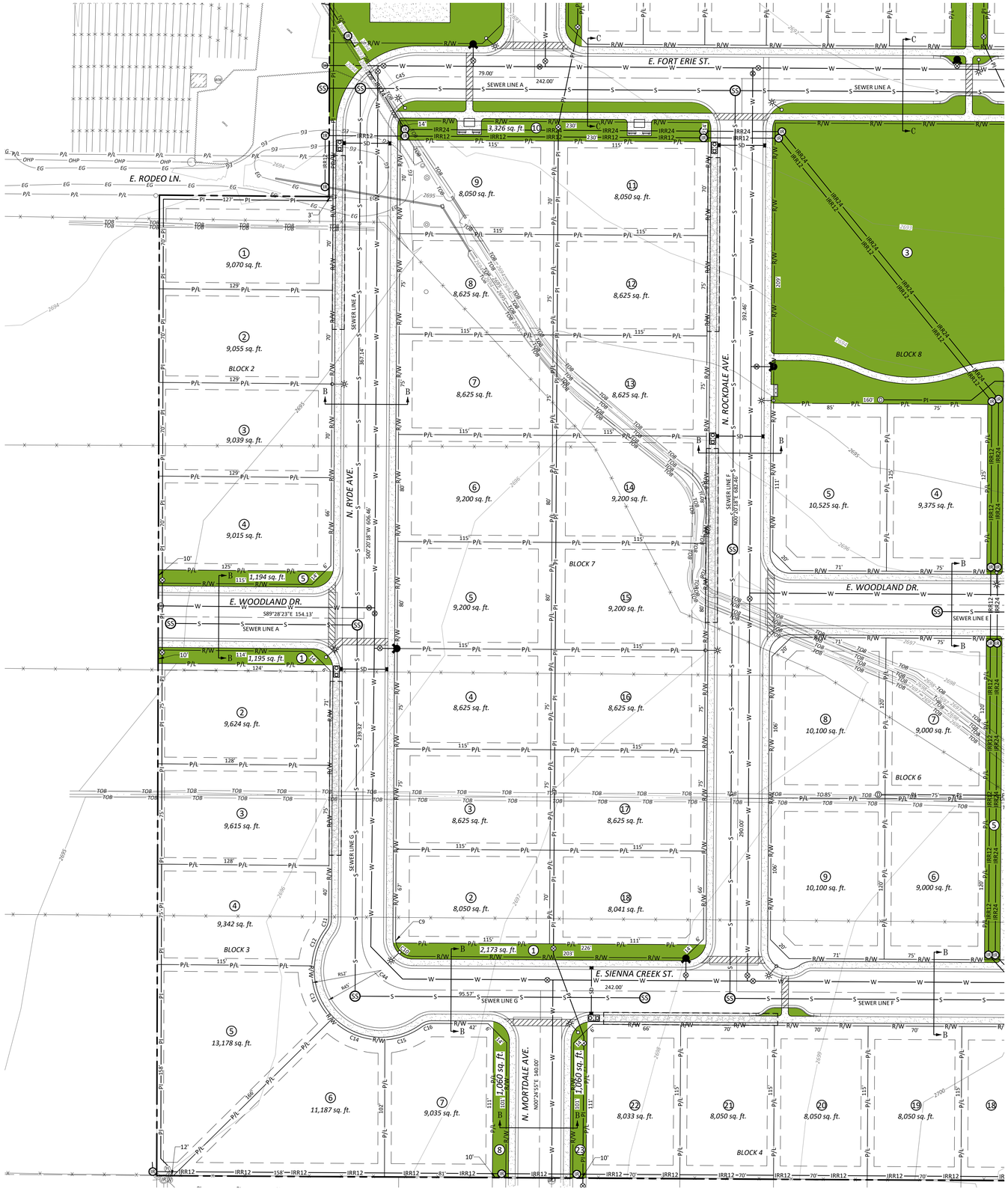
Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER LICENSED 17887 1-14-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: January 14, 2021
Sheet No. 2
2 of 4

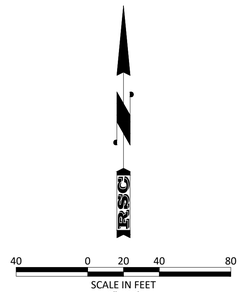
SEE SHEET 4 FOR CONTINUATION



PRELIMINARY PLAT FOR
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.23'	13.00'	4.26'	36°16'21"	S17°47'53"E	8.09'
C2	27.63'	52.00'	14.15'	30°26'31"	N20°42'48"W	27.30'
C3	46.13'	52.00'	24.71'	50°49'50"	N19°55'23"E	44.63'
C4	46.38'	52.00'	24.86'	51°06'21"	N70°53'28"E	44.86'
C5	27.38'	52.00'	14.01'	30°10'00"	S68°28'21"E	27.06'
C6	8.23'	13.00'	4.26'	36°16'21"	N71°31'32"W	8.09'
C7	3.03'	13.00'	1.52'	13°20'33"	N07°00'34"E	3.02'
C8	17.39'	13.00'	10.28'	76°39'27"	N52°00'34"E	16.12'
C9	3.03'	13.00'	1.52'	13°20'33"	S06°19'59"E	3.02'
C10	17.39'	13.00'	10.28'	76°39'27"	S51°19'59"E	16.12'
C11	8.23'	13.00'	4.26'	36°17'35"	N18°27'51"E	8.10'
C12	29.87'	52.00'	15.36'	32°55'02"	S20°09'08"W	29.47'
C13	43.89'	52.00'	23.35'	48°21'20"	S20°29'03"E	42.60'
C14	43.89'	52.00'	23.35'	48°21'20"	S68°50'23"E	42.60'
C15	29.87'	52.00'	15.36'	32°55'00"	N70°31'27"E	29.47'
C16	8.23'	13.00'	4.26'	36°16'21"	S72°12'07"W	8.09'
C17	11.14'	20.00'	5.72'	31°54'53"	S65°04'39"E	11.00'
C18	3.01'	20.00'	1.51'	8°37'37"	S85°20'54"E	3.01'
C19	3.01'	20.00'	1.51'	8°37'37"	S86°01'29"W	3.01'
C20	11.14'	20.00'	5.72'	31°54'53"	S65°45'14"W	11.00'
C21	11.13'	20.19'	5.71'	31°35'11"	N65°09'59"W	10.99'
C22	3.01'	23.91'	1.51'	7°13'04"	N84°59'32"W	3.01'
C23	3.01'	20.00'	1.51'	8°37'37"	N86°01'29"E	3.01'
C24	11.14'	20.00'	5.72'	31°54'53"	N65°45'14"E	11.00'
C25	3.03'	13.00'	1.52'	13°20'33"	N82°59'26"W	3.02'
C26	17.39'	13.00'	10.28'	76°39'27"	N37°59'26"W	16.12'
C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	11.55'	52.00'	5.80'	12°43'28"	N30°14'55"E	11.52'
C29	40.88'	52.00'	21.56'	45°02'23"	N01°21'59"E	39.83'
C30	42.42'	52.00'	22.47'	46°44'41"	N44°31'33"W	41.26'
C31	41.65'	52.00'	22.01'	45°53'20"	S89°09'27"W	40.54'
C32	11.27'	52.00'	5.65'	12°24'47"	S60°00'24"W	11.24'
C33	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C34	20.94'	20.00'	11.55'	60°00'00"	S30°20'18"W	20.00'
C35	10.47'	20.00'	5.36'	30°00'00"	S75°20'18"W	10.35'
C36	12.10'	20.00'	6.24'	34°39'26"	S72°20'00"E	11.91'
C37	18.05'	52.00'	9.12'	19°53'26"	N64°56'59"W	17.96'
C38	40.12'	52.00'	21.12'	44°12'29"	S83°00'03"W	39.13'
C39	39.55'	52.00'	20.79'	43°34'55"	S39°06'21"W	38.61'
C40	36.79'	52.00'	19.20'	40°32'23"	S02°57'18"E	36.03'
C41	9.84'	52.00'	4.94'	10°50'35"	S28°38'47"E	9.83'
C42	12.01'	20.00'	6.19'	34°24'22"	N16°51'54"W	11.83'
C43	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C46	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C47	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

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KUNA, IDAHO

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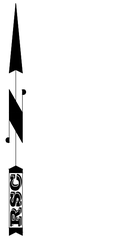
Project No. 20-53
Drawn By: JF
Date: January 14, 2021
Sheet No. 3
3 of 4

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

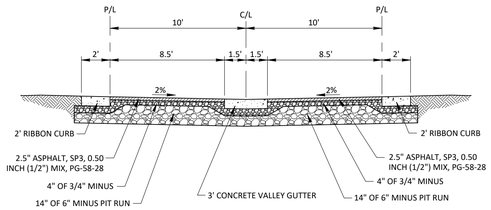
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2020



40 0 20 340 80

SCALE IN FEET
1"=40'



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-



SEE SHEET 3 FOR CONTINUATION

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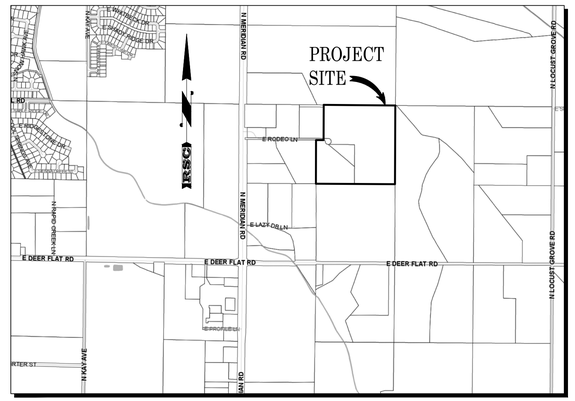
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2021

SCALE IN FEET
80 0 40 80 160
1"=80'





VICINITY MAP
-NTS-

LEGEND

EXISTING	
	SECTION LINE
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	1/16 SECTION LINE
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EP EP	EDGE OF PAVEMENT
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	CONCRETE
S S	SANITARY SEWER MAIN
SS	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
W W	WATER LINE
W	WATER VALVE
	FIRE HYDRANT
WM	WATER METER
WW	WATER WELL
BO	WATER BLOWOFF
SD SD	STORM DRAIN LINE
SD	STORM DRAIN MANHOLE
SDCB	STORM DRAIN CATCH BASIN
GW	GROUND WATER OBSERVATION WELL
IRR IRR	GRAVITY IRRIGATION LINE
IR	IRRIGATION VALVE
IRR	GRAVITY IRRIGATION BOX
PI PI	PRESSURE IRRIGATION LINE
PI	PRESSURE IRRIGATION VALVE
HG	IRRIGATION HEADGATE
	CULVERT
OHP OHP	OVERHEAD POWER LINE
	STREET LIGHT
	GUY ANCHOR
	UTILITY POLE
E	ELECTRICAL BOX
VLT	UTILITY VAULT
TRNS	POWER TRANSFORMER
AC	AIR CONDITIONING UNIT
T	TELEPHONE RISER

EXISTING	
G	GAS VALVE
GM	GAS MARKER
	WIRE FENCE
	VINYL FENCE
2696	1' CONTOUR
2695	5' CONTOUR
TOE TOE	TOE OF SLOPE
TOB TOB	TOP OF BANK
	DITCH
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUILDING
MB	MAILBOX
	SIGN

PROPOSED	
R/W R/W	RIGHT OF WAY LINE
	CENTERLINE
P/L P/L	LOT LINE
	EASEMENT LINE
	SETBACK LINE
1	LOT NUMBER
BLOCK 1	BLOCK NUMBER
	ROLLED CURB AND GUTTER
	VERTICAL CURB AND GUTTER
	VERTICAL CURB NO GUTTER
	SIDEWALK
S S	SANITARY SEWER MAIN
SS	SANITARY SEWER MANHOLE
W W	WATER LINE
	VALVE
	FIRE HYDRANT
PI PI	PRESSURE IRRIGATION LINE
D	MAINLINE DRAIN
BO	BLOWOFF ASSEMBLY
IRR IRR	GRAVITY IRRIGATION PIPE
IR	GRAVITY IRRIGATION MANHO
SD SD	STORM DRAIN LINE
	STORM DRAIN CATCH BASIN
	SAND & GREASE TRAP
	SEEPAGE TRENCH
	STREET LIGHT

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DEVELOPER	SURVEYOR	CIVIL ENGINEER
RANDY FULLMER SELECT DEVELOPMENT & CONTRACTING, LLC P.O. BOX 1030 MERIDIAN, ID 83680 (208) 288-0700	CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	DERRITT KERNER, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET SUITE 100 BOISE, ID 83702 (208) 342-3277

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UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144

Revisions

	Date	Description
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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER LICENSED 17881 2-25-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: February 25, 2021
Sheet No. 1 of 4

SEE SHEET 4 FOR CONTINUATION



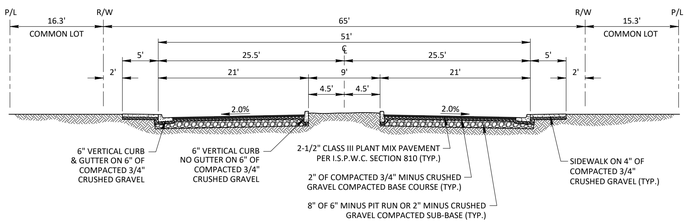
SEE SHEET 3 FOR CONTINUATION

PRELIMINARY PLAT FOR

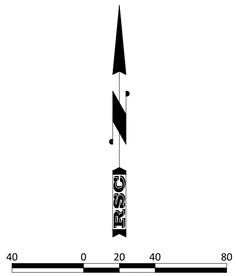
LUGARNO TERRA NORTH SUBDIVISION

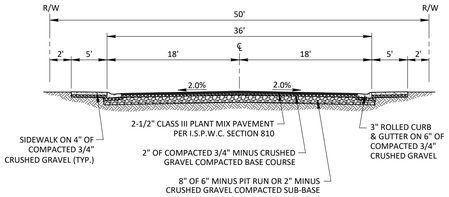
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2021



TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-

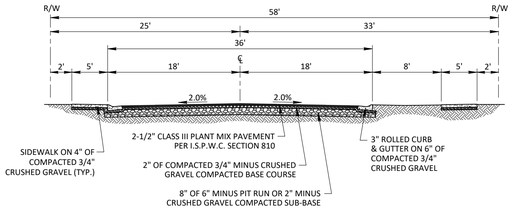




TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

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TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 21, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 10, & 18, BLOCK 9; AND LOTS 1, 10, & 18, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 21, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 10, & 18, BLOCK 9; AND LOTS 1, 10, & 18, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C0250J
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.64 ACRES
TOTAL LOTS 143
BUILDABLE LOTS 123
COMMON LOTS/ACREAGE . . . . . 20 / 4.99 ACRES
DENSITY DU/ACRES . . . . . 3.19 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,969 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 8,468 sq.ft.

Revisions

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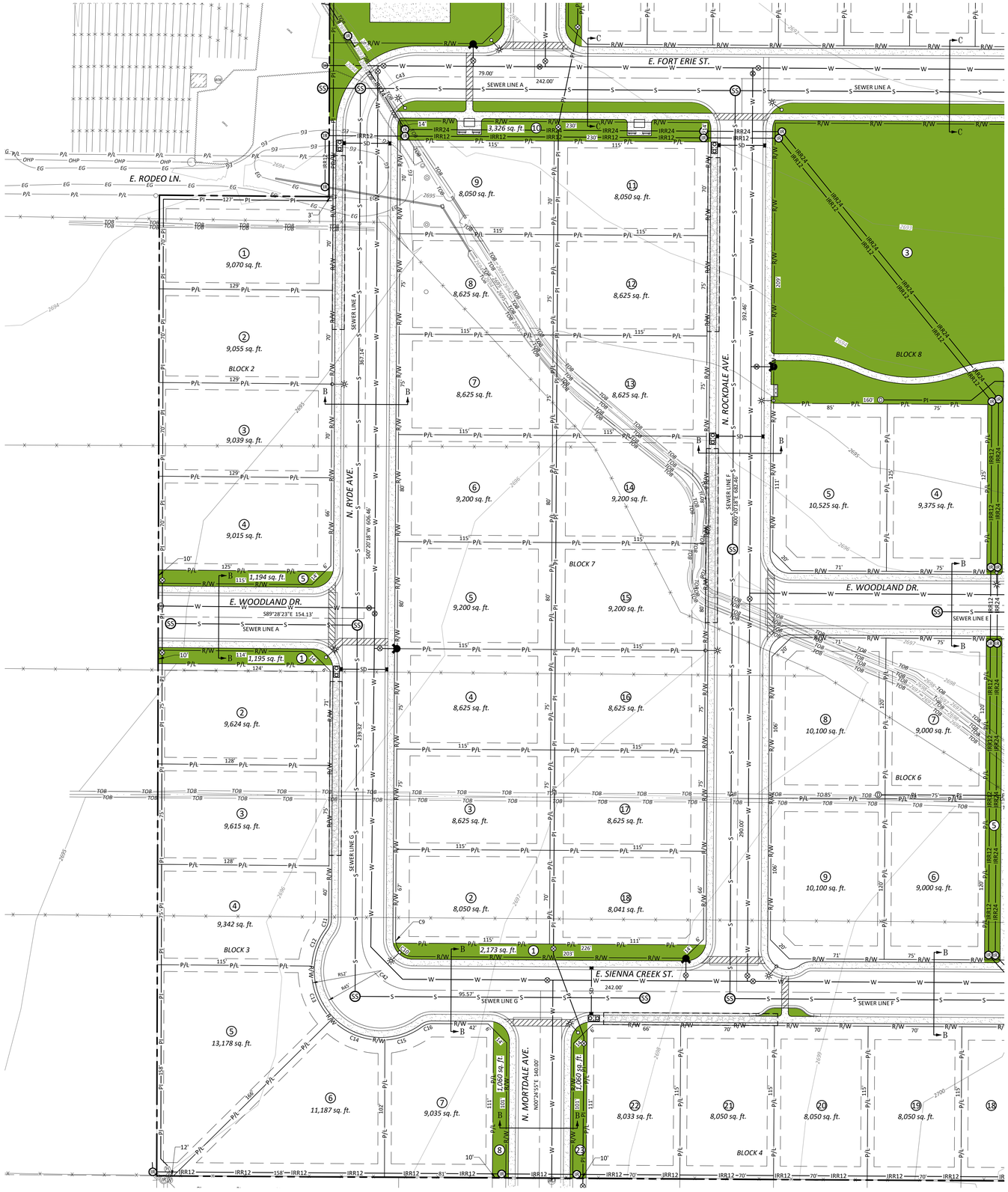
Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER
LICENSED
17887
2-25-21
STATE OF IDAHO
DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: February 25, 2021
Sheet No. 2
2 of 4

SEE SHEET 4 FOR CONTINUATION



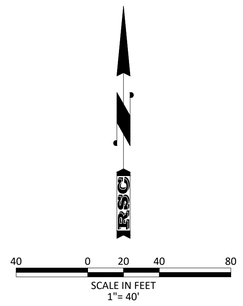
SEE SHEET 2 FOR CONTINUATION

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2021



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.23'	13.00'	4.26'	36°16'21"	S17°47'53"E	8.09'
C2	27.63'	52.00'	14.15'	30°26'31"	N20°42'48"W	27.30'
C3	46.13'	52.00'	24.71'	50°49'50"	N19°55'23"E	44.63'
C4	46.38'	52.00'	24.86'	51°06'21"	N70°53'28"E	44.86'
C5	27.38'	52.00'	14.01'	30°10'00"	S68°28'21"E	27.06'
C6	8.23'	13.00'	4.26'	36°16'21"	N71°31'32"W	8.09'
C7	3.03'	13.00'	1.52'	13°20'33"	N07°00'34"E	3.02'
C8	17.39'	13.00'	10.28'	76°39'27"	N52°00'34"E	16.12'
C9	3.03'	13.00'	1.52'	13°20'33"	S06°19'59"E	3.02'
C10	17.39'	13.00'	10.28'	76°39'27"	S51°19'59"E	16.12'
C11	8.23'	13.00'	4.26'	36°17'35"	N18°27'51"E	8.10'
C12	29.87'	52.00'	15.36'	32°55'02"	S20°09'08"W	29.47'
C13	43.89'	52.00'	23.35'	48°21'20"	S20°29'03"E	42.60'
C14	43.89'	52.00'	23.35'	48°21'20"	S68°50'23"E	42.60'
C15	29.87'	52.00'	15.36'	32°55'00"	N70°31'27"E	29.47'
C16	8.23'	13.00'	4.26'	36°16'21"	S72°12'07"W	8.09'
C17	11.14'	20.00'	5.72'	31°54'53"	S65°04'39"E	11.00'
C18	3.01'	20.00'	1.51'	8°37'37"	S85°20'54"E	3.01'
C19	3.01'	20.00'	1.51'	8°37'37"	S86°01'29"W	3.01'
C20	11.14'	20.00'	5.72'	31°54'53"	S65°45'14"W	11.00'
C21	11.13'	20.19'	5.71'	31°35'11"	N65°09'59"W	10.99'
C22	3.01'	23.91'	1.51'	7°13'04"	N84°59'32"W	3.01'
C23	3.01'	20.00'	1.51'	8°37'37"	N86°01'29"E	3.01'
C24	11.14'	20.00'	5.72'	31°54'53"	N65°45'14"E	11.00'
C25	3.03'	13.00'	1.52'	13°20'33"	N82°59'26"W	3.02'
C26	17.39'	13.00'	10.28'	76°39'27"	N37°59'26"W	16.12'
C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	26.91'	52.00'	13.76'	29°38'48"	N21°47'14"E	26.61'
C29	46.97'	52.00'	25.23'	51°45'31"	N18°54'55"W	45.39'
C30	48.00'	52.00'	25.86'	52°53'10"	N71°14'15"W	46.31'
C31	25.88'	52.00'	13.22'	28°31'09"	S68°03'35"W	25.62'
C32	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C33	20.94'	20.00'	11.55'	60°00'00"	S30°20'18"W	20.00'
C34	10.47'	20.00'	5.36'	30°00'00"	S75°20'18"W	10.35'
C35	12.10'	20.00'	6.24'	34°39'26"	S72°20'00"E	11.91'
C36	24.18'	52.00'	12.31'	26°38'18"	N68°19'26"W	23.96'
C37	48.81'	52.00'	26.37'	53°46'52"	S71°28'00"W	47.04'
C38	46.17'	52.00'	24.73'	50°52'39"	S19°08'14"W	44.67'
C39	25.20'	52.00'	12.85'	27°45'59"	S20°11'05"E	24.95'
C40	12.01'	20.00'	6.19'	34°24'22"	N16°51'54"W	11.83'
C41	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C42	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C43	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

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Revisions

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Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER LICENSED 17887 2-25-21 STATE OF IDAHO DERRITT KERNER

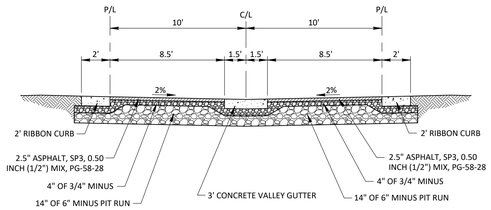
Project No. 20-53
Drawn By: JF
Date: February 25, 2021
Sheet No. 3
3 of 4

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2021



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-

N

IRSC

40 0 20 340 80

SCALE IN FEET
1"=40'



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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Project No. 20-53
Drawn By: JF
Date: February 25, 2021
Sheet No. 4
4 of 4

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

City of Kuna
Planning & Zoning Department

Agency Transmittal

December 2, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration**:**

File Number & Case Name:	20-12-S (Preliminary Plat) & 20-20-DR (Design Review)– Lugarno Terra North.
Project Description	Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).
Site Location	2075 E Rodeo Lane, Kuna, ID 83634
Applicant	**Randy Fullmer** PO Box 1030 Meridian, ID 83680 208-288-0700 randy@selectmanagement.com
Representative	**Billy Edwards** PO Box 1030 Meridian, ID 83680 208-921-5531 wedwards@selectdev.com
Public Hearing Date	Tuesday, **February 23, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project*.

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

December 11, 2020

By e-mail: dhanson@kunaid.gov

Doug Hanson
City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Lugarno Terra North, 20-12-S (Preliminary Plat) and 20-20-DR (Design Review); Lugarno Terra South, 20-13-S (Preliminary Plat) and 20-21-DR (Design Review)

Dear Mr. Hanson:

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

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

1. **AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites. Information on fugitive dust control plans can be found at: http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

3. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.

- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.

- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

4. SURFACE WATER

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).
- Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2020AEK283

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-12-S

Lugarno Terra North

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: Lora Boaz

Date: 12 / 16 / 2020

Project/File: **Lugarno Terra North/ KPP20-0012/ 20-12-S/ 20-20-DR**
This is a preliminary plat application and design review application to develop 133 single family lots and 20 common lots on 38.5 acres.

Lead Agency: City of Kuna

Site address: 2075 E. Rodeo Lane

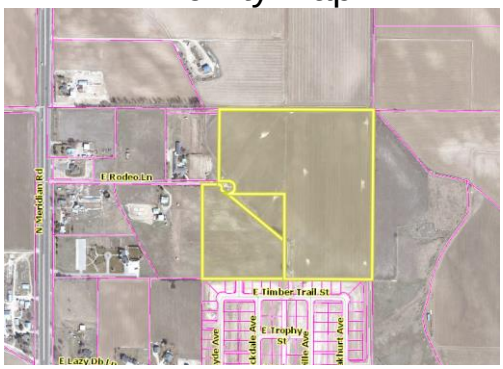
Staff Approval: December 22, 2020

Applicant: Randy Fullmer
Select Development & Contracting, LLC
P.O. Box 1030
Meridian, ID 83680

Representative: Billy Edwards
Same as above

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** This is a preliminary plat application and design review application to develop 133 single family lots and 20 common lots on 38.5 acres.

   The property is zoned R-4 (Medium Density Residential). The City of Kuna's Future Land Use Map designates this area as Medium Density Residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Density Residential	R-4
South	Medium Density Residential	R-4
East	Rural Urban Transition	RUT
West	Rural Residential	RR

3. **Site History:** ACHD staff previously reviewed this site as an annexation application in May 2019.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

   - Ledgestone Plaza, a subdivision consisting of 247 residential lots for 233 single family homes and 192 apartments, 6 commercial lots and 22 commons lots on 76.03 acres located directly north of the site and approved by ACHD on October 9, 2020.

5. **Transit:** Transit services are not available to serve this site.

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

   AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. Detectable warnings should be placed across the full width of the ramp.

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 1.56 centerline miles of new public road.

8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - Hubbard Road between SH-69 and Locust Grove Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
   - Locust Grove Road between Lake Hazel Road and Amity Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
   - The intersection of Lake Hazel Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.
   - The intersection of Locust Grove Road and Columbia Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
   - The intersection of Locust Grove Road and Hubbard Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
   - The intersection of Deer Flat Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.

10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

- The BMP identifies Ardell Road and Stroebel Road as Level 1 facilities abutting the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,352 additional vehicle trips per day; 134 additional vehicle trips per hour in the PM peak hour, based on the based on the traffic impact study.

2. **Traffic Impact Study**
CR Engineering, Inc. prepared a traffic impact study for the proposed Lugarno Terra North. The executive summary of the findings **as presented by CR Engineering, Inc.** can be found as Attachment 3. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



Intersections and roadway segments analyzed in the TIS

a. **Policy**
Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible

measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS indicates that all roadway segments in the study are expected to meet ACHD's Level of Service Planning Thresholds under the existing, 2024 background and 2024 total traffic conditions.

The TIS recommends mitigation measures for the following intersections to mitigate the existing and 2024 background traffic conditions with the percentage of the PM peak hour site traffic of the 2024 total traffic in parentheses. The TIS indicates that all intersections are expected to operate an acceptable level of service under 2024 total traffic conditions with the recommended improvements.

Existing Traffic

- SH-69/Deer Flat Road (1.2%) - additional eastbound left turn lane

2024 Background Traffic

- SH-69/Deer Flat Road (1.2%) – modify the signal to allow the southbound right-turn movement to operate with an overlap phase
- Columbia Road/Locust Grove Road (2.1%) - 3x3 signal or single-lane roundabout

The TIS indicates that turn-lanes are warranted under the 2024 background traffic conditions at the following intersections based on ACHD's turn lane guidelines. However, the TIS notes that the intersections are still expected to meet ACHD's Level of Service Planning Thresholds under the 2024 background and total traffic conditions without the turn-lanes.

- Stroebel Road/Hubbard Road (7.1%) – eastbound right-turn lane
- SH-69/Ardell Road (2.0%) - northbound right-turn lane
- Ardell Road/Locust Grove Road (2.5%) - southbound right-turn lane

The TIS indicates that the site traffic is projected be less than 10% of the 2024 total traffic for the intersections listed above during the peak hours. Since the site traffic is less than 10% of the 2025 total traffic at the intersections listed above, no improvements are required consistent with District's Level of Service Planning Thresholds policy, that states a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds minimum acceptable level of service planning threshold or V/C ratio. In addition, the intersection of Locust Grove Road and Columbia Road is listed in the CIP to be improved between 2036 and 2040. Therefore, no improvements are required consistent with the District's Alternative Mitigation Measures Policy, which states that if the TIS recommends mitigation for an intersection that exceeds ACHD's Acceptable Level of Service Planning Thresholds and the intersection is listed in the CIP to be improved, the applicant is not required to improve the intersection.

The TIS notes that turn lanes are not warranted on Stroebel Road at the site access.

The applicant should work with the City of Kuna and the Idaho Department of Transportation (ITD) to determine if additional improvements are necessary on SH-69 and at the intersection of SH-69 and Ardell Road and SH-69 and Deer Flat Road.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69	0-feet	Principal Arterial	1,049	N/A	N/A
Locust Grove Road Between Hubbard Road and Columbia Road	0-feet	Minor Arterial	139	Better than "D"	Better than "D"
Locust Grove Road Between Deer Flat Road and Hubbard Road	0-feet	Minor Arterial	109	Better than "D"	Better than "D"
Deer Flat Road Between Locust Grove Road and SH-69	0-feet	Minor Arterial	246	Better than "D"	Better than "D"
***Ardell Road	1,200-feet	Collector	N/A	N/A	N/A

***Stroebel Road	1,320-feet	Collector	N/A	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).
** ACHD does not set level of service thresholds for State Highways.
***These roadways are not yet constructed.

4. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH-69 north of Deer Flat Road was 19,981 on 12/31/2019.
- The average daily traffic count for Locust Grove Road north of Deer Flat Road was 908 on 1/30/2020.
- The average daily traffic count for Deer Flat Road west of Locust Grove Road was 2,241 on 1/30/2020.

C. Findings for Consideration

1. Ardell Road

a. Existing Conditions: There are no roadways within the site. There is one collector road, Ardell Road, proposed to be constructed as ½ a 36-foot wide collector roadway with 12-feet of pavement abutting the site's north property line. This street is not constructed yet and was approved as part of ACHD's action on Ledgestone Plaza Subdivision located directly north of the site.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed

within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7206.2.2 requires improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect SH-69 at the half-mile between Hubbard Road and Deer Flat Road and continue at the site's north property line stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to construct vertical curb, gutter and an 8-foot wide detached concrete sidewalk to complete the construction of Ardell Road at the site's north property line.

d. Staff Comments/Recommendations: The applicant's proposal to complete the construction of Ardell Road with curb, gutter and sidewalk meets District Policy and should be approved, as proposed. The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate additional right-of-way that extends from the site's north property to 2-feet behind the back of sidewalk for Ardell Road abutting the site.

If Ardell Road has not yet been constructed by Ledgestone Plaza Subdivision abutting the site's north property line prior to the applicant constructing Ardell Road with this development, the applicant should be required to construct Ardell Road abutting the north property line as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side plus 12-feet of additional pavement widening with a 3-foot gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the north side, the unimproved side. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends from the site's north property line to 2-feet behind sidewalk.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

2. Stroebel Road

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect Ardell Road at the half-mile and continue along the site's east property line stubbing to the south. The Residential Collector typology as depicted in the Livable Street Design Guide

recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to construct Stroebel Road at the site's east property line as ½ of a 36-foot wide street section with vertical curb, gutter, an 8-foot wide planter strip within 40-feet of right-of-way and detached 8-foot wide concrete sidewalk located outside of the right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal is consistent with the MSM and meets District Policy and should be approved, as proposed. The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's Sidewalk Policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends from the site's east property line to 2-feet behind sidewalk.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

3. Internal Local Streets

a. Existing Conditions: There are no roadways with the site. There is one local street, Mortdale Avenue, that stubs to the site's south property line.

b. Policy:

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.

- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

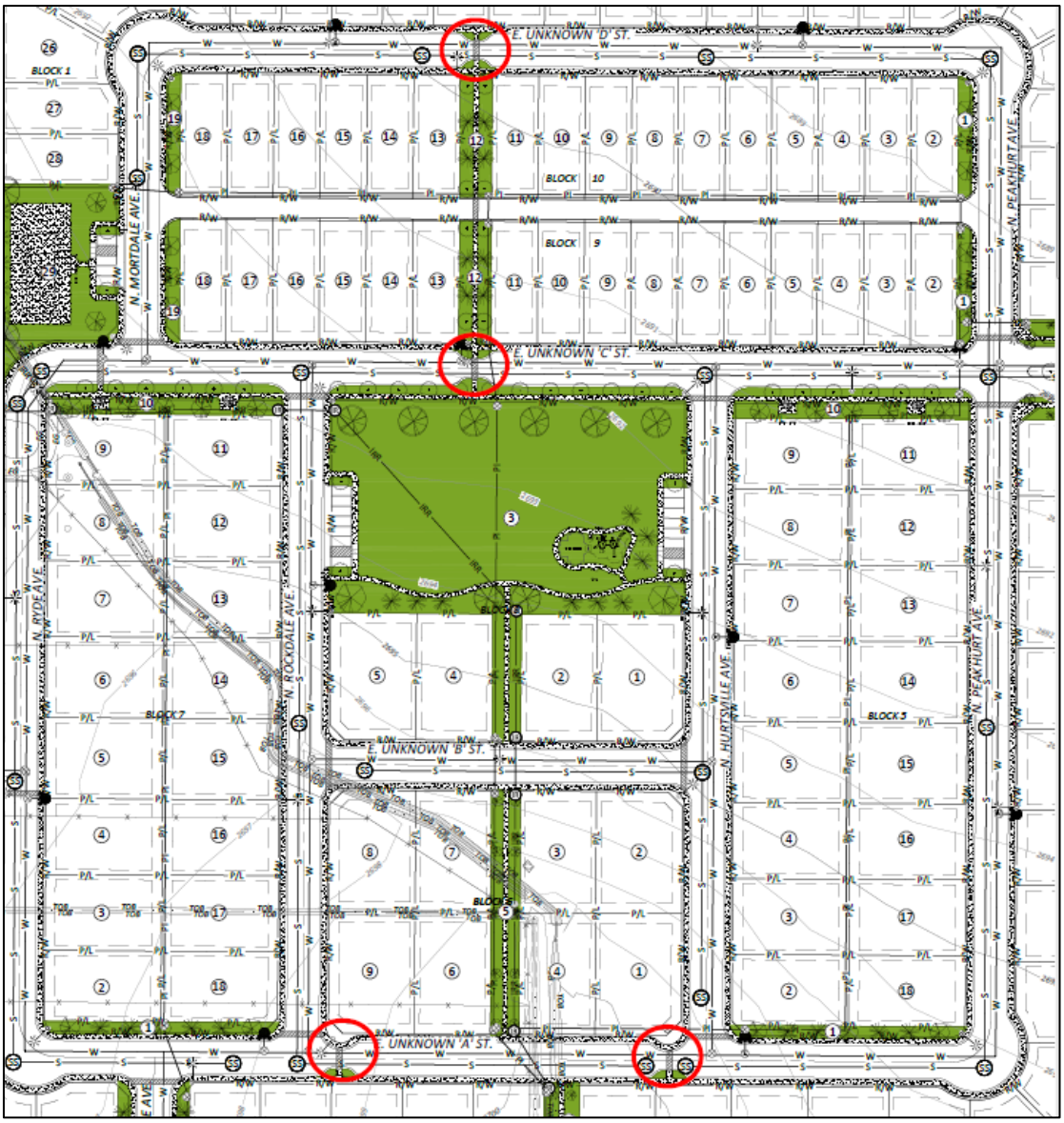
c. Applicant's Proposal: The applicant has proposed to extend Mortdale Avenue into the site. The applicant has proposed to construct the internal local streets as a 36-foot wide local street section with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks within 58-feet of right-of-way. The applicant has also proposed to construct the local street sections with 5-foot wide attached sidewalks within 50-feet of right-of-way.

The applicant has proposed to construct the entry portion of "C" Street as a 51-foot wide street section with two 21-foot wide travel lanes, an 9-foot wide landscaped island, curb, gutter a 5-foot wide planter strip within 50-feet of right-of-way with attached 5-foot wide concrete sidewalks located partially within the right-of-way.

The applicant has proposed to construct 4-knuckles.

The applicant has proposed to construct perpendicular parking stalls on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue with the sidewalk wrapping around the back side of the parking areas out of the right-of-way.

The applicant has proposed to construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue. See below.



Proposed bulb-out locations.

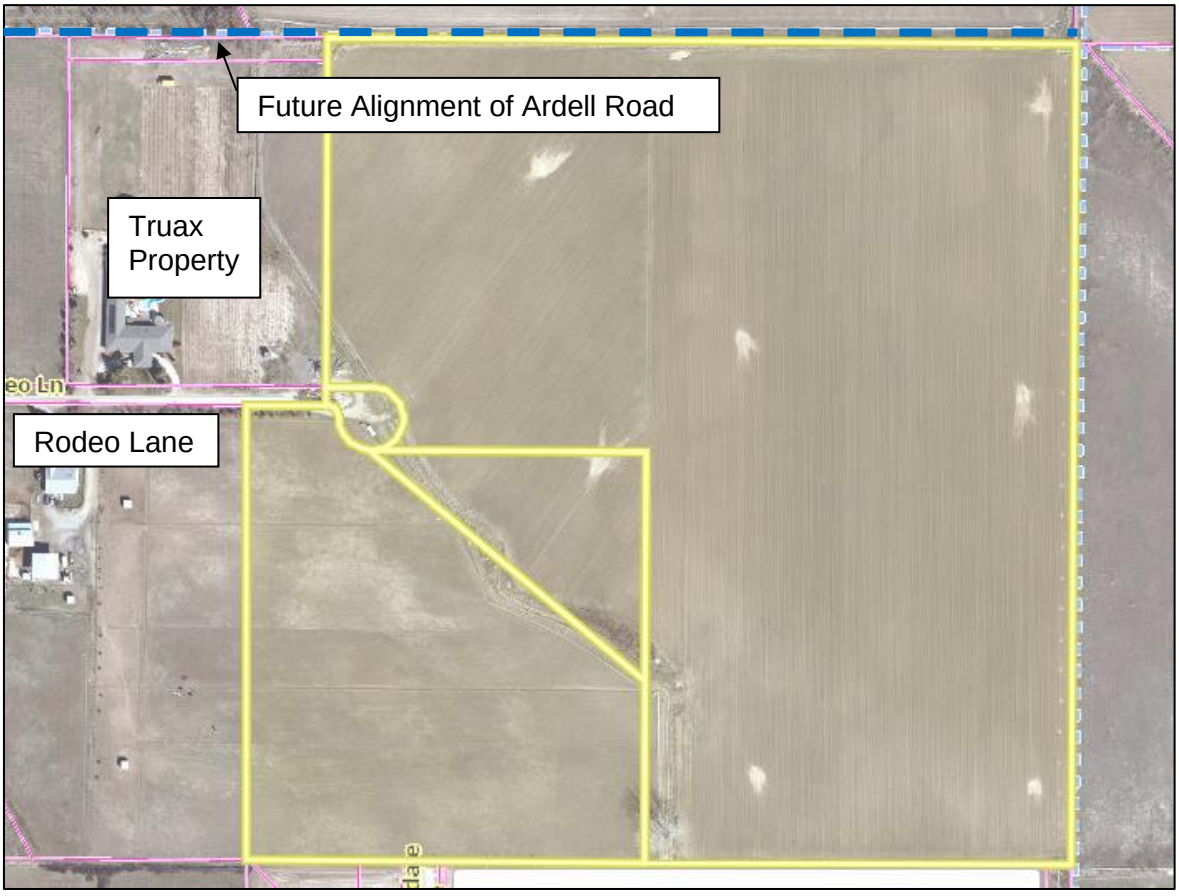
d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed, except for the proposed perpendicular parking stalls on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue and should not be approved as proposed. If parking is needed to serve the site, then off street parking should be provided.

The applicant should be required to plat the landscaped island as right-of-way owned by ACHD and enter into a license agreement with ACHD for any landscape located within the right-of-way. If street trees are desired for the entry portion of "C" Street, then an 8-foot wide planter strip is required. The applicant should also be required to dedicate additional right-of-way for

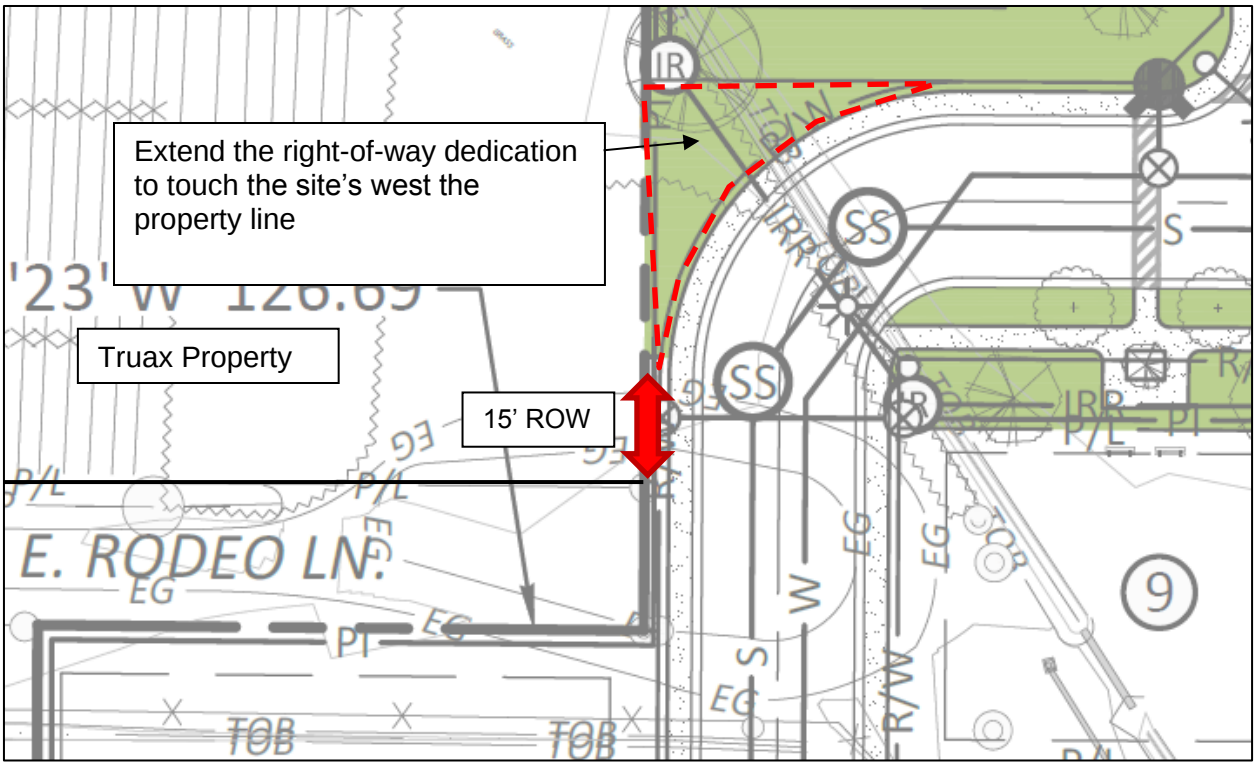
the entry portion of “C” Street that extends from the right-of-way line to 2-feet behind the back of sidewalk.

The applicant will be required to provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

The Truax property (parcel number S1418320075) located directly west of the site, will not have direct access to Ardell Road when the roadway is constructed with Ledgestone Plaza Subdivision to the north due to the small parcel between the Truax property and Ardell Road which are not owned the same. The Truax property currently has access to SH-69 through a private drive, Rodeo Lane, which is currently within a parcel owned by Sandstone Farms, LLC. The applicant has proposed to provide 15-feet of frontage to a public road, Ryde Avenue, for the Truax property, however, this is not a sufficient amount of right-of-way for the Truax property extend “C” Street into that site or access Ryde Avenue with the development of that parcel in the future. To ensure that the Truax parcel has sufficient public street frontage, the applicant should be required to dedicate a minimum of 50-feet of right-of-way extending from “C” Street to touch the site’s west property line. The applicant should enter into a license agreement with ACHD for any landscaping that will be within the right-of-way. See the figures below for reference. Or, the applicant may construct a separate local street to stub to the site’s west property line abutting the Truax property.




E. ARDELL RD.
N89°29'48"W 1200.63'
E. UNKNOWN 'B' ST.
E. UNKNOWN 'C' ST.
E. UNKNOWN 'A' ST.
N89°26'23"W 126.69'
E. ROCCO LN.
N. MONTAGUE AVE.
N. FAIRVIEW AVE.
S89°39'42"E 1325.67'



4. Alleys

a. Existing Conditions: There are no alleys within the site.

b. Policy:

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

c. Applicant Proposal: The applicant has proposed to construct a paved 800-foot long, 20-foot wide alley from Peakhurt Avenue to Mortdale Avenue located approximately 150-feet north of "C" Street. The applicant has proposed to dedicate 20-feet of right-of-way for the alley.

d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed, except for the proposed alley length. The applicant should be required to construct the alley with a length less than or equal to 700-feet consistent with the District's Alley Length Policy. If the applicant chooses to construct the alley as an 800-foot long alley, then the applicant should provide written approval from the Kuna Fire Department.

5. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. Applicant's Proposal: The applicant has proposed to construct "C" Street to intersect Stroebel Road located approximately 520-feet south of Ardell Road.

The applicant has proposed to construct Mortdale Avenue to intersect "C" Street located approximately 117-feet east of Ryde Avenue.

d. Staff Comments/Recommendations: The applicant's proposal meet District Policy and should be approved, as proposed, except for the applicant's proposal to construct Mortdale Avenue to intersect "C" Street approximately 117-feet east of Ryde Avenue and should not be approved, as proposed. The District's Local Offset Policy states that local roads intersecting local roads should align or offset a minimum of 125-feet from any other street. The applicant should be required to construct Mortdale Avenue a minimum of 125-feet east of Ryde Avenue to meet District Policy.

6. Stub Streets

a. Existing Conditions: There is one local street, Mortdale Avenue, that stubs to the site's south property line.

b. Policy:

Stub Street Policy: District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant has proposed to construct one local roadway, “B” Street, to stub to the site’s west property line located approximately 418-feet north of the site’s south property line.

d. Staff Comments/Recommendations: The applicant’s proposal meets District Policy and should be approved, as proposed. Install a sign at the terminus of “B” Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.” A turnaround is not required at the terminus of the stub street since it is less than 150-feet in length.

If the applicant chooses to construct a local street to stub to the site’s west property line abutting the Truax property as discussed in Finding 3, then the applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.”

7. Driveways – Ryde Avenue

a. Existing Conditions: There is an existing unpaved circular private drive at the site’s west property line located approximately 575-feet south of the site’s north property line that extends off-site to SH-69.

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy,

7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

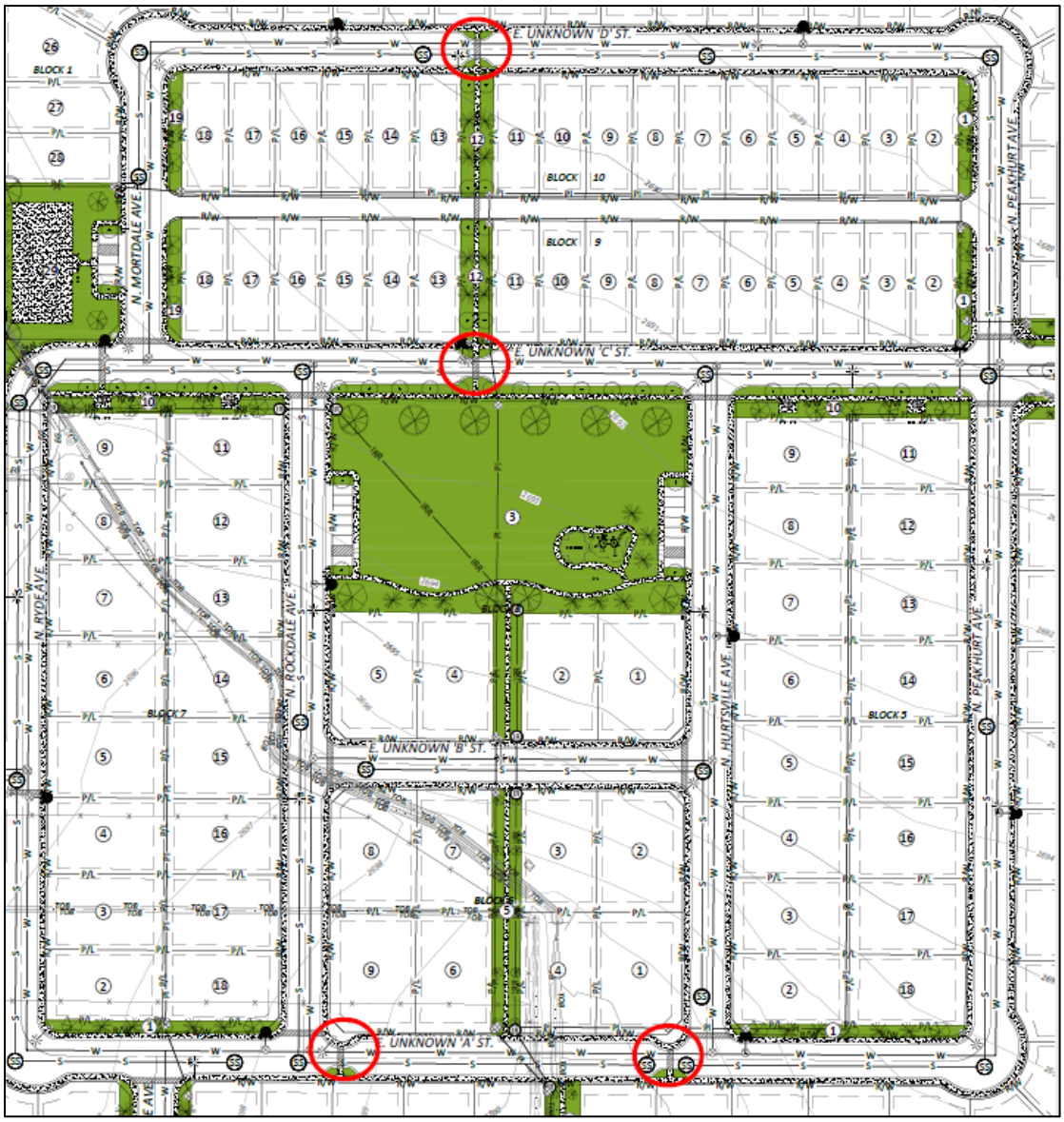
c. Applicant's Proposal: The applicant has proposed to close the private drive within the site with the construction of curb, gutter and sidewalk for Ryde Avenue. The applicant has indicated that the development will not have access to SH-69 through this private drive.

d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed.

8. Traffic Calming

a. Speed Control and Traffic Calming Policy (Local)**:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Applicant's Proposal: The applicant has proposed to construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue.



c. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed. The applicant will be required to provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

9. Irrigation Lateral Crossings

Based on aerial photography and the site plan, it appears there is an unnamed irrigation lateral or ditch through the site. The District will require that the applicant submit the plans for the irrigation lateral crossings for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

10. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

11. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

12. Other Access

Ardell Road and Stroebel Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Complete the construction of Ardell Road as ½ of a 36-foot wide collector street section at the site's north property line with pavement widening, vertical curb, gutter an 8-foot wide planter strip and a detached 5-foot wide concrete sidewalk and dedicate right-of-way that extends from the site's north property to at least 2-feet behind the back of sidewalk.

2. If Ardell Road has not yet been constructed by Ledgestone Plaza Subdivision prior to the applicant constructing Ardell Road with this development, then construct Ardell Road abutting the site's north property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and a minimum 5-foot wide detached of 7-foot wide attached concrete sidewalk on the south side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the north side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's north property line to 2-feet behind the back of sidewalk.

3. Construct Stroebel Road abutting the site's east property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and a minimum 5-foot wide detached of 7-foot wide attached concrete sidewalk on the west side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the east side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's east property line to 2-feet behind the back of sidewalk.

4. Extend Mortdale Avenue into the site, as proposed.

5. Construct Mortdale Avenue to intersect "C" Street a minimum of 125-feet to the east of Ryde Avenue.

6. Construct the internal local streets as 36-foot wide local street sections with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks within 58-feet of right-of-way, or within 50-feet of right-of-way for street sections with attached 5-foot wide concrete sidewalks, as proposed.

7. Construct the entry portion of "C" Street as a 51-foot wide street section with two 21-foot wide travel lanes, an 9-foot wide landscaped island, curb, gutter, and 5-foot wide attached concrete sidewalks within right-of-way that extends to 2-feet behind the back of sidewalk on each side of the street. If street trees are desired, an 8-foot wide planter strip is required. Plat the landscaped island as right-of-way owned by ACHD and enter into a license agreement with ACHD for any landscaping located within the right-of-way.

8. For detached sidewalk located outside of the right-of-way, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

9. Construct 4-knuckles, as proposed.

10. Close the existing unpaved circular private drive at the site's west property line located 575-feet south of the site's north property line with curb, gutter and sidewalk with the construction of Ryde Avenue, as proposed.

11. The perpendicular parking stalls proposed on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue are not approved. If parking is needed to serve the site, then off-street parking should be provided.

12. Dedicate a minimum of 50-feet of right-of-way that extends from "C" Street to touch the site's west property line abutting the Truax property as discussed in Finding 3 and 6. Enter into a license agreement with ACHD for any landscaping proposed within the right-of-way. If the applicant chooses to not extend and dedicate the right-of-way on "C" Street to the site's west property line, the applicant should construct one local roadway to stub to the site's west property line abutting the Truax property. Install a sign at the terminus of that street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." If the stub street is greater than 150-feet in length, a turnaround is required at the terminus of the stub street.

13. Construct one local roadway, "B" Street, to stub to the site's west property line located approximately 418-feet north of the site's south property line, as proposed. Install a sign at the terminus of "B" Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

14. Construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue, as proposed. Provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

15. Construct a paved 20-foot wide alley from Peakhurt Avenue to Mortdale Avenue located approximately 150-feet north of "C" Street with a maximum length of 700-feet and dedicate 20-feet of right-of-way for the alley. If the applicant chooses to construct an 800-foot long alley, the applicant should provide written approval from the Kuna Fire Department.

16. Submit the plans for the irrigation lateral crossings for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

17. Direct lot access is prohibited onto Ardell Road and Stroebel Road and should be noted on the final plat.

18. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

19. Payment of impact fees is due prior to issuance of a building permit.

20. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities

Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

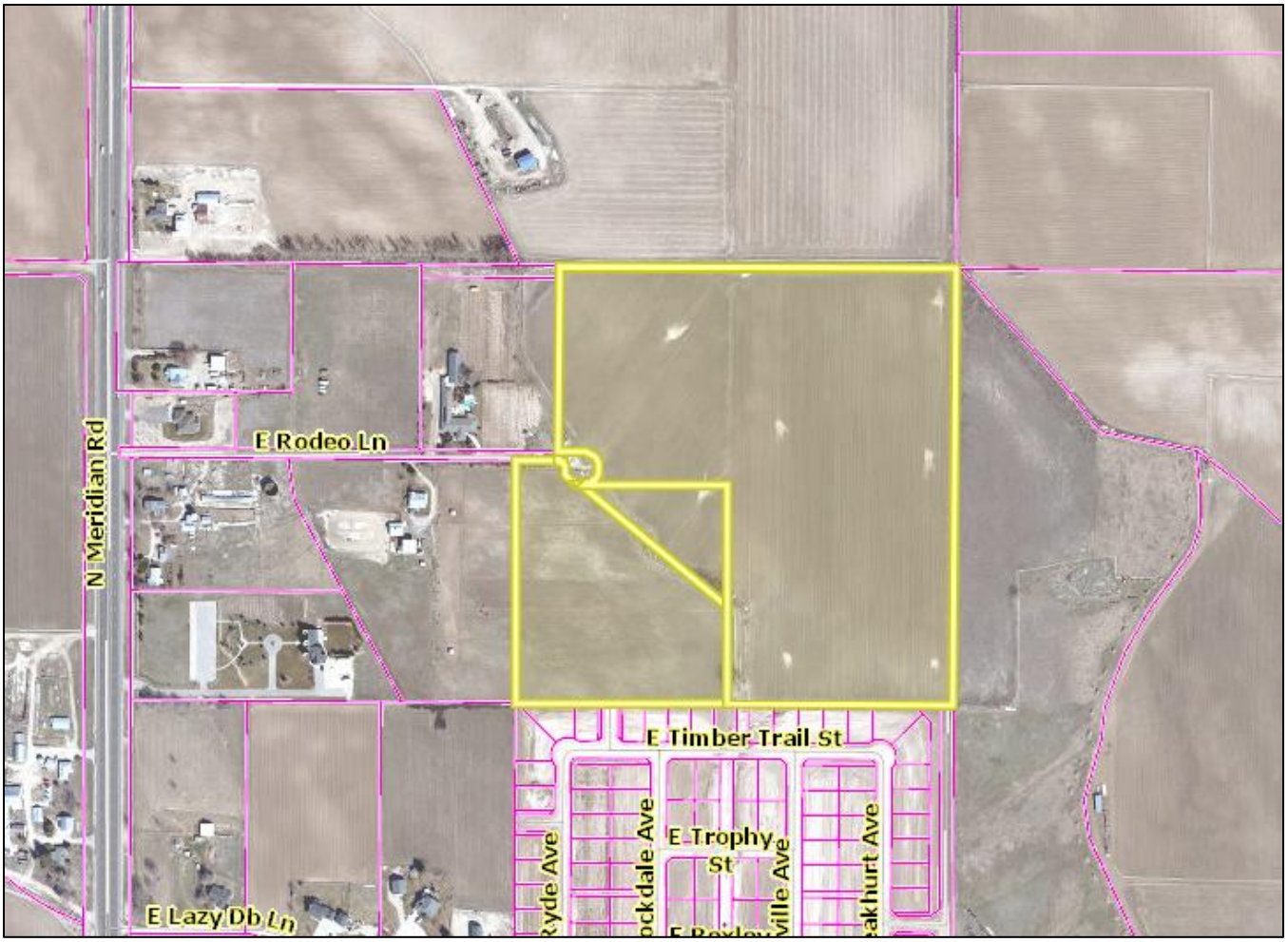
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines **OR** Appeal Guidelines

VICINITY MAP



SITE PLAN


2020
E. ARDELL RD.
N89°29'48"W 1200.63'
E. UNKNOWN 'D' ST.
E. UNKNOWN 'C' ST.
E. UNKNOWN 'B' ST.
E. UNKNOWN 'A' ST.
E. RODEO LN.
E. TIMBER TRAIL
N. MONTDALE AVE.
N. ROCKDALE AVE.
N. HURTSVILLE AVE.
N. PEACHURST AVE.
N. STROBEL RD.
S00°12'32"W 591.06'
N89°28'23"W 126.69'
S00°09'26"W 732.83'
S00°15'04"W 1320.00'
S89°39'42"E 1325.67'
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 7
BLOCK 9
BLOCK 10

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: **6 January 2021**

From: **Paul A. Stevens, P. E.**

Catherine Feistner, E.I.T.

To: **Jace Hellman, Planning and Zoning Director**

RE: **Lugarno Terra North – 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)**

The Lugarno Terra North Subdivision, located at 2075 E. Rodeo Lane, preliminary plat and design review request dated 2 December 2020 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-4 (medium density residential) zone requirements. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

a. Lugarno Terra is comprised of three subdivisions: Lugarno Terra South, Original, and North. It is proposed Lugarno Terra North be constructed in two phases: the north and the south phase. The phases of Lugarno Terra North shall be renamed as to not confuse between the different subdivisions.

b. Lugarno Terra North Subdivision is zoned R-4, and proposes subdividing 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). A commensurate impact on the City of Kuna's water and sewer utilities will result.
c. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 423 people.
d. The preliminary plat shows four (4) total accesses to Lugarno Terra North Subdivision: one (1) western access from E. Rodeo Lane, one (1) western access to be expanded in the future, one (1) southern access Mortdale Ave, and one (1) eastern access from Stroebel Road.
e. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
f. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the ditch on the property and any associated jurisdictions.
g. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
h. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
i. All positional information shall be from the most recent state plane coordinate system.
j. Provide engineering certification on all final engineering drawings.
k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
l. KRFD requires fire hydrants located every 500-ft and in strategic locations.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. There is sewer mainline along the eastern frontage of the property, on Stroebel Road. Sewage flows to Patagonia Lift Station, which pumps into Danskin Lift Station. Danskin Lift Station is at capacity. There is no lift station capacity for Lugarno Terra North Subdivision.
c. The developer may be requested to participate with lift station, force main improvements, and development with the Mason Creek Gravity Trunk Line.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.
g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.

h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. There is water mainline located on the eastern frontage of the property, on Stroebel Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c. The nearest available PI mainline is located on the south-eastern frontage corner of the property. PI mainline shall be constructed along the remaining frontages of the property.
d. This project requires connection to the City's Pressurized Irrigation system.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
i. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. As-Built Drawings

a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. Property Description

a. The applicant provided a preliminary plat and supporting documents as part of the application.

10. Exhibits

a. The following exhibits are attached:
    a. Vicinity Map
    b. Comprehensive Plan Map
    c. Zoning Map
    d. Topographic Map
    e. Utility Map
    f. Sewer Drainage Basin Map
    g. Local Property Sizes Map
    h. Local Property Values Map
    i. Property Range Map
    j. Irrigation District Map
    k. Pathways Master Plan Map
    l. Prime Farmlands Map
    m. Nitrate Priority Map
    n. Soils Map

Doug Hanson

From: Paul Stevens
Sent: Friday, February 12, 2021 10:13 AM
To: Doug Hanson
Subject: RE: Lugarno Terra North and South Subdivisions

Good morning, Doug:

We are working with a group of developers to expand the Danskin Lift Station capacity while also beginning the Mason Creek Gravity Trunk Sewer Line.

Select Development is an integral/active part of the Danskin Lift Station service basin solution.

Paul A. Stevens, PE
CITY OF KUNA - ENGINEER
PHONE 208-287-1727

751 W 4TH ST
PO BOX 13
KUNA, ID 83634

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Friday, February 12, 2021 8:31 AM
To: Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>
Subject: Lugarno Terra North and South Subdivisions

Good Morning,

I am finishing up my staff reports for Lugarno Terra North and South. The pre plat memo's state there is no capacity to serve the projects as they are in the Danskin sewer basin. Jace mentioned that Billy Edwards and Randy Fullmer from Select Development have agreed to contribute to the Mason Creek trunkline. Would you like us to proceed with memo's as they are written, or if you have any additional comments about the applicants willingness to contribute to the trunkline.

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

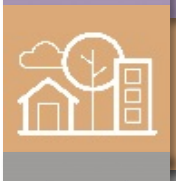
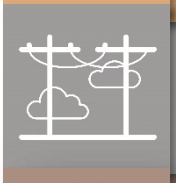
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Lugarno Terra North **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 133 **New jobs: 0** **Exceeds CIM forecast: Yes**

 CIM Corridor: **None** Pedestrian level of stress: **N/A** Bicycle level of stress: **N/A**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
 Housing within 1 mile: **800** Jobs within 1 mile: **460** Jobs/Housing Ratio: **0.6**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
 Nearest police station: **3.1 miles** Nearest fire station: **2.2 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
 Farmland consumed: **Yes** Farmland within 1 mile: **837 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
 Nearest bus stop: **>4 miles** Nearest public school: **1.4 miles** Nearest public park: **2.2 miles** Nearest grocery store: **0.9 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than four miles away. Nearby services, such as schools, parks, grocery, and other services are likely accessed only by vehicle. ValleyConnect 2.0 proposes bus service from downtown Kuna to northwest Boise via downtown Meridian with 20-minute frequencies. The closest bus stop would be approximately ½ mile to the west when that route is operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

21880 70068
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

LEGAL NOTICE

Case No. 20-12-S: Lugarno Terra North; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, February 23, 2021, at 6:00 PM**, or as soon as can be heard; in connection with an Preliminary Plat (S) request for the Lugarno Terra North. Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

February 3, 2021 70068

AD# 70068

AFFIDAVIT OF PUBLICATION STATE OF IDAHO

County of Ada

SHARON JESSEN
of the State of Idaho, being of first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 02/03/2021

SHARON JESSEN
STATE OF IDAHO
County of Canyon and Ada

On this 3rd day of February, in the year of 2021 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Notary Public of Idaho
My commission expires 6/28/23

COLLEEN R. NIELSEN NOTARY PUBLIC Comm No. 70215 STATE OF IDAHO

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: February 3, 2021

To: ☑ 350' Property Owners Notification ☐ Other _____

Planner: Doug Hanson

Case Name: 20-12-S (Preliminary Plat) Lugarno Terra North

I HEREBY CERTIFY that on this 3rd, day of February 2021, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

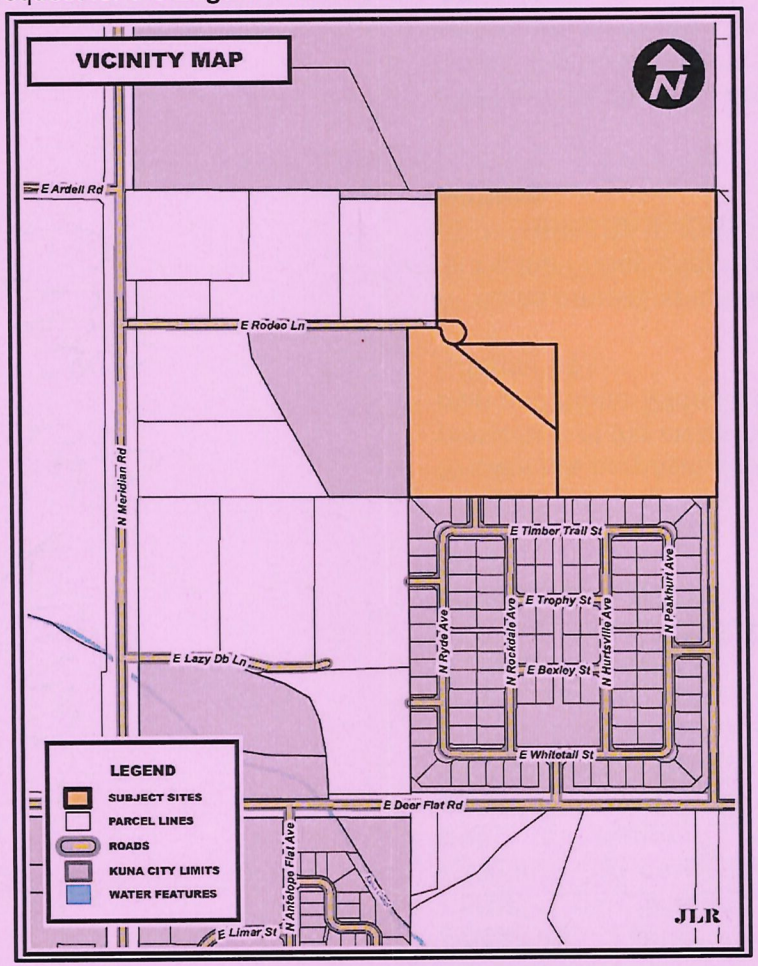
Jessica Reid – P&Z Staff

Attest – Doug Hanson, Planner I

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner: NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission is scheduled to hold a public hearing on **February 23, 2021,** beginning **at 6:00 pm** on the following case:

A Preliminary Plat request for the ***Lugarno Terra North Subdivision*** from Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

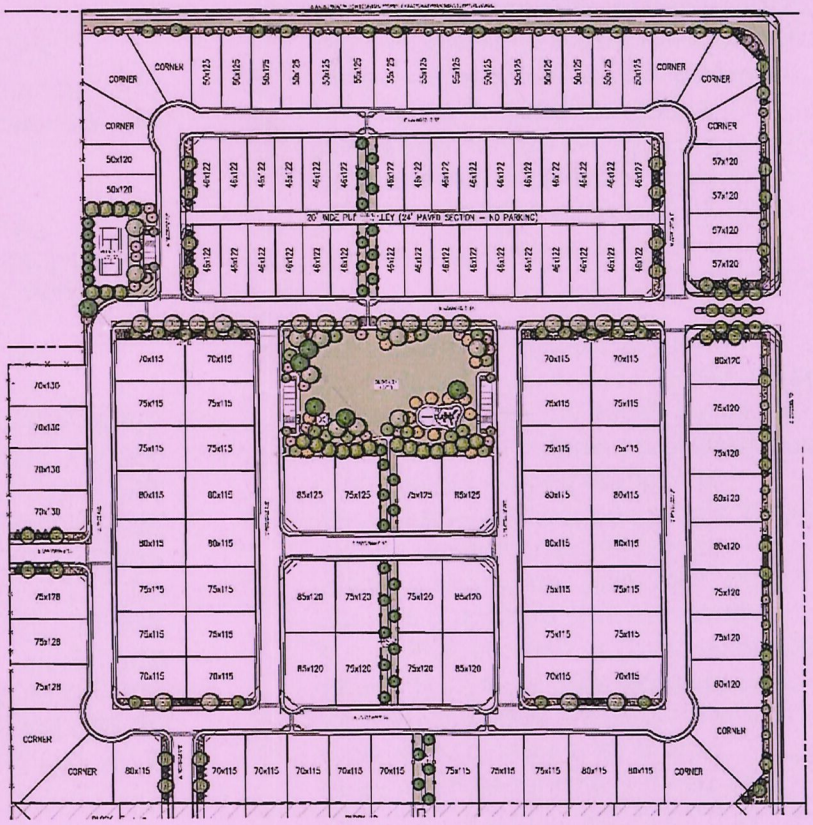


The hearing for this request will be held **at 6:00 PM in the Council Chambers** at **City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, & due to required social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15. Social distancing & masks are required.** The first 15 persons who appear will be allowed in Council Chambers.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please see the attached instructions or contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information. Written testimony received by the close of business on ***February 17, 2021*** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page, https://www.facebook.com/CityofKunaIdaho.



If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.

MAILED 02.03.2021

NEOPOST
FIRST-CLASS MAIL
02/03/2021
US POSTAGE $000.00°
ZIP 83634
041M11460992

City of Kuna

LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

Suggestions For Testifying at the Public Hearing:

Social distancing due to COVID-19…

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at http://kunacity.id.gov/93/Agendas-Minutes.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .

Written testimony submitted by close of business the Wednesday prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

Please submit all written testimony via mail, email or the City's website (http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121).

KUNA
Planning & Zoning

The public is invited to provide comment on Case No. 20-12-S (Preliminary Plat) for Lugarno Terra North Subdivision. Due to social distancing protocol, the Council Chambers audience occupancy is 15. Instructions and options available for alternative public testimony options are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit prior to 5:00 PM the Wednesday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE Public Testimony Form.* This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
   City of Kuna
   Attention: Planning and Zoning Department
   PO Box 13
   Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit by noon the day of the Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the Public Testimony Form *Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form*
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov

Oral – In Person Testimony during the Public Hearing

Due to social distancing protocol, the **Council Chambers audience occupancy capacity is 15, social distancing and masks are required.** The first 15 persons who appear will be allowed in Council Chambers. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Commission Chairman. A three (3) minute time limit will be placed on all testimonies.

SELECT DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

09 February 2021

RE: Lugarno Terra North – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at two locations as directed by City of Kuna for parcels (R7534260375, R7534260500, R7534260218 & R7534260156) related to our preliminary plat application under review with City of Kuna. Signage was placed on 02.08.2021 in preparation for our Public Hearing on 02.23.2021.

Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

Dated this FEB. 9th day of 2021

Signature William T. Edwards

Subscribed and sworn to before me the day and year first above written

Notary Public for Idaho Georgia Rae Burke

Residing at: Meridian, Idaho

My Commission Expires: 02-19-2026

GEORGIA RAE BURKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20200651
MY COMMISSION EXPIRES 2-19-2026

ALONG EAST DEER FLAT ROAD




AT NORTH MORTDALE AVENUE STUB ROAD WITHIN LUGARNO TERRA SUBDIVISION
Mortdale Ave
CITY OF KUNA
HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on February 23, 2021 at 6:00 p.m. at Kuna City Hall 751 W. 4th St., Kuna, ID 83634.
The public hearing and testimony will be virtual, contact the City regarding testimonial submittal.
PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5 acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
APN: R7534260375, R7534260500, R7534260218, R7534260156
APPLICATION BY: Select Development & Contracting, LLC, Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
02/08/2021

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Multi-tenant Building – 547 E Access Street
Case No.(s): 21-02-DR (Design Review)

	EXHIBITS	Page No.
1	Exhibit List	1
2	Planning & Zoning Staff Report	2
3	Design Review Application	7
4	Agency Transmittal	26
5	J&M Sanitation	27

City of Kuna

Planning & Zoning Commission
Staff Report

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: Kuna Planning and Zoning Commission

File Numbers: 21-02-DR (Design Review)
Multi-Tenant Building

Location: 547 E Access Street
Kuna, ID 83634

Planner: Jessica Reid
Planning & Zoning Staff

Hearing date: March 9, 2021

Owner: Brian Frost
10400 W Overland Road
Suite 316
Boise, ID 83709
208.898.0220
brian.sunriver@gmail.com

Applicant: Glancey Rockwell & Associates
Peter Rockwell
1257 W River Street, Suite 110
Boise, ID 83702
208.345.0566
office@grboise.com

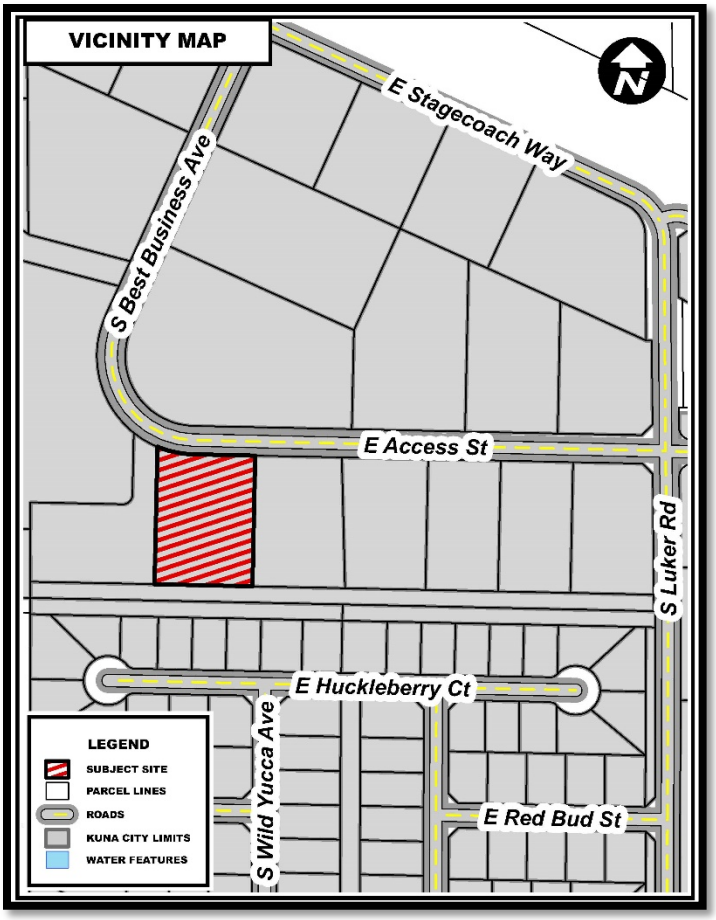


Table of Contents:

A. Course Proceedings
B. Applicants Request
C. General Project Facts
D. Staff Analysis
E. Applicable Standards
F. Proposed Findings
G. Proposed Decision by the Commission

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial projects and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

i.	Completeness Letter	February 4, 2021
ii.	Agency Notifications	February 4, 2021

B. Applicants Request:

Glancey Rockwell & Associates requests Design Review (DR) approval for an approximately 17,280 Square Foot multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street, Kuna.

C. General Projects Facts:

1. **Surrounding Land Uses:**

North	M-1	Light Industrial – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

2. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approximately 1.23 acres
- Zoning: M-1 (Light Industrial)
- Parcel No. R7880440040

3. **Services:**

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – Kuna Municipal Irrigation System (KMIS)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's office)
Sanitation Services – J&M Sanitation

4. **Existing Structures, Vegetation and Natural Features:**

There are no structures on the subject site and it has remained undeveloped since being platted as part of Shortline Park No. 2 in 2004.

5. **Transportation / Connectivity:**

Currently, there is no ingress/egress curb cut on the subject site. Five (5) FT sidewalks run along the north & south of E Access Street thus providing pedestrian connectivity.

6. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

The proposed multi-tenant building will lay at the center of the subject site and will be surrounded by a fully improved parking lot and landscape buffers, as well as concrete pedestrian walkways running along the full length of the buildings east and west sides. The proposed building will be 16 FT tall at top of wall, and offers varying rooflines, textures, materials, and colors. The floor plan indicates twelve (12) 30 FT by 48 FT units, each equipped with their own man-door entrance, restroom, office and 12 FT by 14 FT overhead door. Man-doors and vinyl windows will be accented in white; roll-up doors will be white; wall mounted, shielded LED lighting in black and a metal awning over each entrance will be in copper penny. Building façade colors are tones of white, black, and ivory, with pops of copper penny. Two (2) CMU trash enclosures and associated receptacles will be provided in the southwest and southeast corners of the parcel.

Staff finds that the proposed 40 regular parking spaces and 2 ADA accessible parking spaces appear to meet the requirements specified in Kuna City Code (KCC) 5-9-3. Staff notes KCC 5-9-5 indicates landscape islands and streetlights are to be installed in alternating fashion, every fourteen (14) parking spaces or every 126 FT; however, staff finds the information provided on the Landscape Plan is sufficient for alternative compliance. The parking lot is a public lot that serves the patrons of each individual business and will be accessed via a future public street ingress/egress from E Access Street. The applicant has proposed 40 standard stalls and 2 ADA accessible stalls; parking lot includes a forward motion circulation for any delivery type vehicles. Applicant shall follow stall and aisle design standards listed in KCC 5-9.

Staff has reviewed the application and finds that the proposed building, parking lot & landscaping generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District, as well as conforms to the Kuna architectural guidelines and parking standards.

Staff notes the applicant will be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer. The applicant is hereby notified that this project is subject to a Design Review inspection and fees for the building and parking lot. Required post construction inspections, are to verify Design Review compliance for the building, parking lot, landscaping and lighting.
Staff has determined that this application complies with Kuna City Code; Kuna Comprehensive Plan; the Future Land Use Map; and Idaho Code. Staff recommends that if the Planning and Zoning Commission approves Case No. 21-02-DR (Design Review), the Applicant be subject to the Conditions of Approval listed in section "F" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

E. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Proposed Findings:

Based upon the record contained in Case No. 21-02-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby (*approves/approves conditionally/denies)* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 21-02-DR (Design Review), a request for Design Review approval for a multi-tenant building, parking lot and landscaping.

If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case No. 21-02-DR, the building design, including building mass, proportion of building, and relationship of exterior materials generally comply with the City Code.

   Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in KCC Title 5.*

2. The contents of the proposed Design Review application contain all of the necessary requirements as listed in KCC 5-4-9: - Design Review Application Required.

   Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The overall building design, including building mass, proportion of building, relationship of openings in the buildings, and relationship of exterior materials, is appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed multi-tenant building is an appropriate fit for the properties zoning designation.*

4. The parking lot site plan design minimizes the impact of traffic on adjacent streets, and provide appropriate, safe vehicle parking.

   Staff Finding: *The parking lot is a public lot that serves the patrons of each individual business and will be accessed via a future public street ingress/egress from E Access Street. The applicant has proposed 40 standard stalls and 2 ADA accessible stalls; parking lot includes a forward motion circulation for any delivery type vehicles. Applicant shall follow stall and aisle design standards listed in KCC 5-9.*

5. The site landscaping minimizes the impact on adjacent properties.

   Staff Finding: *The Applicant has proposed a 6 FT vinyl fence along their southern boundary, a 40 FT building setback, 6 FT tall CMU walled trash enclosures as well as landscaping, as to mitigate affecting the neighboring subdivision residents. Landscaping within the southeast and southwest corners of the property will be bio-swales with turf-type fescue sod and one (1) American Linden with a minimum 2-inch caliper. Landscape buffers along the E Access Street frontage will include trees, shrubs, grasses, and perennial flowers. The proposed landscaping is in conformance with Kuna City Code, and minimizes impact on adjacent uses.*

6. On-site grading and drainage are designed to maximize land use benefits and minimize off-site impact.

   Staff Finding: *The applicant proposes two seepage trenches in the parking lot. The applicant is required to have all civil plans reviewed and approved by the Kuna City Engineer prior to construction in order to ensure that the drainage benefits the land use and minimizes off-site impact.*

G. Proposed Decision by the Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

The decision is based on the facts outlined in the staff report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby *approves/denies* Case No. 21-02-DR, a Design Review request by Glancey Rockwell & Associates for a multi-tenant building, with the following conditions of approval:

1. The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The Applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
   a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
   b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
   c. The City shall approve any modifications to the existing irrigation system.
   d. Approval from Ada County Highway District/Impact Fees, if any, shall be paid *prior to issuance* of building permits.
3. The City Engineer shall review and approve all civil plans and sewer hook-ups.

4. The Applicant shall obtain separate electrical and plumbing permits *prior* to construction.
5. This development is subject to building and landscaping Design Review Inspections *prior* to receiving a Certificate of Occupancy. Design Review Inspection fees shall be paid prior to requesting staff inspection.
6. The Landowner/Applicant/Developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
7. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
8. Applicant shall comply with all local, state and federal laws.

DATED this 9th day of March, 2021.

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 21-02-DR 547 E Access Flexspace

CROSS REF.:

FILES:

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

►Multi- family dwellings (3 or more)
►Commercial
►Industrial
►Institutional
►Office
►Common Area
►Subdivision Signage
►Proposed Conversions
►Proposed changes in land use and/or building use or exterior remodeling
►Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
X	Date of pre- application meeting : November 23, 2020 *If determined applicable. Note: Pre-Applications are valid for a period of three (3) months.*	
X	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	
X	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	
X	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	
X	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	
X	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	

[X] Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* [ ]

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN REDUCTIONS

[X] Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. [ ]

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
[X]	North Arrow	[ ]
[X]	To scale drawings	[ ]
[X]	Property lines	[ ]
[X]	Name of "Plan Preparer" with contact information	[ ]
[X]	Name of project and date	[ ]
[N/A]	Existing structures, identify those which are to be relocated or removed	[ ]
[X]	On-site and adjoining streets, alleys, private drives and rights-of-way	[ ]
[X]	Drainage location and method of on-site retention / detention	[ ]
[N/A]	Location of public restrooms	[ ]
[N/A]	Existing / proposed utility service and any above-ground utility structures and their location	[ ]
[N/A]	Location and width of easements, canals and drainage ditches	[ ]
[X]	Location and dimension of off-street parking	[ ]
[N/A]	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	[ ]
[X]	Trash storage areas and exterior mechanical equipment, with proposed method of screening	[ ]
[N/A]	Sign locations *(a separate sign application must be submitted with this application)*	[ ]
[N/A]	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	[ ]
[X]	Locations and uses of ALL open spaces	[ ]
[X]	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	[ ]
[X]	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	[ ]
[N/A]	Locations of subdivision lines *(if applicable)*	[ ]
[N/A]	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	[ ]
[X]	Location of walls and fences and indication of their height and material of construction	[ ]
[X]	Roofline and foundation plan of building, location on the site	[ ]
[X]	Location and designations of all sidewalks	[ ]
[X]	Location and designation of all rights-of-way and property lines	[ ]

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
X	North Arrow	☐
X	To scale drawings	☐
X	Boundaries, property lines and dimensions	☐
X	Name of "Plan Preparer" with contact information	☐
X	Name of project and date	☐
X	Type and location of all plant materials and other ground covers. *Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.*	☐
N/A	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	☐
X	Method of irrigation *Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.*	☐
X	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
N/A	Sign locations *Note: A separate sign application must be submitted with this application*	☐
X	Locations and uses for open spaces	☐
X	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
X	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
X	Location and designations of all sidewalks	☐
N/A	Clearly identify pressurized irrigation lines and underground water storage	☐
X	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
X	Detailed elevation plans of each side of any proposed building(s) or additions(s) *Note: Four (4) elevations to include all sides of development and must be in color*	☐
X	Identify the elevations as to north, south, east, and west orientation	☐
X	Colored copies of all proposed building materials and indication where each material and color application is to be located *Note: Submit as 11"x17" reductions*	☐
N/A	Screening/treatment of mechanical equipment	☐
N/A	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	☐
X	Detailed elevation plans showing the materials to be used in construction of trash enclosures	☐

Lighting Plan

Applicant Use		Staff Use
X	Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
X	Types and wattage of all light fixtures *Note: The City encourages use of "dark sky" lighting fixtures*	☐
X	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
N/A	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Glancey Rockwell & Associates Phone: 208-345-0566

☐ Owner ☒ Representative Fax/Email: office@grboise.com

Applicant's Address: 1257 W River St, Suite 110, Boise, Idaho Zip: 83702

Owner: Brian Frost Phone: 208-898-0220

Owner's Address: 10400 W overland #316 Boise, Idaho, 83709 Email: Brian.sunriver@gmail.com

Zip:

Represented By: *(if different from above)* Phone:

Address: Email:

Zip:

Address of Property: 547 E Access St, Kuna, Idaho

Zip: 83634

Distance from Major Cross Street: 788.04 FEET Street Name(s): E Access Street S Luke Rd

Please check the box that reflects the intent of the application

☐ **BUILDING DESIGN REVIEW**
☐ **SUBDIVISION / COMMON AREA LANDSCAPE**
☐ **DESIGN REVIEW MODIFICATION**
☐ **STAFF LEVEL APPLICATION**

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Request for approval of construction of Multi- tenant light Industrial Building zoned M-1

1. Dimension of Property: 280.94 X 200
2. Current Land Use(s): Bare Land
3. What are the land uses of the adjoining properties?
   - North: Light industrial
   - South: Residential Building
   - East: Light industrial
   - West: Light industrial
4. Is the project intended to be phased, if so what is the phasing time period? No

   Please explain:

5. The number and use(s) of all structures: 1 & Light industrial

6. Building heights: 16' Number of stories: 1

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? 32.25%

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

	MATERIAL	/	COLOR
Roof:	Metal	/	Dark grey

Walls: (State percentage of wall coverage fro each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

Hi- tech tilt exterior wall -- concrete with tex- coat finish

% of Wood application:	0%	/	
% EIFS: *(Exterior Insulation Finish System)*	0%	/	
% Masonry:	0%	/	
% Face Block:	0%	/	
% Stucco:	0%	/	
& other material(s):		/	
List all other materials:	1) Concrete 2)Metal 3)Steel 4) Glass 5)Aluminium		
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*	Aluminium Frame & fixed windows	/	Aluminium Frame & half glass
Soffits and fascia material:	Steel	/	Pre-finished metal
Trim, etc.:	Pre-finished metal	/	
Other:		/	

9. Please identify Mechanical Units: No exposed Mechanical Units

Type/Height: N/A

Proposed Screening Method: Meters are screened by CMU wall

10. Please identify trash enclosure: *(size, location, screening & construction materials)* Trash 18' x 12'

Location: South end of the property | Screening: 6'-6" gate | Construction material: metal gate and concrete wall

11. Are there any irrigation ditches/canals on or adjacent to the property? No

If yes, what is the name of the irrigation or drainage provider?

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

Type: Mocha Walnut Vinyl fence

Size: 152' x 6'

Location: South end of the property

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation) Proposed

13. method of On-site Drainage Retention/Detention:

Strom water management with bioswale at south east and south west corner of the property.

14. Percentage of Site Devoted to Building Coverage: 32.25%

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 6.73% Square Footage: 3608 sq. ft

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 61.01% Square Footage: 32,690.8 sq. ft

% of Site Devoted to other uses:

Describe: N/A

% of landscaping within the parking lot (landscaped islands, etc.): None

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

Lanscape Island on North West corner and North East corner : 80' x 10'

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

No

17. Dock Loading Facilities:

Number of docking facilities and their location: N/A

Method of screening: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)*

None

19. Setbacks of the proposed building from property lines:

Front 47 -feet Rear 40 -feet Side 52 -feet Side 52 -feet

20. Parking requirements: 1 space per approximate 400 sf of the building

Total Number of Parking Spaces: 42 Width and Length of Spaces: 20' x 10'

Total Number of Compact Spaces 8'x17'): None

21. Is any portion of the property subject to flooding conditions? Yes ____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant  _____Date 1/18/ 2021

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Brian Frost, Member of Star Acres Properties LLC,
Name **Address**
547 East Access Street, Kuna, ID 83634
City **State** **Zip Code**
Mailing Address: 10400 W. Overland Rd #316, Boise, ID 83709
being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Brian Frost 10400 W. Overland Rd #316, Boise ID 83709 to submit the accompanying application pertaining to that property.
Name Address

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 14 day of December, 2020

Signature

Subscribed and sworn to before me the day and year first above written.

Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 1/29/2022

LONA FURSTENAU
Comm. No. 67054
NOTARY PUBLIC
Expires: 01/29/2022
STATE OF IDAHO

Glancey ♦ Rockwell & Associates

Architecture • Planning

January 15, 2021

Doug Hansen,
Planner I/ Code Enforcement,
Planning and Zoning Department,
City of Kuna, Idaho
Via: dhanson@kunaid.gov

Brian Frost Commercial Narrative

Please accept this application for Brian Frost Multi-Tenant Industrial Building, planned at 547 E Access St, Kuna, Idaho (Parcel No: R7880440040, Shortline Park 2, Lot 06 BLK 02).

The overall property, zoned M-1, comprises 1.23 acres. Irrigated landscape buffer of 10'-0" is provided at public right of way facing E Access Street.

Entry to the property is via a 40' entry driveway and consist of 42 parking spaces, which include 2 ADA stalls. This parking ratio of 1 space per approx. 400 sf of building area is appropriate for this light industrial use. The site storm water detention with bioswale is provided in the vegetation landscape at South East & South West corner of the site property. The development is screened from the adjacent residential neighborhood by a 6' vinyl fence. The trash enclosures are provided in the south side as well.

The commercial building is 17,280 sq. feet providing opportunities for various size tenants. The mechanical room is incorporated within the building itself, with screening of electric panels and gas meters via exterior wall of height 7'-4"on outside the north side of building. The building shall use Hi-Tech Tilt composite wall technology allowing the construction panels to be stronger and lighter than solid concrete and at lower cost. The building uses a palette of high quality and well detailed material giving the building variation in pattern, scale, texture and color. The building façade provides clear space for signage, and the metal canopies give identity to each business providing them one more tool for success.

Thank you for your positive review of this application.

Sincerely,



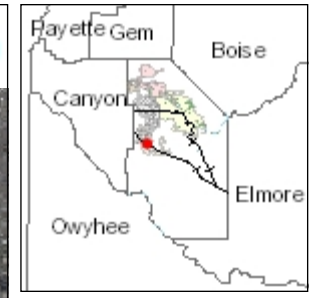
Peter Rockwell
Architect

1257 W River St, Suite 110 | Boise, Idaho 83702
T: (208) 345-0566 F: (208) 387-0889
office@grboise.com

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

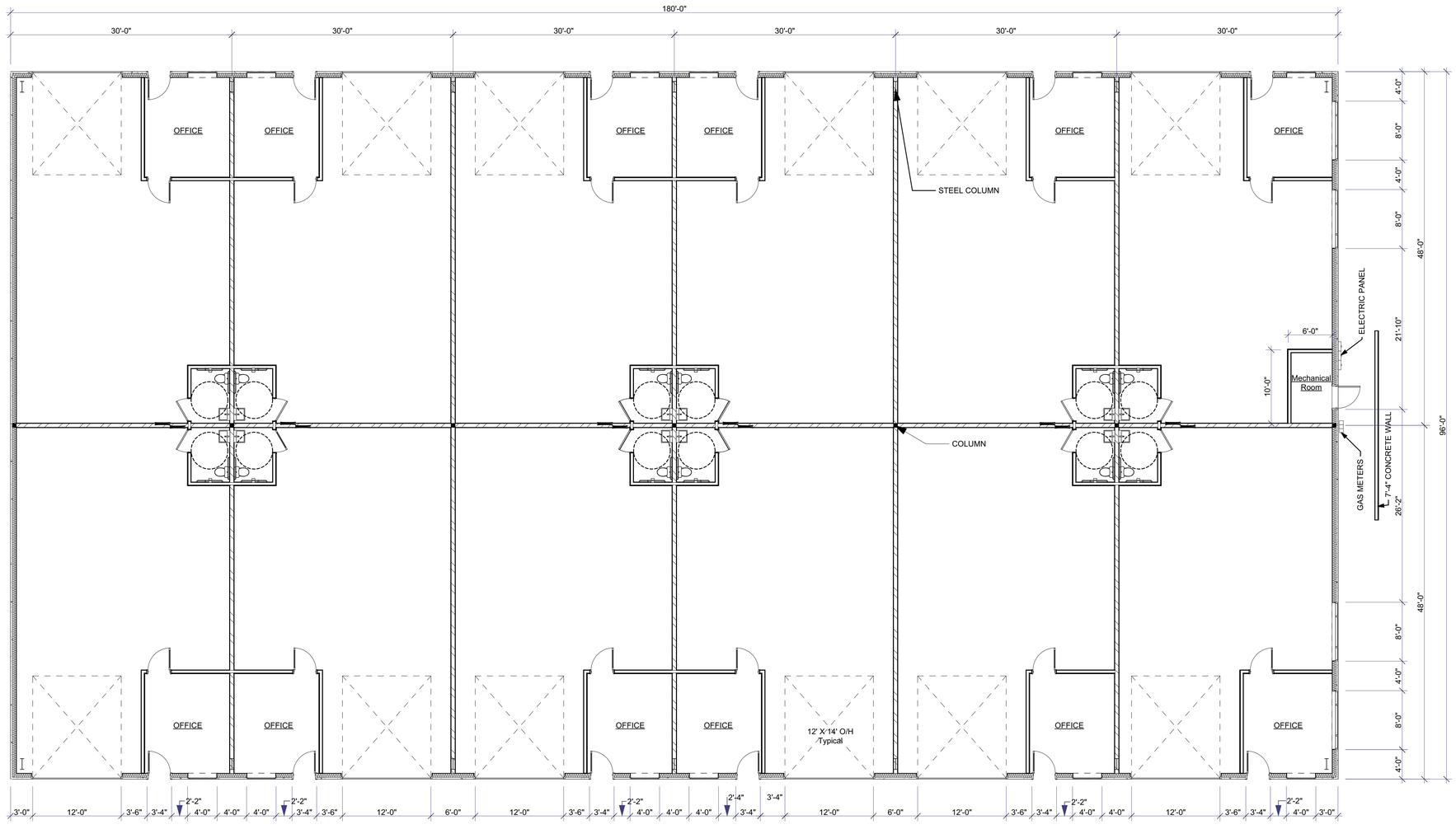




Legend

- Railroad
- Roads (2,000 - 4,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Condos
- Parcels

1/14/2021



1st Floor Plan

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

MARK	DATE	DESCRIPTION

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Architecture • Planning
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p. 208.345.0566 208.345.1718 | e. office@grboise.com

Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

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CHECKED BY:	_____
SCALE:	AS NOTED
DATE:	01.14.2021
PROJECT NO:	#Pln

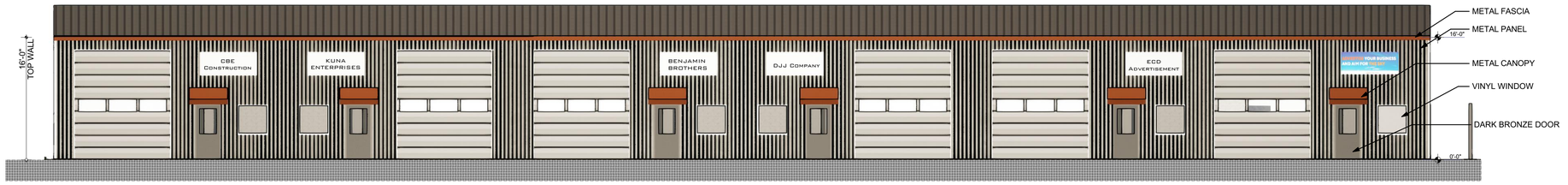
SHEET TITLE

1st Floor Plan

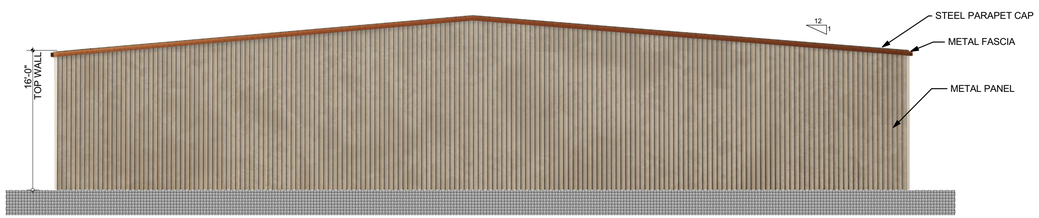
DR-1.01



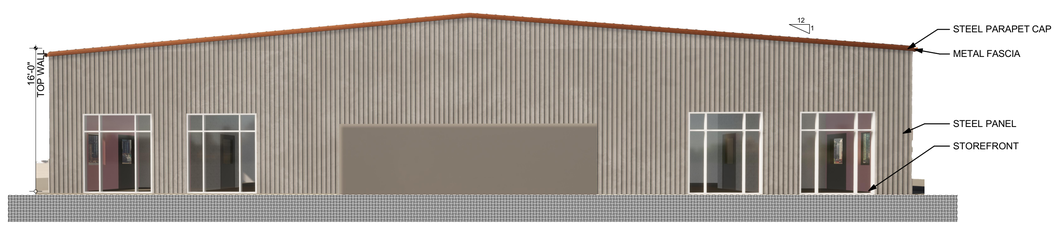
East Elevation
SCALE: 1/8" = 1'-0"
1



West Elevation
SCALE: 1/8" = 1'-0"
2



South Elevation
SCALE: 1/8" = 1'-0"
4



North Elevation
SCALE: 1/8" = 1'-0"
3

MARK	DATE	DESCRIPTION

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Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

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DATE:	03.05.2021
PROJECT NO:	#Pln

SHEET TITLE

Elevations

DR-2.01

MATERIAL BOARD

Brian Frost Commercial, 547 Access St, Kuna, ID
March 05,2021

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p. 208.345.0566 208.345.1718 | e. office@grboise.com



White colored
Overhead Door

6’ Vinyl Fence mocha walnut
Location: South side of Site behind Trash enclosures.

Dark Bronze
Location: Storefront, windows & doors

Black colored Metal
Location: Awnings

Ivory Metal Panel
Location: Exterior Wall

White colored
Location: Trim

“Copper Penny” Steel
Location: Fascia & Parapet Cap

White colored
Location: Vinyl Windows and Storefront

“Copper Penny” Steel
Location: Canopies



VICINITY MAP

SCALE: 1" = 1'-0"

SITE INFORMATION

ADDRESS:
547 E Access St, Kuna, ID 83634-0000

PARCEL NUMBER:
R7880440040

PROPERTY DESCRIPTION:
LOT 06 BLK 02, SHORTLINE PARK 02
KUNA, ID 83634-0000

ZONING:
M-1

ACREAGE:
1.23

BUILDING SETBACKS:
FRONT YARD: 47 FT.
REAR YARD: 40 FT.
SIDE YARD: 52 FT.



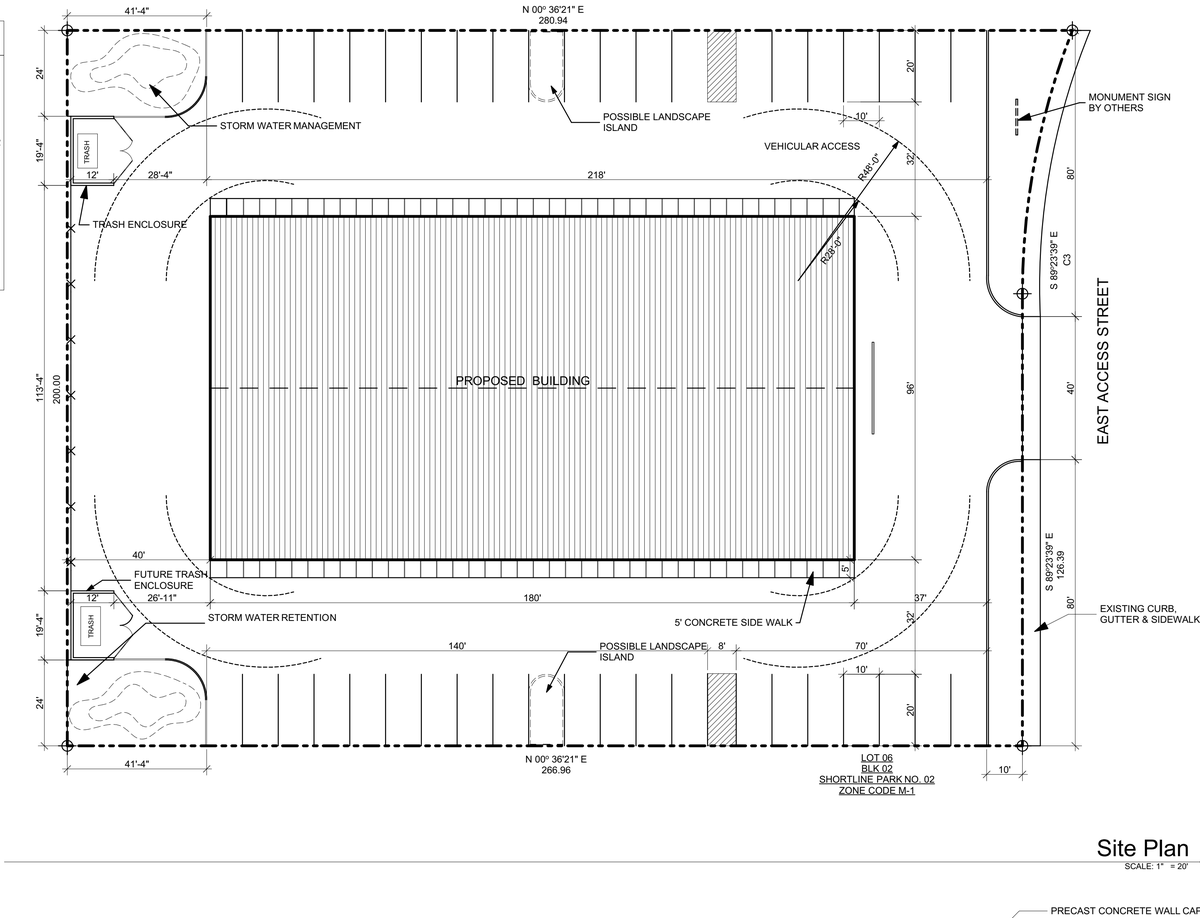
DESIGN PERSPECTIVE 1

SCALE: 1:1.98



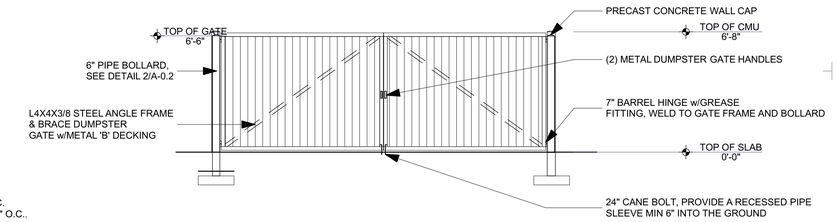
DESIGN PERSPECTIVE 2

SCALE: 1:2.16



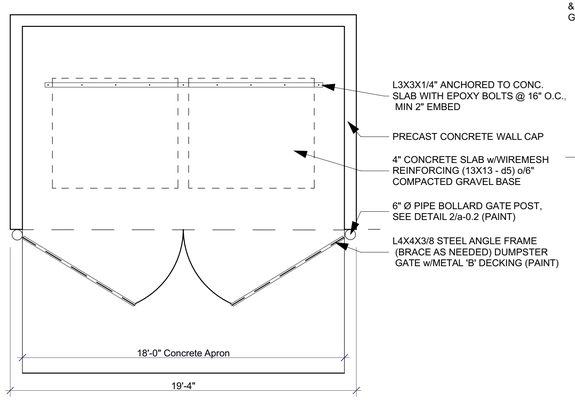
Site Plan

SCALE: 1" = 20'



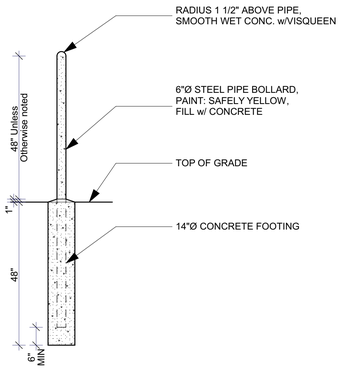
TRASH ENCLOSURE DETAIL

SCALE: 1/4" = 1'-0"



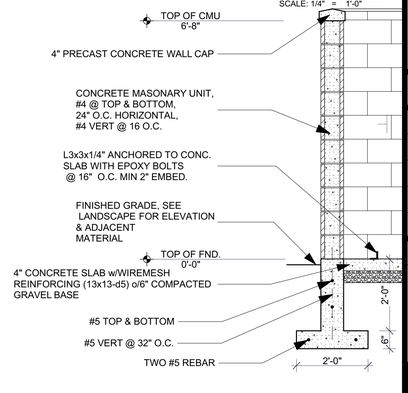
TRASH ENCLOSURE DETAIL

SCALE: 1/4" = 1'-0"



BOLLARD DETAIL

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



CMU WALL

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

MARK	DATE	DESCRIPTION

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Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

Brian Frost

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SCALE:	AS NOTED
DATE:	03.05.2021
PROJECT NO:	#Pln

SHEET TITLE

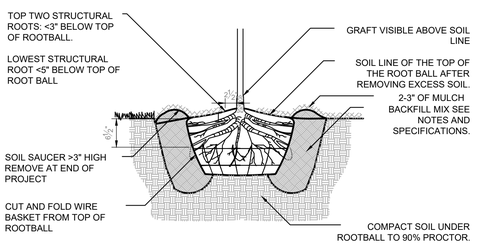
Site Plan

DR-0.01

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
   - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

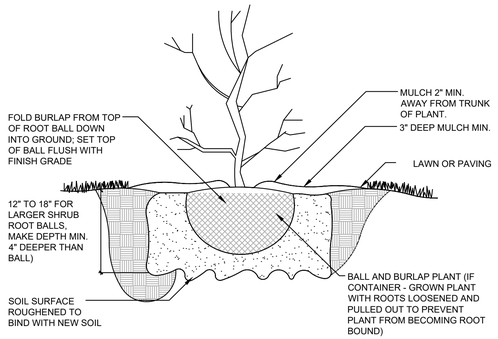


1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0" 3293-01

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

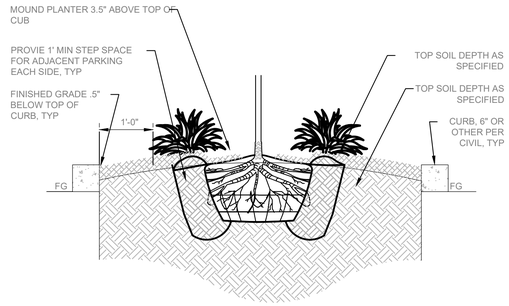
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ¾" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING

1" = 1'-0" 329333-03

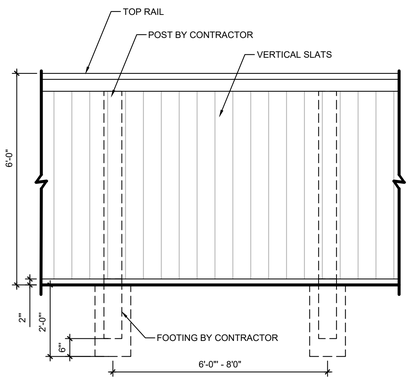
NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL

3/4" = 1'-0" P-CO-01

NOTE:
*FENCE TO BE WHITE VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



4 6` CLOSED VISION FENCE

1/2" = 1'-0" 32 3107-02

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Tilia americana `Sentry` / American Linden	B&B	2"	8	Class II, 45`H x 30`W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal		6	30"H x 3`W
	Caryopteris x clandonensis `Worcester Gold` / Worchester Gold Bluebeard	5 gal		4	4`H x 5`W
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal		1	8"H x 8`W
	Physocarpus opulifolius `Dart`s Gold` / Dart`s Gold Ninebark	5 gal		12	4`H x 5`W
	Rosa x `Flower Carpet Red` / Rose	3 gal		7	18"H x 3`W

LANDSCAPE REQUIREMENTS

STREET BUFFER:
*1 TREE PER 35 LF, 5 SHRUBS PER 35 LF

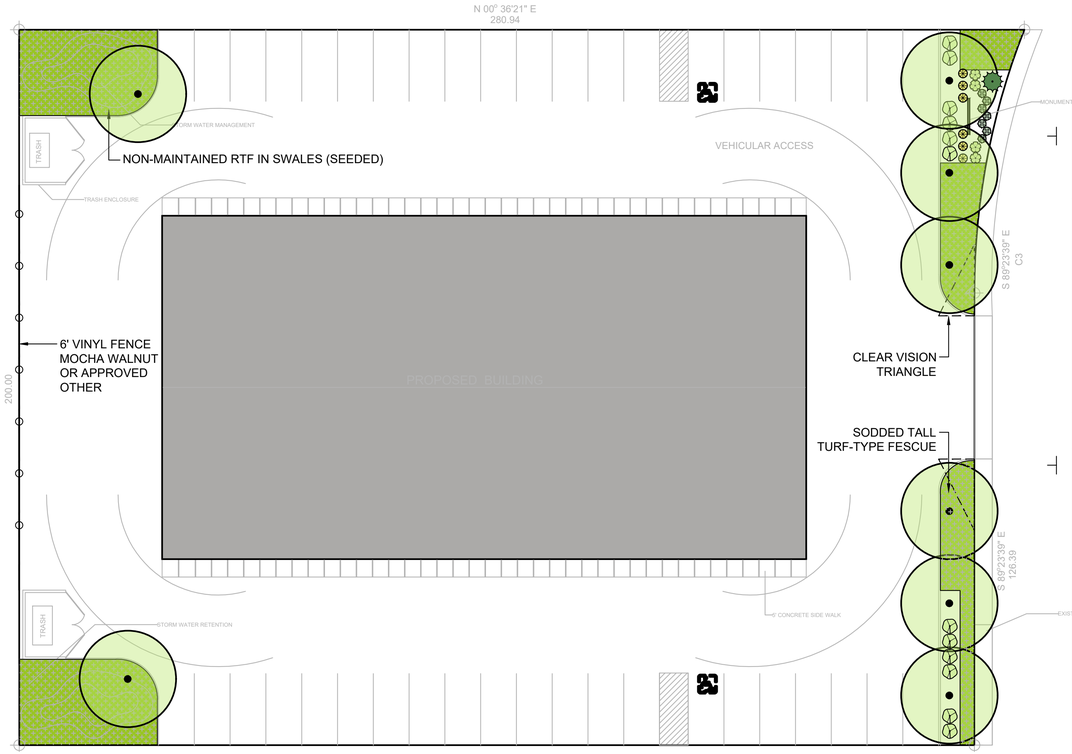
	STREET NAME	LENGTH (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	STREET A	201	6 / 29	6 / 29

PARKING LOT:
*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

	PLANTERS	TREES REQUIRED	TREES PROVIDED
•	4	4	4

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

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MARK	DATE	DESCRIPTION

Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 01.13.21 · LICENSED LANDSCAPE ARCHITECT

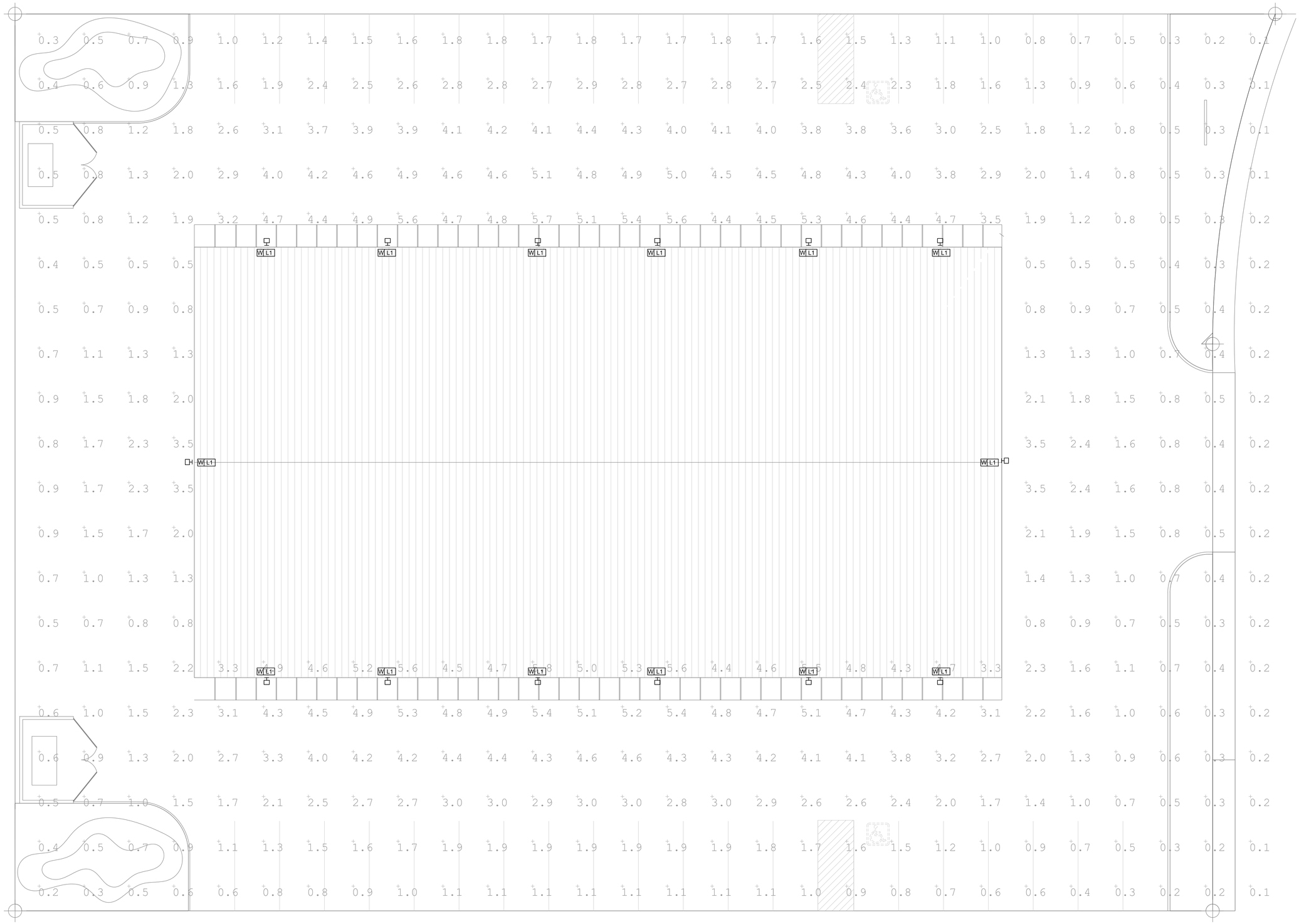
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CHECKED BY: JB
SCALE: AS NOTED
DATE: 01.13.21
PROJECT NO: 21-1884
SHEET TITLE
Landscape Plan

L1.01

BIMcloud: BIMSERVER - BIMcloud Basic for ARCHICAD 23/20-046 Brian Frost Commercial/20-046 Brian Frost Commercial | 1:31 PM



PHOTOMETRIC SITE PLAN

SCALE: 1:0.97

NOT FOR CONSTRUCTION

e2co electricalengineeringcompany
engineering 4 tomorrow
world wide web: e2co.com
800 s. industry way, suite 350
meridian, idaho 83642
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 21007

MARK	DATE	DESCRIPTION

Glancey ◆ Rockwell & Associates
Architecture ◆ Planning
1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboise.com

Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

N

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CHECKED BY:	JWVS
SCALE:	AS NOTED
DATE:	01.19.2021
PROJECT NO:	#Pln
SHEET TITLE	

Site Plan

E1.1

BIMcloud: BIMSERVER - BIMcloud Basic for ARCHICAD 23/20-046 Brian Frost Commercial/20-046 Brian Frost Commercial | 1:31 PM



D-Series Size 1
LED Wall Luminaire

d-series

Catalog Number

Notes

Type **WL1**

Hit the Tab key or mouse over the page to see all interactive elements.

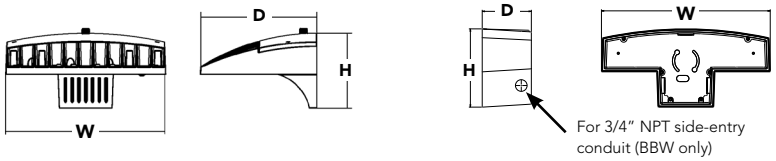
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

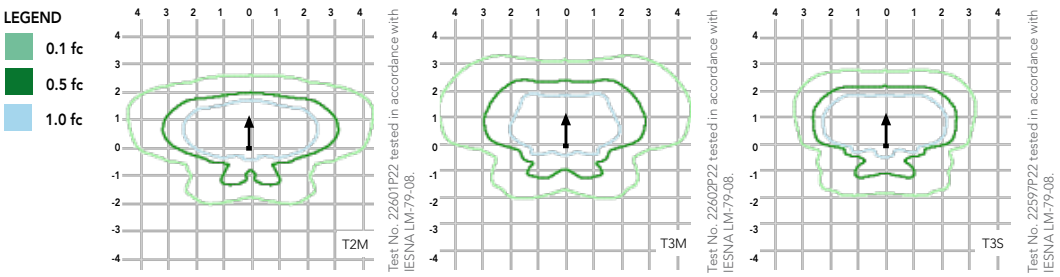
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

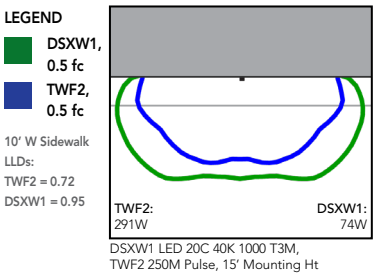
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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From: Chad Gordon
To: Jessica Reid
Subject: Re: 21-02-DR Multi-Tenant Building Agency Transmittal
Date: Tuesday, February 9, 2021 3:46:57 PM
Attachments: image003.png

The dumpster enclosures meet the requirements for J&M Sanitation.

Thanks,

On Mon, Feb 8, 2021 at 1:53 PM Jessica Reid <jreid@kunaid.gov> wrote:

> Good Afternoon –
>
> February 8, 2021
>
> Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	21-02-DR (Design Review) – Multi-Tenant Building
PROJECT DESCRIPTION	Glancey Rockwell & Associates, on behalf of Brian Frost, requests Design Review approval for an approximately 17, 280 SF multi-tenant building and accompanying landscape & parking lot.
SITE LOCATION	547 E Access Street, Kuna, Idaho, 83634.
REPRESENTATIVE	*Peter Rockwell* Glancey Rockwell & Associates 1257 W River Street, Suite 110 Boise, ID 83702 208-345-0566 office@grboise.com
SCHEDULED HEARING DATE	Tuesday, **February 23, 2021.** 6:00 P.M.
STAFF CONTACT	Jessica Reid jreid@kunaid.gov Phone**:** 208.387.7731

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

Sincerely,

Jessica Reid

Planning & Zoning Staff

751 W 4th Street

Kuna, ID 83634

jreid@kunaid.gov

Ph: (208) 922-5274

KUNA
Planning & Zoning

--
Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

Design Review Memorandum

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Public Works Comments for 547 E Access St	
	21-02-DR (Design Review)	
DATE:	23 February 2021	

The Multi-Tenant Building, located at 547 E Access Rd Design Review with Planning and Zoning acceptance date of 8 February, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) M-1 (light industrial) zone requirements. Review of civil design drawings is accomplished separately, when received.

1. **Inspection Fees**
   a. An inspection fee will apply to City inspection of water, sewer and irrigation facilities construction associated with this development.
   b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
   c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressurized irrigation pipe. Pressurized irrigation connection fees are pursuant to Resolution No. R65-2020. Payment is due and payable prior to the pre-construction meeting.
   d. The Kuna Rural Fire District's current hydrant flow testing fee is $75.00. Payment is due and payable in-person or mailed to Kuna Fire District Station 1 prior to the pre-construction meeting.

2. **General**
   a. Brian Frost Commercial requests a Design Review of a 17,280 square feet building located on 1.23 acres.
   b. Twelve individual bathrooms are anticipated in the building.
   c. The landscape plan shows one (1) total access to the project to the north at E Access Rd.
   d. A plan approval letter will be required if this project affects any local irrigation districts.
   e. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
   f. All positional information shall be from the most recent state plane coordinate system.
   g. Provide engineering certification on all final engineering drawings.

h. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
i. KRFD requires fire hydrants are required every 500 feet. A fire line and sprinkler connection may be required to provide adequate fire suppression.

3. Right-of-Way

4. Sanitary Sewer

a. The nearest available sewer connection point is located south of the property and north of the canal. The development site is located in the Ten Mile Lift Station Sewage Basin.
b. The developer may be requested to participate with lift station and/or force main improvements.
c. All sewer infrastructure must meet or exceed City of Kuna requirements.
d. Sewer flow models will be required to verify pipe sizes and will be paid by the developer.
e. Sewer connection fees apply to each lot containing a home or other facility.
f. If there are existing sewage treatment facilities (septic tank and drain field), they must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.

5. Potable Water

a. The nearest available water main line is located on the north side of E. Access Rd.
b. All water infrastructure must meet or exceed City of Kuna requirements.
c. A potential fire line may be needed to support fire fighting efforts.
d. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e. The KRFD Deputy Fire Marshal must approve fire access to the project before, during, and after construction.
f. Water connection fees apply to each lot containing a home or other facility.
g. If there are existing wells, they shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
h. Fire hydrants are required in a layout acceptable to the KRFD.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d. This project requires connection to the City's Pressurized Irrigation system. The nearest PI connection point is south of the property but north of the canal.
e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

7. **Grading and Storm Drainage**
    a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
    b. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
    c. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
    d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
    e. Runoff from public right-of-way is regulated by ACHD.
    f. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater disposal & treatment plan which accounts for increased on-site storm water runoff volumes.

       Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. **As-Built Drawings**
    a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. **Property Description**
    a. The applicant provided a site plan and supporting documents as part of the application.

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Trimjoist Manufacturing
Case No.(s): 20-28-DR (Design Review)

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6	City Assistant Engineer	50
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City of Kuna
Planning & Zoning Commission
Staff Report

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: Kuna Planning and Zoning Commission

File Numbers: 20-28-DR (Design Review)
Trimjoist Manufacturing Facility

Location: W Kuna Mora Road,
Kuna, ID 83634

Planner: Jessica Reid
Planning & Zoning Staff

Meeting Date: March 9, 2021

Owner: Stephanos Collias
621 Georgina Ave
Santa Monica, CA 90402

Applicant: Trimjoist
1712 N 14th Street
Boise, ID 83702
208.999.0183
bdthomas@trimjoist.com

Representative: Tamara Thompson
The Land Group
462 E Shore Drive, Suite 100
Eagle, ID 83616
208.939.4041
tamara@thelandgroupinc.com

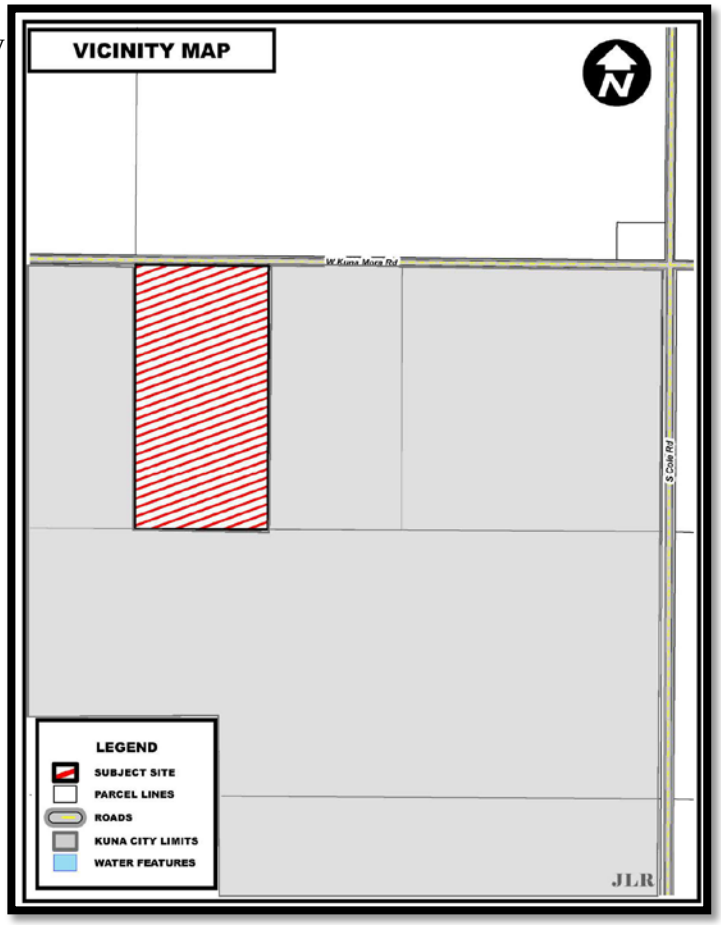


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A. Course Proceedings
B. Applicants Request
C. General Project Facts
D. Staff Analysis
E. Applicable Standards
F. Proposed Findings of Fact
G. Proposed Decision by the Commission

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new industrial projects and parking lots are required to submit an application for review by the Planning & Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

i.	Completeness Letter	March 3, 2021
ii.	Agency Notifications	January 27, 2021
iii.	Agenda	March 9, 2021

B. Applicants Request:

Tamara Thompson of The Land Group, on behalf of her client, requests Design Review approval for the construction of a 2,550 Square Foot administration building, a 72,315 Square Foot truss manufacturing facility, associated parking lots, roadway, landscaping & infrastructure, located on W Kuna Mora Road approximately 1/3 miles west of S Cole Road, Kuna, ID 83634.

C. General Projects Facts:

1. **Surrounding Land Uses:**

North	RP	Rural Preservation – Ada County
South	RP	Rural Preservation – Ada County
East	M-1	Light Industrial – Kuna City
West	P	Public – Kuna City

2. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approximately 20.4 acres
- Zoning: M-1 (Light Industrial)
- Parcel No. S2101120640

3. **Services:**

Sanitary Sewer – Private System
Potable Water – Private Well
Irrigation – Private System
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's Office)
Sanitation Services – J&M Sanitation

4. **Existing Structures, Vegetation and Natural Features:**

The subject site is currently void of any structures; on-site vegetation is consistent with that of agriculture fields. The site has an estimated average slope of 1% - 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be 20 – 40 inches.

5. **Transportation/Connectivity:**

The subject site's frontage is adjacent to W Kuna Mora Road with the ingress/egress laying 1,980 feet west of S Cole Road. Per Ada County Highway Districts (ACHD) staff report, the most recent radar speed study conducted the week of February 15, 2021 shows 87% of drives exceeded the posted speed limit with speeds reaching up to 62 MPH. This project is estimated to generate an additional 207 additional vehicle trips per day with 53 additional vehicle trips per hour in the PM peak hour. Therefore, ACHD recommends a dedicated eastbound right-turn lane be constructed on W Kuna Mora Road to access the site. In order to mitigate the traffic impact, said turn lane shall be required to be at least 100 feet long & 12 feet wide with a taper that meets American Association of State Highway & Transportation Officials (AASHTO) standards in length.

Kuna Mora Road is classified as an Expressway on the City of Kuna Traffic Circulation Map; as a future expressway by the ACHD Kuna Mora Road Interim Policy; and as a Level 3 facility in the ACHD current Roadway's to Bikeways Master Plan (BMP). ACHD's Kuna Mora Road Interim Policy lays out criteria for the preservation of right-of-way, drainage, intersections, setbacks and access to future development along the roadway. Per this policy, right-of-way measuring 100 feet from centerline shall be provided for the future widening of Kuna Mora Road to seven (7) lanes.

Currently, no improvements exist on Kuna Mora Road. ACHD policy and Kuna City Code indicates that the Developer is responsible for improving all street frontages adjacent to the site, which includes sidewalks (ACHD Sidewalk Policy 7205.5.7). Kuna City Code Title 5, Chapter 17 requires a ten (10) foot wide concrete sidewalk, placed in a public use easement separated by at least fifteen (15) feet

from the property line, within the thirty (30) foot landscape buffer, for roadways classified as Expressways. The Applicant has submitted a formal sidewalk waiver request to ACHD; however, staff does not wholly support a complete waiver of sidewalk improvements. Staff notes that this project would be the first development within the recently annexed East Kuna Industrial area and are willing to support a deferral in the timeframe for construction of the sidewalk until further development occurs within the vicinity. Staff would recommend that the Applicant be conditioned to work with staff on establishing a deferred timeline for sidewalk installation. The proposed stormwater drainage swales have been incorporated into the surrounding landscaping, staff notes stormwater drainage & retention plans and calculations shall be reviewed and approved by the City Engineer.

6. **Environmental Issues:**
Staff is not aware of any environmental issues, health or safety conflicts.

7. **Agency Responses:**
The following agency comments are included as exhibits with this case file:

Central District Health Department……	Exhibit C-1
Assistant City Engineer……..	Exhibit C-2
Ada County Highway District……	Exhibit C-3

D. Staff Analysis:

The subject site lies within a recently annexed swath of land that is proposed to become an industrial area, this proposed project would be the first constructed. Kuna City Code (KCC) Title 5, Chapter 4 states the Design Review Overlay District encompasses the whole of Kuna City Limits, as a result, the subject site is subject to these design requirements. The Applicant has requested Design Review approval for the construction of a 2,550 Square Foot administration building, a 72,315 Square Foot truss manufacturing facility, open-air lumber storage building, associated parking lots, roadway, landscaping & infrastructure.

The proposed administration building will face north and be surrounded by a fully improved drive aisle, parking lot & landscaping. The building will be twenty-four (24) feet high at top of parapet, have aluminum storefront windows with clear anodized framing & gray tint glass. Entryway door will match windows and will have a prefabricated, prefinished aluminum canopy in charcoal gray. The building façade will be two-toned, prefinished metal wall panels in the same charcoal gray as the overhang & Trimjoist yellow on the upper portion. Black painted lettering will state "Main Office". The paved & striped parking lot will consist of nineteen (19) standard 9 FT x 20 FT parking stalls and one (1) ADA accessible space & be surrounded by appropriate landscaping. The manufacturing facility will present a tri-colored north elevation with a mostly charcoal gray east, south & west elevations. The proposed façade will be made up of prefinished metal wall panels in charcoal gray with some areas having a translucent white paneled stripe. "Trimjoist" will be painted in black lettering on the yellow paneling on the north elevation. Multiple overhead doors and man-doors will be installed on the various elevations to accommodate manufacturing and employee movements. Multiple concrete loading docks, both at grade & below grade, are proposed along the eastern elevation. The roofline on the southern elevation is proposed to extend out past the edge of the building to provide covered areas for the finished product pass-through openings from the manufacturing floor. Staff notes both proposed buildings will be required to meet the setback requirements from W Kuna Mora Road as referenced in the ACHD staff report.

The southwestern portion of the site will have a gravel storage yard completely enclosed by an eight (8) foot chain link fence topped with razor wire; upon review, staff believes this is in conformance with KCC Title 5, Chapter 5. An above-ground steel reserve tank is proposed to be placed within the fenced storage yard in the spacing between the east & west portions of the manufacturing facility, in order to provide for fire suppression purposes. The ingress/egress into the storage yard is proposed to have a twenty-two (22) foot wide rolling gate, material and color were not specified. The proposed open-air lumber storage building on the southeast corner of the storage yard will consist of rigid metal framing painted charcoal gray, prefinished metal roof panels in polar white, & metal gutters & downspouts in polar white.

A proposed recycled asphalt employee parking lot will be between the manufacturing facility and ingress/egress roadway; while recycled asphalt is a permitted dust-free surface within the Light & Heavy Industrial zoning districts, Staff notes Kuna City Code Title 5, Chapter 9 requires recycled asphalt areas to be treated yearly, no later than June 15th, with Magnesium Chloride. The Applicant has proposed the use of wheel-stops within the lot for the indication of parking stalls; staff recommends the Applicant be required to stripe the parking lot per requirements listed in KCC 5-9. Staff would also note the number of parking spaces as required per KCC 5-9 is one (1) for every two (2) employees on the largest shift for which the building is designed, plus one (1) for each motor vehicle (fleet vehicle) used by the business.

The proposed landscaping for the site consists of low-moisture turf sod; ornamental trees, shrubs & grasses; undisturbed natural grasses; basalt rock mulch; and curbing. A proposed fifty (50) foot landscape buffer & eighty (80) foot undisturbed landscape buffer will be adjacent to W Kuna Mora Road. Staff notes the Applicant will be conditioned to work with staff on a deferred timeline for required sidewalk installation. Upon review, staff believes the proposed landscaping to be in compliance with KCC Title 5, Chapter 17.

In addition, City water/sewer/pressurized irrigation are not provided to the subject site and will require a private well, septic tank and septic drainage field. The Applicant has provided the proposed site of the septic tank/drain field but not the well. Staff notes these items will require review and approval by the appropriate overseeing departments and/or agencies.

Staff has determined that this application complies with Kuna City Code; Kuna Comprehensive Plan; the Future Land Use Map; and Idaho Code. Staff recommends that if the Planning and Zoning Commission approves Case No. 20-28-DR, the Applicant be subject to the Conditions of Approval listed in section "F" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

E. Applicable Standards:

1. Kuna City Code, Title 5, Chapter 4 Design Review Overlay District
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Proposed Findings of Fact:

Based upon the record contained in Case No. 20-28-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, and the exhibits, the Planning and Zoning Commission hereby (*approves/approves conditionally/denies)* the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 20-28-DR (Design Review), a request for Design Review approval for the Trimjoist buildings, landscaping and parking lots.

If the planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case No. 20-28-DR, the building design, building mass, relationship of openings in the buildings and relationship of exterior materials generally complies with Kuna City Code and is appropriate for the proposed site selection.

   Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in KCC Title 5, Chapter 4 and is an appropriate fit for the properties M-1 Light Industrial zoning designation.*

2. The contents of the proposed Design Review application contain all of the necessary requirements as listed in KCC 5-4-9: - Design Review Application Required.

Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The proposed ingress/egress and parking lot designs minimize the impact of traffic on adjacent streets and provides appropriate, safe vehicle parking and site traffic circulation.

   Staff Finding: *The proposed parking lots appear to be in conformance with KCC Title 5, Chapter 9. The Applicant is in agreeance with ACHD's requirement of installation of an eastbound turn lane on W Kuna Mora Road as listed in the staff report, and the turn lane shall be constructed to the appropriate standards.*

4. The site landscaping minimizes the impact on adjacent properties.

   Staff Finding: *The proposed landscape buffer plantings and locations appear to be in conformance with KCC Title 5, Chapter 17 and will minimize impact on adjacent sites as they are developed. Staff notes that additional right-of-way dedication is required as listed in the ACHD staff report, and the landscape buffer adjacent to W Kuna Mora Road shall be adjusted to reflect this change.*

5. On-site grading and drainage will require review & approval by the City Engineer.

   Staff Finding: *The Applicant shall submit the required grading and drainage plans to the City Engineer for review and approval.*

G. Proposed Decision by the Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

The decision is based on the facts outlined in the staff report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby *approves/denies* Case No. 20-28-DR, a Design Review request by Tamara Thompson of The Land Group, on behalf of her client, Trimjoist Manufacturing, for the Trimjoist buildings, landscaping and parking lots.

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve all stormwater retention and drainage plans.
   b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
   d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
   e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
   f. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. This Design Review is subject to a Landscape Inspection and Building Design Review Inspection; Design review inspection fees shall be paid *prior to* requesting staff inspection.

3. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required by KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
4. The land Owner/Applicant/Developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through the Design Review process.
5. Applicant shall work with Ada County Highway District in dedication of additional right-of-way.
6. Applicant shall work with Ada County Highway District in the installation of an eastbound turn lane on W Kuna Mora Road. Installation/construction shall be in conformance with all Ada County Highway District Policies/Requirements.
7. With the exception of the employee parking area and storage yard, the Applicant shall pave the entirety of all roadways, drive aisles and parking lots.
8. Applicant shall work with City Staff in developing a deferred timeline for the installation of sidewalk(s) along W Kuna Mora Road frontage.
9. Applicant shall adjust all building setbacks on the subject site to meet Ada County Highway District and City requirements.
10. The Applicant's proposed Landscape Plan dated December 17, 2020, shall be considered a binding site plan, or as modified and approved through the Design Review process.
11. The Owner/Applicant/Developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
12. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
13. Applicant shall comply with all local, state and federal laws.

DATED this 9th day of March, 2021.

_____
Lee Young, Chairman
Kuna Planning & Zoning Commission

ATTEST:

_____
Jessica Reid, Planning & Zoning Staff
Kuna Planning & Zoning Department

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 20-26-DR Trimjoist Manufacturing Facility

CROSS REF.:

FILES:

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

►Multi- family dwellings (3 or more)
►Commercial
►Industrial
►Institutional
►Office
►Common Area
►Subdivision Signage
►Proposed Conversions
►Proposed changes in land use and/or building use or exterior remodeling
►Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
☐	Date of pre- application meeting : N/A *If determined applicable. Note: Pre-Applications are valid for a period of three (3) months.*	☐
☑	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☐
☑	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☐
☑	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
☑	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☐
☑	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

☑ Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* ☐

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN REDUCTIONS

☑ Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. ☐
Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
☑	North Arrow	☐
☑	To scale drawings	☐
☑	Property lines	☐
☑	Name of "Plan Preparer" with contact information	☐
☑	Name of project and date	☐
NA	Existing structures, identify those which are to be relocated or removed	☐
☑	On-site and adjoining streets, alleys, private drives and rights-of-way	☐
☑	Drainage location and method of on-site retention / detention	☐
NA	Location of public restrooms	☐
☑	Existing / proposed utility service and any above-ground utility structures and their location	☐
NA	Location and width of easements, canals and drainage ditches	☐
☑	Location and dimension of off-street parking	☐
☑	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☐
NA	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☐
NA	Sign locations *(a separate sign application must be submitted with this application)*	☐
☑	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☐
NA	Locations and uses of ALL open spaces	☐
NA	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	☐
☑	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
NA	Locations of subdivision lines *(if applicable)*	☐
☑	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☑	Location of walls and fences and indication of their height and material of construction	☐
☑	Roofline and foundation plan of building, location on the site	☐
☑	Location and designations of all sidewalks	☐
☑	Location and designation of all rights-of-way and property lines	☐

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
☑	North Arrow	☐
☑	To scale drawings	☐
☑	Boundaries, property lines and dimensions	☐
☑	Name of "Plan Preparer" with contact information	☐
☑	Name of project and date	☐
☑	Type and location of all plant materials and other ground covers. *Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.*	☐
NA	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed	☐
☑	Method of irrigation *Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.*	☐
NA	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
NA	Sign locations *Note: A separate sign application must be submitted with this application*	☐
NA	Locations and uses for open spaces	☐
☑	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
??	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☑	Location and designations of all sidewalks	☐
NA	Clearly identify pressurized irrigation lines and underground water storage	☐
☑ On site plan	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
☑	Detailed elevation plans of each side of any proposed building(s) or additions(s) *Note: Four (4) elevations to include all sides of development and must be in color*	☐
☑	Identify the elevations as to north, south, east, and west orientation	☐
☑	Colored copies of all proposed building materials and indication where each material and color application is to be located *Note: Submit as 11"x17" reductions*	☐
☑	Screening/treatment of mechanical equipment	☐
☑	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	☐
☑	Detailed elevation plans showing the materials to be used in construction of trash enclosures	☐

Lighting Plan

Applicant Use		Staff Use
☑	Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☑	Types and wattage of all light fixtures *Note: The City encourages use of "dark sky" lighting fixtures*	☐
☑	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
☑	Size and location of all roof top mechanical units	☐

Design Review Application

Applicant: Trimjoist Phone: 208-999-0183

☐ Owner ☑ Representative Fax/Email: bdthomas@trimjoist.com

Applicant's Address: 1712 N 14th Street

Boise, ID Zip: 83702

Owner: Stephanos J Collias Phone: 310-562-5110

Owner's Address: 621 Georgina Ave Email: scollias@cleanfish.com

Santa Monica, CA Zip: 90402

Represented By: *(if different from above)* The Land Group / Tamara Thompson Phone: 208-939-4041

Address: 462 E. Shore Dr, Ste 100 Email: tamara@thelandgroupinc.com

Eagle, ID Zip: 83616

Address of Property: W. Kuna Mora Road

Kuna, ID Zip: 83634

Distance from Major Cross Street: 1/3 mile west of Cole Road Street Name(s): Kuna Mora & Cole

Please check the box that reflects the intent of the application

☐ **BUILDING DESIGN REVIEW**
☐ **SUBDIVISION / COMMON AREA LANDSCAPE**
☐ **DESIGN REVIEW MODIFICATION**
☑ **STAFF LEVEL APPLICATION**

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Construct a new industrial construction truss manufacturing facility.

1. Dimension of Property: 664' x 1342'
2. Current Land Use(s): Vacant
3. What are the land uses of the adjoining properties?
   - North: vacant
   - South: agriculture
   - East: mostly vacant with residential home
   - West: vacant
4. Is the project intended to be phased, if so what is the phasing time period? No
   Please explain: However, there is room for future expansion.

5. The number and use(s) of all structures: 2 - admin building and manufacturing building

6. Building heights: 31' Number of stories: ONE

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area?

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

	MATERIAL	COLOR
Roof:	METAL ROOF / TPO MEMBRANE	WHITE / WHITE
Walls: (State percentage of wall coverage fro each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.	N/A	
% of Wood application:	N/A	
% EIFS: *(Exterior Insulation Finish System)*	N/A	
% Masonry:	N/A	
% Face Block:	N/A	
% Stucco:	N/A	
& other material(s):	100% METAL WALL PANELS	
List all other materials:		
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*	HOLLOW METAL DOORS AND FRAMES	ALUMINUM STOREFRONT WINDOWS
Soffits and fascia material:	N/A	
Trim, etc.:	METAL - COLOR TO MATCH PANELS	
Other:		

9. Please identify Mechanical Units: Admin - 1 Split DX System, located south side on of the admin building on grade. Building screens unit from road. 5'-0" MAX height. Manufacturing - 1 Split DX System, located east side located on the southeast corner of lean-to portion of Building 1 near the south end of the break room. 5'-0" Max height.

Type/Height:

Proposed Screening Method: The building screens the units from Kuna Mora Rd.

10. Please identify trash enclosure: *(size, location, screening & construction materials)*

None

11. Are there any irrigation ditches/canals on or adjacent to the property? No

If yes, what is the name of the irrigation or drainage provider?

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

8' chain link with razor wire.

Type: Galvanized metal

Size:

Location:

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:
Above ground swale

14. Percentage of Site Devoted to Building Coverage: 8.4

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 65.93 Square Footage: 586,935

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 24.53 Square Footage: 218,378

% of Site Devoted to other uses:

Describe:

% of landscaping within the parking lot (landscaped islands, etc.): 11.45

15. For details, please provide dimensions of landscaped areas within public rights-of-way:
No landscaping within existing R/W. Future R/W reserved in temp landscaping

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*
No

17. Dock Loading Facilities:
Number of docking facilities and their location: Only one below grade truck dock located on the east side of the building. There is an at grade finished product discharge on the south side. On the west side there is an at grade overhead door.
Method of screening: East dock is screened by the admin building to the north. The south product discharge faces the rear "yard" and is not visible from the road. The at grade overhead door on the west end is for auxiliary uses only and is not screened.

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)*
None

19. Setbacks of the proposed building from property lines:
Front 230 -feet Rear 496 -feet Side 126 -feet Side 172 -feet

20. Parking requirements: 1 per 2 employees = 25
Total Number of Parking Spaces: 50 Width and Length of Spaces: 10' x 20'
Total Number of Compact Spaces 8'x17'): none

21. Is any portion of the property subject to flooding conditions? Yes ____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant Jamaica Thompson Date 12/21/2020

City staff comments:

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

14. Percentage of Site Devoted to Building Coverage: 9.54% (84,919 sf)

% of Site Devoted to Landscaping: *(including landscaped rights-of-way)* 65.93% Square Footage: 586,935 sf

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 24.53% Square Footage: 218,378 sf

% of Site Devoted to other uses:

Describe:

% of landscaping within the parking lot (landscaped islands, etc.): 11.45%

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

No landscaping within existing ROW. Future ROW reserved in temporary landscaping: 80-ft wide x 649-ft.

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

No existing trees on the property.

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.Kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Stephen J. Collias (Name), 621 Georgina Ave. (Address)
Santa Monica (City), CA (State) 90402 (Zip Code)

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to The Land Group (Name) 402 E. Shore Dr Ste 100 Eagle, ID 83616 (Address)

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 11th day of August, 20 20

Signature

Subscribed and sworn to before me the day and year first above written.

TAMARA THOMPSON NOTARY PUBLIC Comm. No. 51872 STATE OF IDAHO

Notary Public for Idaho

Residing at Boise, ID

My commission expires: 02/28/2026

ACCOMMODATION
RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 CHE FOWLER
TITLEONE BOISE

2015-116681
12/23/2015 12:44 PM
$13.00

WARRANTY DEED

For Value Received,

Stephanos J. Collias and Elsa L. Collias, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Stephanos J. Collias and Elsa L. Collias, husband and wife, as to an undivided 75% interest, whose current address is 621 Georgina Avenue, Santa Monica, CA 90402 and The Benjamin E. Myers Money Purchase Pension Plan and Trust, as to an undivided 25% interest, whose current address is 6829 North 12th Street, Phoenix, AZ 85014,** the Grantee, the following described premises, in **Ada County**, **Idaho,** To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 12/14/15

Stephanos J. Collias

Elsa L. Collias

State of California, County of Los Angeles, ss.

On this 16th day of December in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephanos J. Collias and Elsa L. Collias, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same.

Diana Garcia
Notary Public
My Commission Expires: July 04, 2019
(seal)

DIANA GARCIA
Commission # 2118291
Notary Public - California
Los Angeles County
My Comm. Expires Jul 4, 2019

EXHIBIT "A"

PROPERTY DESCRIPTION

Government Lot 2 in Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, described as:

Beginning at the Northeast corner of Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, and running thence
North 89°47'45" West 1330.59 feet along the North line of said section to the Northeast corner of Government Lot 2 (said point being the Point of Beginning); thence
South 00°11'29" East 1335.94 feet along the East line of said Government Lot 2 to the Southeast corner of Government Lot 2; thence
South 89°56'31" West 1328.95 feet along the South line of said Government Lot 2 to the Southwest corner of said Government Lot 2; thence
North 00°15'37" West 1342.03 feet along the West line of said Government Lot 2 to the Northwest corner of said Government Lot 2 (said point being the North quarter corner of said section); thence
South 89°47'45" East 1330.59 feet along the North line of said section to the Point of Beginning.

(End of Exibit "A")

December 22, 2020

Doug Hanson
City of Kuna, Planning Department
751 W. 4th Street
Kuna, ID 83634

RE: Trimjoist | Kuna Mora Road
Design Review Application

Dear Mr. Hanson,

We are pleased to submit the Design Review application associated with the Trimjoist manufacturing facility (the "Project" or "Development"). The 20.44 acre Project site consists of one parcel and is generally located on the southside of Kuna Mora Road, approximately 1/3 mile west of Cole Road. The property was recently annexed and zoned M-1 in the City of Kuna; and a lot split was recently approved and is in the process of being finalized to create the Project parcel. The proposed Project will consist of structures and associated infrastructure for a new manufacturing facility.

The Project will be accessed from one full access from Kuna Mora Road. The access is proposed to be a shared access, coordinated with the property to the east.

The site consists of two structures, a 2,550 SF administration building and a 72,315 SF manufacturing building. Both are metal buildings, please see included elevations and proposed colors.



The buildings have been set back a minimum of 100' from Kuna Mora Road.

Any ground mounted mechanical equipment required will be screened from public view behind the new buildings. Similarly, no trash enclosures are proposed as the trash receptacles will be located behind the manufacturing building.

The onsite improvements include a paved entrance, 20 paved parking stalls for the administration building, and 30 gravel parking stalls for the manufacturing facility. A sidewalk is not included as there isn't a sidewalk within 7 miles of the site.

As City services are not available to the site, the Project includes a domestic well and sewer septic system. A storage tank is included for fire protection.

The development of this Property provides an essential service to the local construction industry. The development supports the City's planning goals.

As you complete your review, please don't hesitate to let us know if we can provide any additional information to clarify the project's vision. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,



Tamara Thompson
Director of Client Services
The Land Group, Inc.

Vicinity Map & Colored Aerial

Trimjoist



Dec 17, 2020 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Sheet Notes:

A. ALL UTILITY LINES AND STRUCTURES ARE EXISTING UNLESS MARKED "PROPOSED"

Contact Information:

OWNER:
TRIMJOIST, INC.

CONTACT: BRIAN THOMAS
P: 208.999.0183
E: BDTHOMAS@TRIMJOIST.COM

CIVIL ENGINEER:
THE LAND GROUP, INC.

CONTACT: JAMES GUTE, PE
P: 208.939.4041
E: JGUTE@THELANDGROUPINC.COM

ARCHITECT:
PRYOR MORROW ARCHITECTS

CONTACT: MIKE TAYLOR
P: 662.327.8990
E: MTAYLOR@PRYOR-MORROW.COM

LANDSCAPE ARCHITECT:
THE LAND GROUP, INC.

CONTACT: DAVID DUPERAULT, PLA
P: 208.939.4041
E: DDUPERAULT@THELANDGROUPINC.COM

Project Summary:

PARCEL NUMBER:	S2101120610 (WEST HALF, PARCEL"A")
ZONING:	M-1 (LIGHT INDUSTRIAL W/ DR OVERLAY)
PARCEL AREA:	±20.437-ACRES (890,232-SF)
BUILDING FOOTPRINT:	84,919-SF (9.5% OF SITE)
LANDSCAPE AREA:	540,591-SF (60.7% OF SITE)
PAVED AREA:	33,682-SF (3.8% OF SITE) [ALSO INCLUDES ±29,222-SF (3.3% OF SITE) OF EXISTING ACHD ROADWAY TO CENTERLINE OF KUNA MORA ROAD]
GRAVEL AREA:	201,818-SF (22.7% OF SITE)
DIMENSIONAL STANDARDS OF ZONE:	
MAXIMUM BUILDING HEIGHT	100-FT
MINIMUM STREET FRONTAGE	N/A
LOT COVERAGE, BUILDING	100% MAX.
BUILDING SETBACKS	
FRONT	0-FT (150-FT PER ACHD / KUNA COMMENTS)
SIDE YARD, STREET	0-FT
REAR YARD OR SIDE YARD, INTERIOR	0-FT
PARKING LOT:	
NO. OF PARKING STALLS REQUIRED:	1 PER 2 EMPLOYEES ON LARGEST SHIFT
NO. OF ACCESSIBLE SPACES REQUIRED:	1+2 VAN ACCESSIBLE SPACES PROVIDED
NO. OF PARKING STALLS PROVIDED:	20 PAVED STALLS + 39-SPACE R.A.P. LOT
NO. OF LOADING SPACES REQUIRED:	2 TYPE-B (35-FT LENGTH); 3 PROVIDED

Material Legend:

- HEAVY DUTY ASPHALT PAVING
- STANDARD CONCRETE FLATWORK
- LANDSCAPE AREAS. REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION.
- RECYCLED ASPHALT PAVING
- GRAVEL PARKING AND STORAGE AREAS
- UNDISTURBED LANDSCAPE - REPAIR AS NEEDED WITH DRY LAND SEED MIX
- ROCK MULCH FIRE BREAK

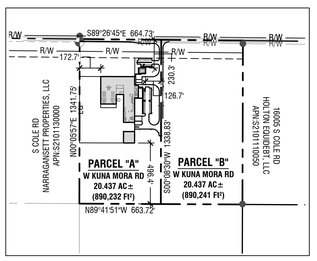
Line Legend:

- 8' CHAIN LINK FENCE WITH RAZOR WIRE
- EXISTING CHAIN LINK FENCE
- 6-IN VERTICAL CURB AND GUTTER PER ISPWC SD-701
- 3-IN ROLLED CURB AND GUTTER PER ISPWC SD-702

Keynotes:

(#) CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

1. RECESSED RAMP TO DOCK
2. DRIVE AT DOCK GRADE HEIGHT
3. FIRE RISER ROOM
4. RESERVE TANK FOR FIRE SUPPRESSION (EST. ABOVE-GROUND STEEL TANK)
5. ROLLING GATE, 22-FT WIDTH
6. METAL STORAGE BUILDING ON CONCRETE SLAB
7. CURB OPENING INLET PER ISPWC (ACHD SUP) SD-716
8. LANDSCAPE BUFFER PER CITY OF KUNA ORDINANCE
9. PROPOSED WELL LOCATION (MIN. 100-FT SEPARATION FROM SEPTIC DRAIN FIELD)
10. PROPOSED SEPTIC TANK LOCATION
11. PROPOSED SEPTIC DRAIN FIELD LOCATION (SHOWN APPROXIMATE)
12. PEDESTRIAN RAMP PER ADA REQUIREMENTS
13. PROPOSED DRIVEWAY TO BE SHARED WITH ADJACENT PARCEL "B"
14. PROPOSED STORM DRAINAGE STRUCTURE
15. PROPOSED STORM DRAINAGE SWALE
16. ROOFED AREA
17. SHALLOW INLET ATTACHED WALK PER ISPWC (ACHD SUP) SD-715A.



Boundary Map

Horizontal Scale: 1" = 500'

0 500' 1000'

Design Review-Site Plan

Horizontal Scale: 1" = 30'

0 30' 60'

THE LAND GROUP

Trimjoist Kuna
Trimjoist, Inc.

Kuna Mora Road
Kuna, ID 83634

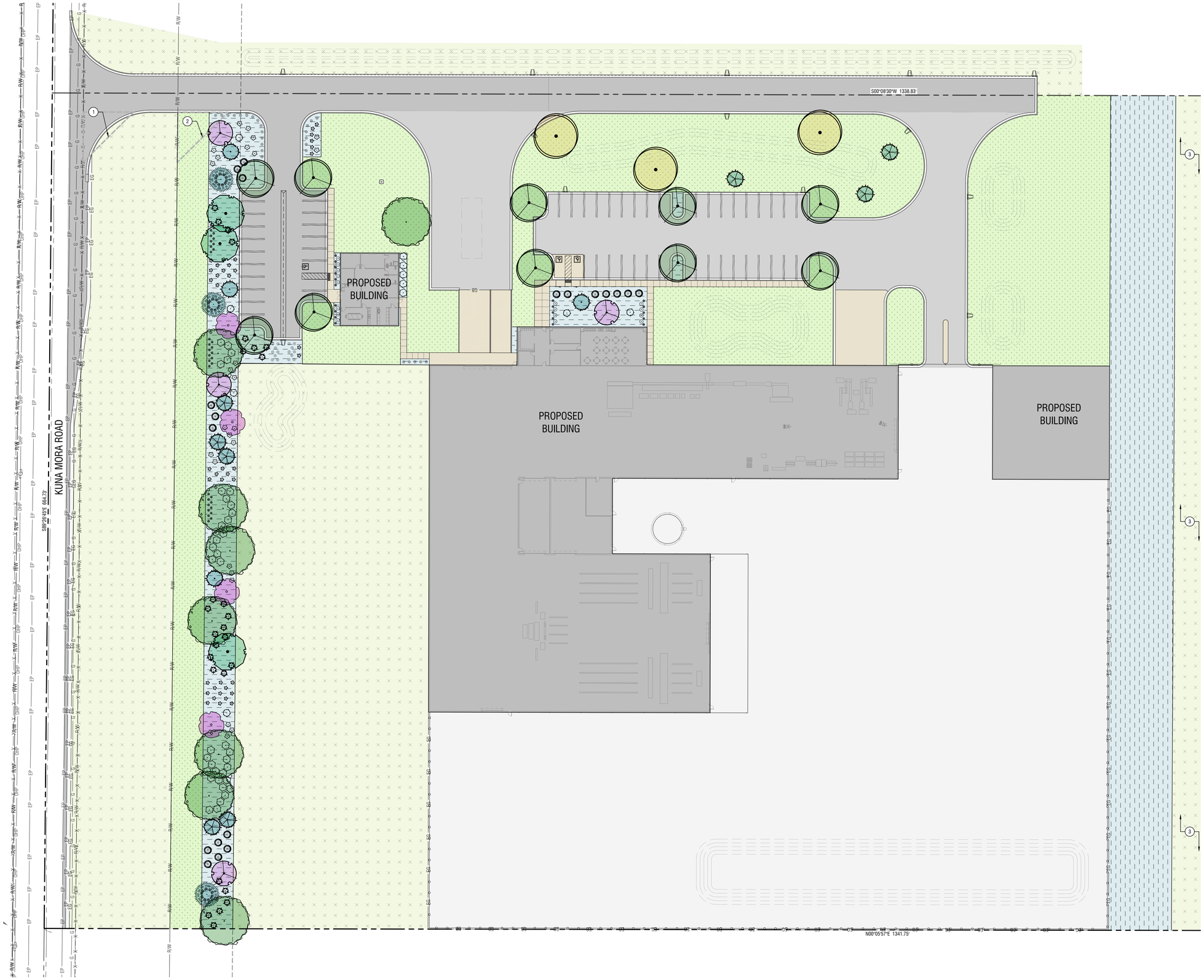
Revisions
1.

NOT FOR CONSTRUCTION

Project No.:	12037d
Date of Issuance:	03.05.2021
Project Milestone:	Design Review

Design Review Site Plan

C1.00



Sheet Notes:

A. REFER TO LANDSCAPE NOTES SHEET L1.50.

Landscape Requirements:

PER KUNA CITY CODE:

STREET BUFFERS - ENTRYWAY CORRIDOR (COMMERCIAL): 30-FT LANDSCAPE BUFFER
ONE (1) SHADE TREE AND FIVE (5) SHRUBS PER THIRTY-FIVE (35) LINEAR FEET. TWO (2) ORNAMENTAL OR TWO (2) EVERGREEN TREES MAY BE SUBSTITUTED FOR ONE (1) SHADE TREE.

STREET	TREES / SHRUBS REQUIRED	TREES / SHRUBS PROVIDED
KUNA MORA ROAD (650 L.F.)	19 SHADE TREES / 93 SHRUBS	10 SHADE TREES / 93+ SHRUBS 11 EVERGREEN TREES 7 ORNAMENTAL TREES

NO TREES CURRENTLY EXIST ON THE PROJECT SITE, THUS NO MITIGATION IS REQUIRED.

Material Legend:

- LOW-MOISTURE TURF SOD
- UNDISTURBED LANDSCAPE - REPAIR AS NEEDED WITH DRY LAND SEED MIX
- 1-1/2" MINUS CRUSHED BASALT ROCK MULCH OVER WEED BARRIER

Keynotes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

1. CLEAR VISION TRIANGLE AT EXISTING ROADWAY PER KUNA CITY CODE.
2. CLEAR VISION TRIANGLE AT FUTURE RIGHT-OF-WAY.
3. UNDISTURBED LANDSCAPE CONTINUES SOUTH TO PROPERTY LINE.

PLANT SCHEDULE

CLASS I TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	MALUS X `SPRING SNOW` SPRING SNOW CRAB APPLE	2" CAL.	B&B	20`H X 20`W
	PRUNUS VIRGINIANA `CANADA RED` CANADA RED CHOKECHERRY	2" CAL.	B&B	25`H X 20`W
CLASS II TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	ACER FREEMANII `JEFFERSRED` AUTUMN BLAZE MAPLE	2" CAL.	B&B	50` H X 35` W
	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST	2" CAL.	B&B	40` H X 30` W
	PLATANUS X ACERIFOLIA `BLOODGOOD` LONDON PLANE TREE	2" CAL.	B&B	45`H X 40`W
	TILIA CORDATA `GREENSPIRE` GREENSPIRE LITTLELEAF LINDEN	2" CAL.	B&B	50`H X 40`W
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	CHAMAECYPARIS NOOTKATENSIS `PENDULA` WEEPING NOOTKA CYPRESS	6` HT.	B&B	35`H X 18`W
	PICEA ABIES NORWAY SPRUCE	6` HT.	B&B	50`H X 30`W
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID VANDERWOLF`S PYRAMID PINE	6` HT.	B&B	25` H X 15` W
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
	BUXUS X `GREEN GEM` GREEN GEM BOXWOOD	2 GAL.		3`H X 3`W
	FALLUGIA PARADOXA *APACHE PLUME*	2 GAL.		4` H X 4` W
	HELICTOTRICHON SEMPERVIRENS `BLUE OATS` BLUE OAT GRASS	2 GAL.		2`H X 2`W
	JUNIPERUS HORIZONTALIS `BLUE CHIP` BLUE CHIP JUNIPER	2 GAL.		0.5`H X 8`W
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` MUNSTEAD ENGLISH LAVENDER	2 GAL.		2` W X 2` H
	NEPETA X FAASSENII `PURRSIAN BLUE` PURRSIAN BLUE CATMINT	2 GAL.		1`H X 2`W
	PANICUM VIRGATUM `SHENANDOAH` SWITCH GRASS	2 GAL.		4` H X 3` W
	PINUS MUGO `SLOWMOUND` MUGO PINE	5 GAL.		4` H X 6` W
	PRUNUS LAUROCERASUS `OTTO LUYKEN` OTTO LUYKEN ENGLISH LAUREL	3 GAL.		4`H X 6`W
	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC	3 GAL.		2` H X 6` W

DRY LAND SEED MIX		
AGROSTIS GIGANTEA / REDTOP	5%	6 LBS / 1000 SF
ALOPECURUS ARUNDINACEUS 'GARRISON' / GARRISON CREEPING FOXTAIL	15%	
FESTUCA OVINA / SHEEP FESCUE	15%	
POA COMPRESSA / CANADA BLUEGRASS	15%	
FESTUCA TRACHYPHYLLA / HARD FESCUE	20%	
LEYMUS CINEREUS 'MAGNAR' / BASIN WILD RYE	30%	

THE LAND GROUP

Trimjoist Kuna
Trimjoist, Inc.
Kuna Mora Road
Kuna, ID 83634

Revisions
1.

STATE OF IDAHO — DAVID DUPERAULT — SCOTT — LA-16876 — LICENSED LANDSCAPE ARCHITECT

03.05.2021

Project No.: 120076
Date of Issuance: 03.05.2021
Project Milestone: Design Review

Design Review Landscape Plan

L1.00

Design Review-Landscape Plan

Horizontal Scale: 1" = 30'

0 30' 60'

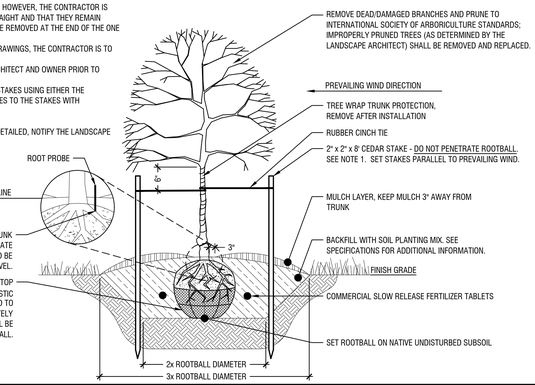
Landscape Notes:

A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
  B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
  B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
D. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
E. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW 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 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
F. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
G. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION.REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
H. NEW TREE PLANTING, SEE DETAIL 1/L1.50 AND 2/1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E..... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
I. NEW SHRUB PLANTING. SEE DETAIL 3/L1.50.
J. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
K. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
L. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5x5x1.5' (37.5 CF/ 1.5 CY).
  L.A. APPLICATION RATES:
    L.A.A. HUMIC ACID: 25 LBS PER TREE PIT
    L.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
    L.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
    L.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
M. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5x2.5x1' (6.25 CF/ 0.25 CY).
  M.A. APPLICATION RATES:
    M.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
    M.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
    M.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
    M.A.D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
N. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
O. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Automatic Underground Irrigation Notes:

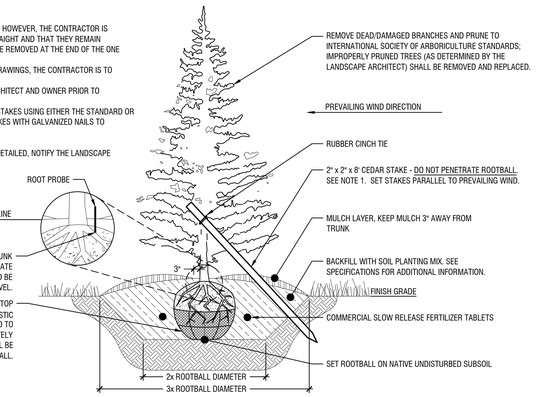
A. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
B. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
C. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS..
D. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
E. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
  E.A. PRECISE INDIVIDUAL STATION TIMING
  E.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
  E.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
  E.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
  E.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
F. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
H. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
I. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

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

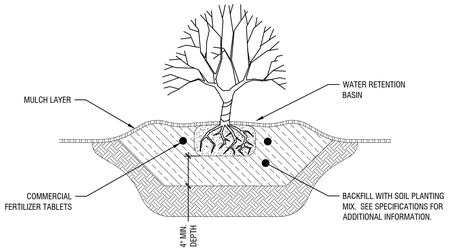


1 Deciduous Tree Planting
Scale: NTS

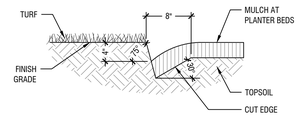
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5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



2 Coniferous Tree Planting
Scale: NTS



3 Shrub Planting
Scale: NTS



4 Planter Edge Cut Edge
Scale: NTS

THE LAND GROUP

Trimjoist Kuna
Trimjoist, Inc.
Kuna Mora Road
Kuna, ID 83634

Revisions
1.

STATE OF IDAHO — DAVID DUPRATT — LICENSED LANDSCAPE ARCHITECT — LA-10676
03.05.2021

Project No.: 120078
Date of Issuance: 03.05.2021
Project Milestone: Design Review

Design Review
Landscape Details

L1.50

File Path: J:\2020\120078\Land\L1.50 landscape plan 120078.dwg
Last Saved By: Craig Taylor 3/5/2021 8:43:51 AM
Date Printed: Friday, March 5, 2021 at 8:44 AM


MAIN OFFICE
TRIMJOIST

2020115

Trimjoist West, Inc

Kuna, Idaho

Exterior Finish Board



METAL BUILDING
PAINT COLOR



ALUMINUM



METAL BUILDING
TEXT COLOR



METAL BUILDING
ROOF & DOWNSPOUT COLOR (WHITE)
PANEL COLOR (CHARCOAL)

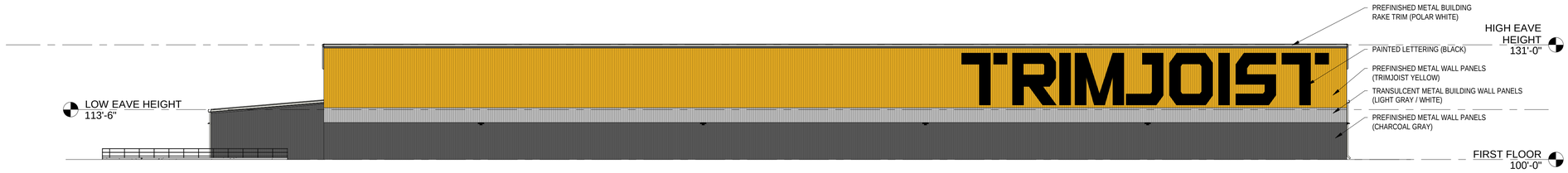


WINDOWS



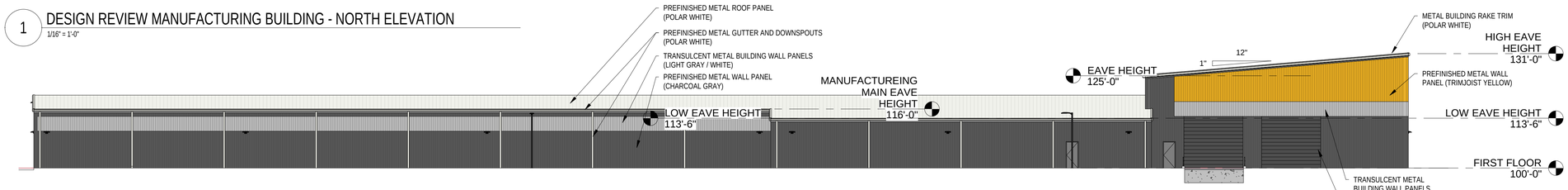
METAL BUILDING
TRANSLUCENT PANELS





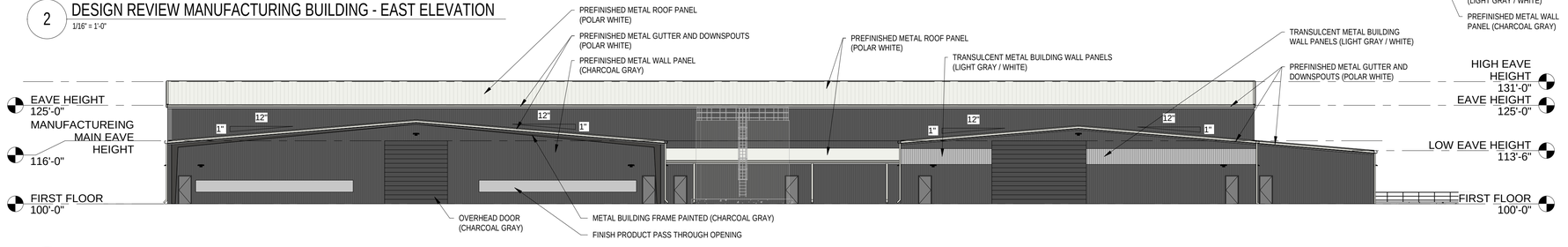
1 DESIGN REVIEW MANUFACTURING BUILDING - NORTH ELEVATION

1/16" = 1'-0"



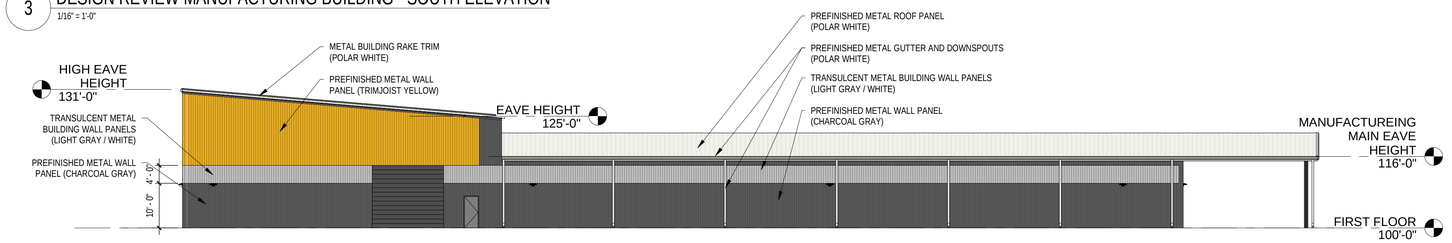
2 DESIGN REVIEW MANUFACTURING BUILDING - EAST ELEVATION

1/16" = 1'-0"



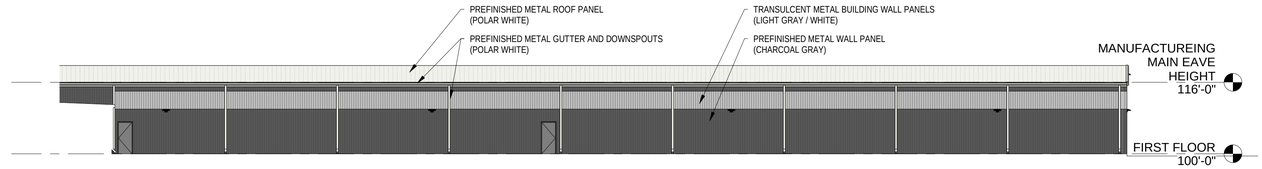
3 DESIGN REVIEW MANUFACTURING BUILDING - SOUTH ELEVATION

1/16" = 1'-0"



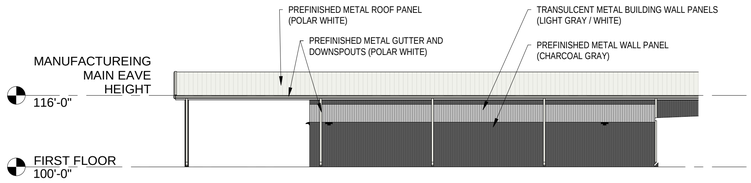
4 DESIGN REVIEW MANUFACTURING BUILDING - WEST ELEVATION

1/16" = 1'-0"



5 DESIGN REVIEW MANUFACTURING BUILDING - PARTIAL WEST ELEVATION

1/16" = 1'-0"



6 DESIGN REVIEW MANUFACTURING BUILDING - PARTIAL EAST ELEVATION

1/16" = 1'-0"

MANUFACTURING BUILDING

12/17/2020 4:43:41 PM

PryorMorrow

2020115
New Manufacturing Facility
Trimjoist West, Inc
Kuna, Idaho

MARK	DATE	DESCRIPTION

REVIEW SET

NOT FOR CONSTRUCTION

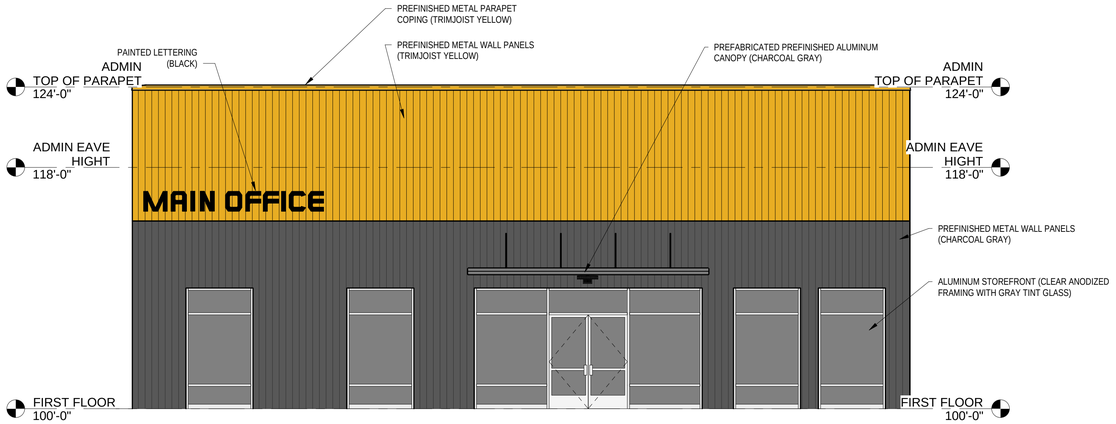
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DRAWN BY:	MWT
CHECKED BY:	Checker

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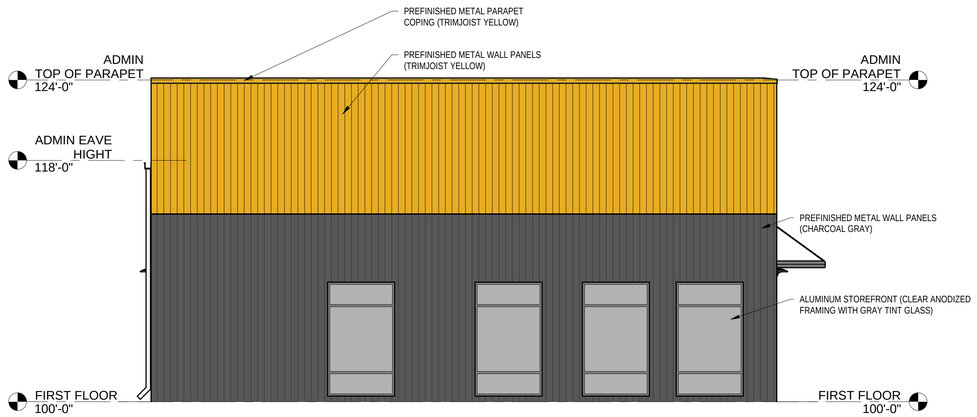
DESIGN REVIEW MANUFACTURING BUILDING COLOR ELEVATIONS

DR-2

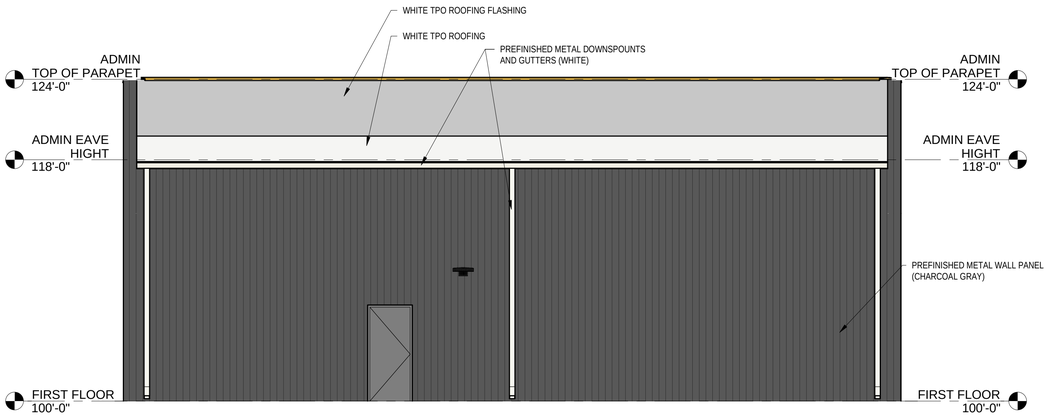
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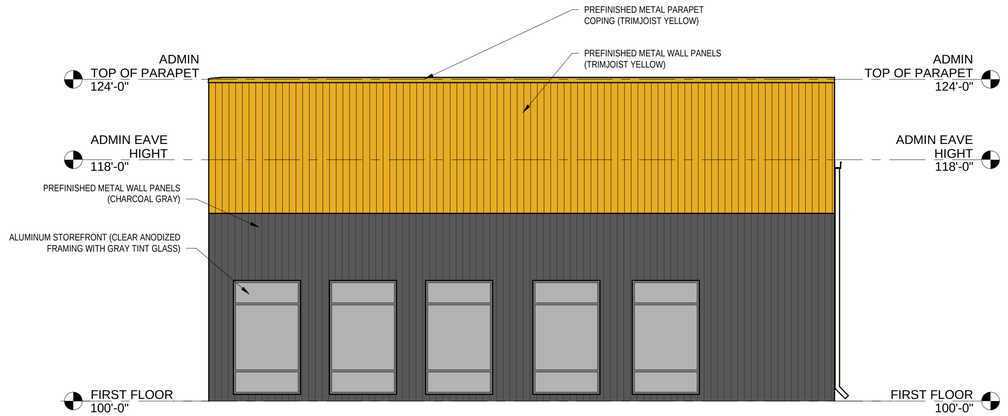
1 DESIGN REVIEW ADMIN BUILDING - NORTH ELEVATION
3/16" = 1'-0"



2 DESIGN REVIEW ADMIN BUILDING - EAST ELEVATION
3/16" = 1'-0"



3 DESIGN REVIEW ADMIN BUILDING - SOUTH ELEVATION
3/16" = 1'-0"



4 DESIGN REVIEW ADMIN BUILDING - WEST ELEVATION
3/16" = 1'-0"

ADMINSTRATION BUILDING

12/9/2020 8:01:23 AM

PryorMorrow

2020115
New Manufacturing Facility
Trimjoist West, Inc
Kuna, Idaho

MARK	DATE	DESCRIPTION

REVIEW SET

NOT FOR CONSTRUCTION

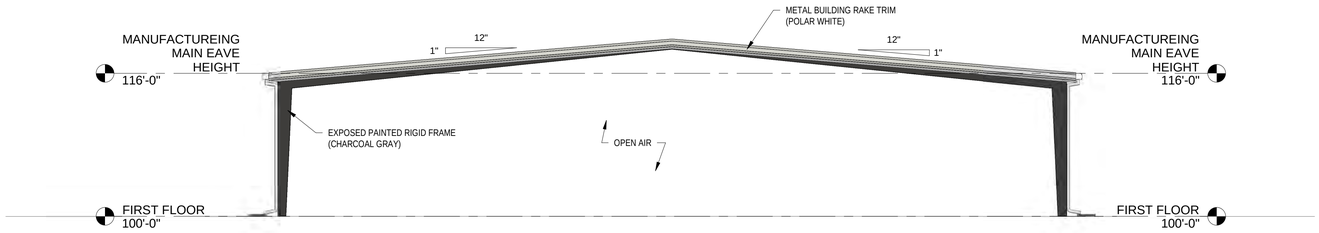
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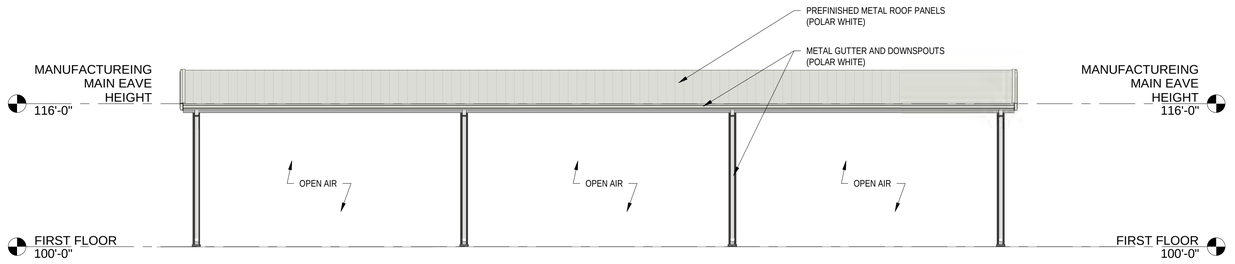
DESIGN REVIEW ADMINISTRATION BUILDING COLOR ELEVATIONS

DR-1

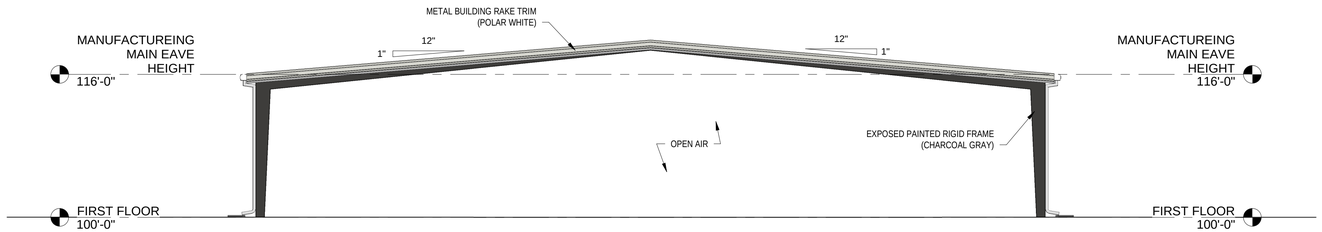
SCALE: 3/16" = 1'-0"



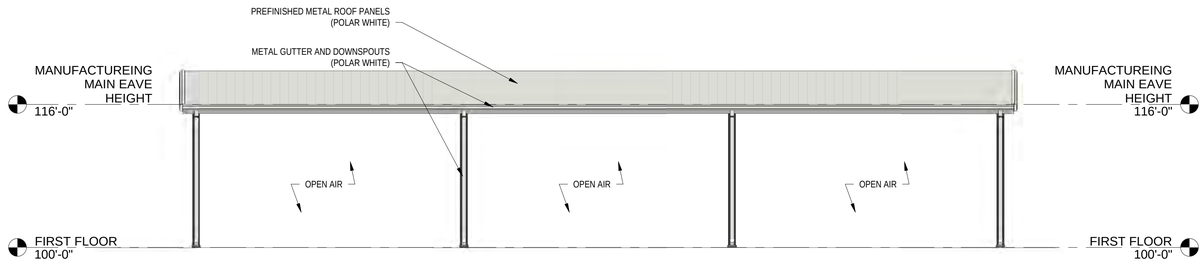
1 DESIGN REVIEW LUMBER STORAGE BUILDING - NORTH ELEVATION
1/8" = 1'-0"



2 DESIGN REVIEW LUMBER STORAGE BUILDING - EAST ELEVATION
1/8" = 1'-0"



3 DESIGN REVIEW LUMBER STORAGE BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



4 DESIGN REVIEW LUMBER STORAGE WEST BUILDING ELEVATION
1/8" = 1'-0"

LUMBER STORAGE BUILDING

12/9/2020 8:01:34 AM

PryorMorrow

2020115
New Manufacturing Facility
Trimjoist West, Inc
Kuna, Idaho

MARK	DATE	DESCRIPTION
DR	November 9, 2020	Design Review Application

REVIEW SET

NOT FOR CONSTRUCTION

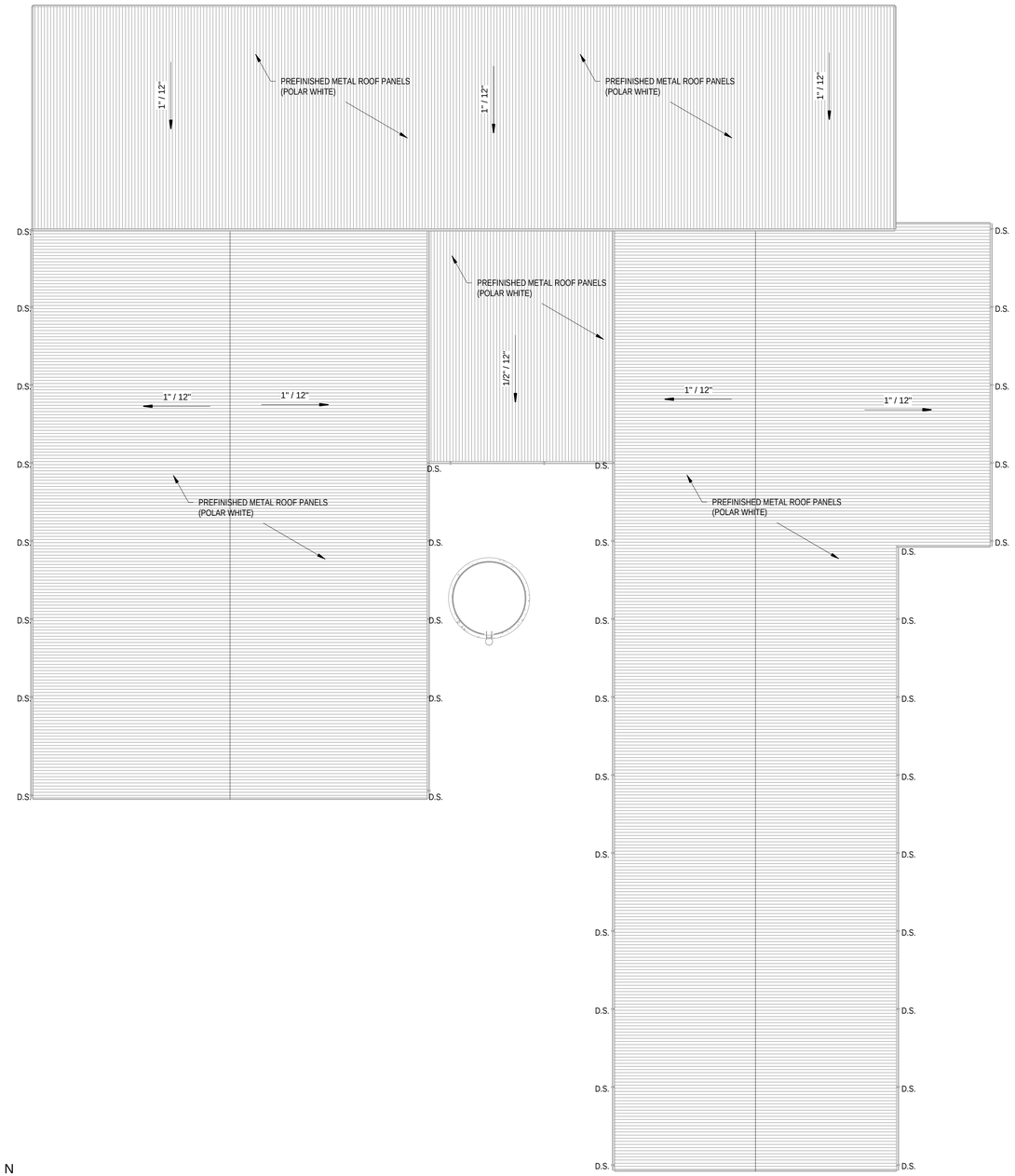
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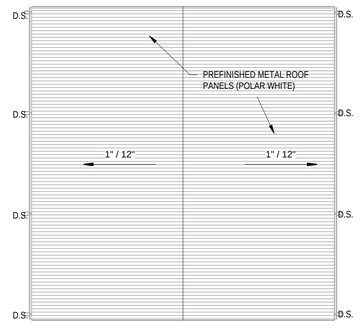
DESIGN REVIEW
LUMBER STORAGE
BUILDING COLOR
ELEVATIONS

DR-3

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



1 MANUFACTURING BUILDING ROOF PLAN
3/64" = 1'-0"



2 MANUFACTURING BUILDING ROOF PLAN
3/64" = 1'-0"

12/9/2020 8:01:34 AM

PryorMorrow

2020115
New Manufacturing Facility

Trimjoist West, Inc
Kuna, Idaho

MARK	DATE	DESCRIPTION

REVIEW SET

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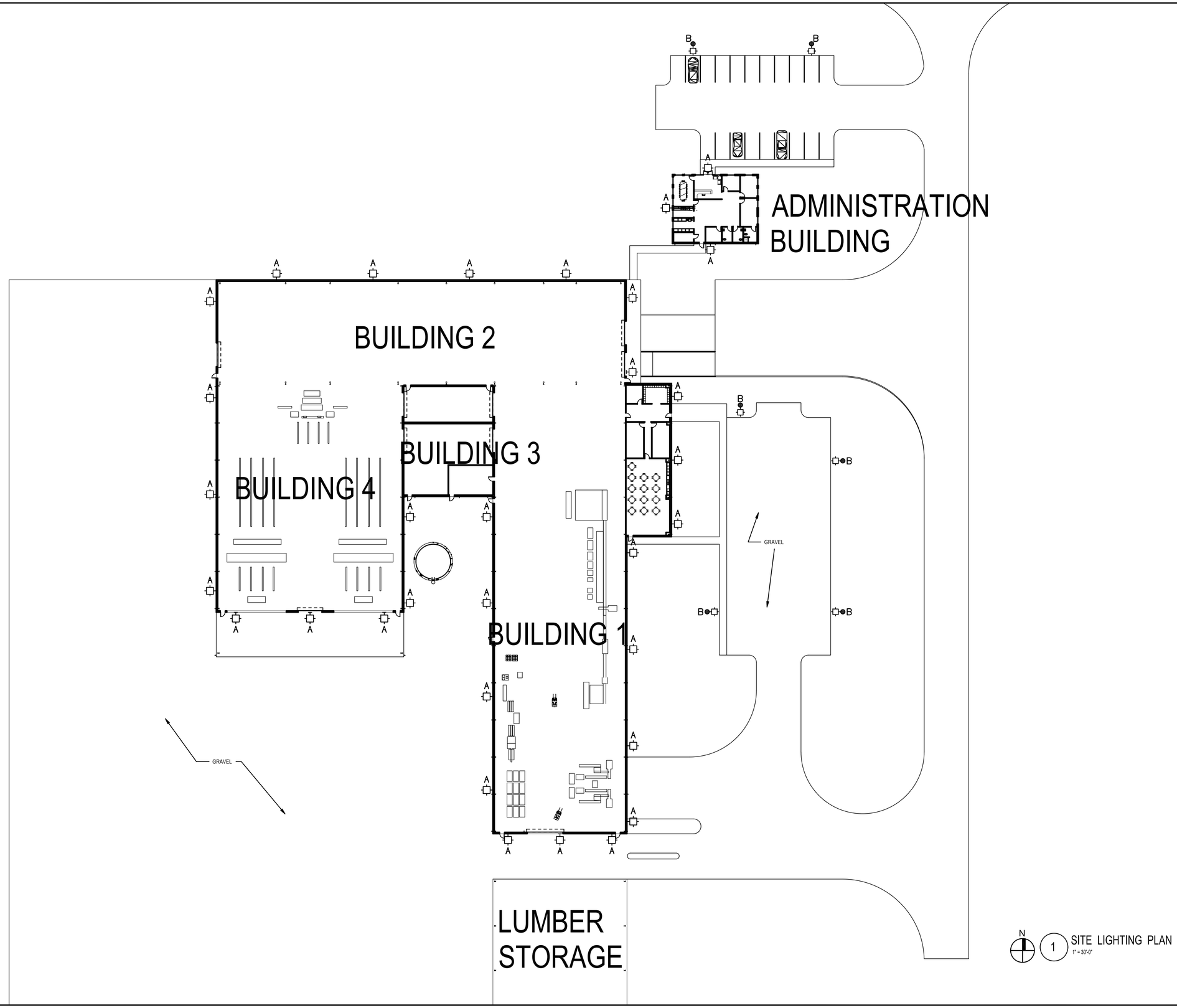
PROJECT NO.	2020115
DRAWN BY:	Author
CHECKED BY:	Checker

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DESIGN REVIEW
ROOF PLAN

DR-4

SCALE: 3/64" = 1'-0"



PryorMorrow

2020115

New Manufacturing Facility

TrimJoist West, Inc.

Kuna, Idaho

MARK	DATE	DESCRIPTION
SD	DECEMBER 8, 2020	SCHEMATIC DESIGN SUBMITTAL

SCHEMATIC DESIGN

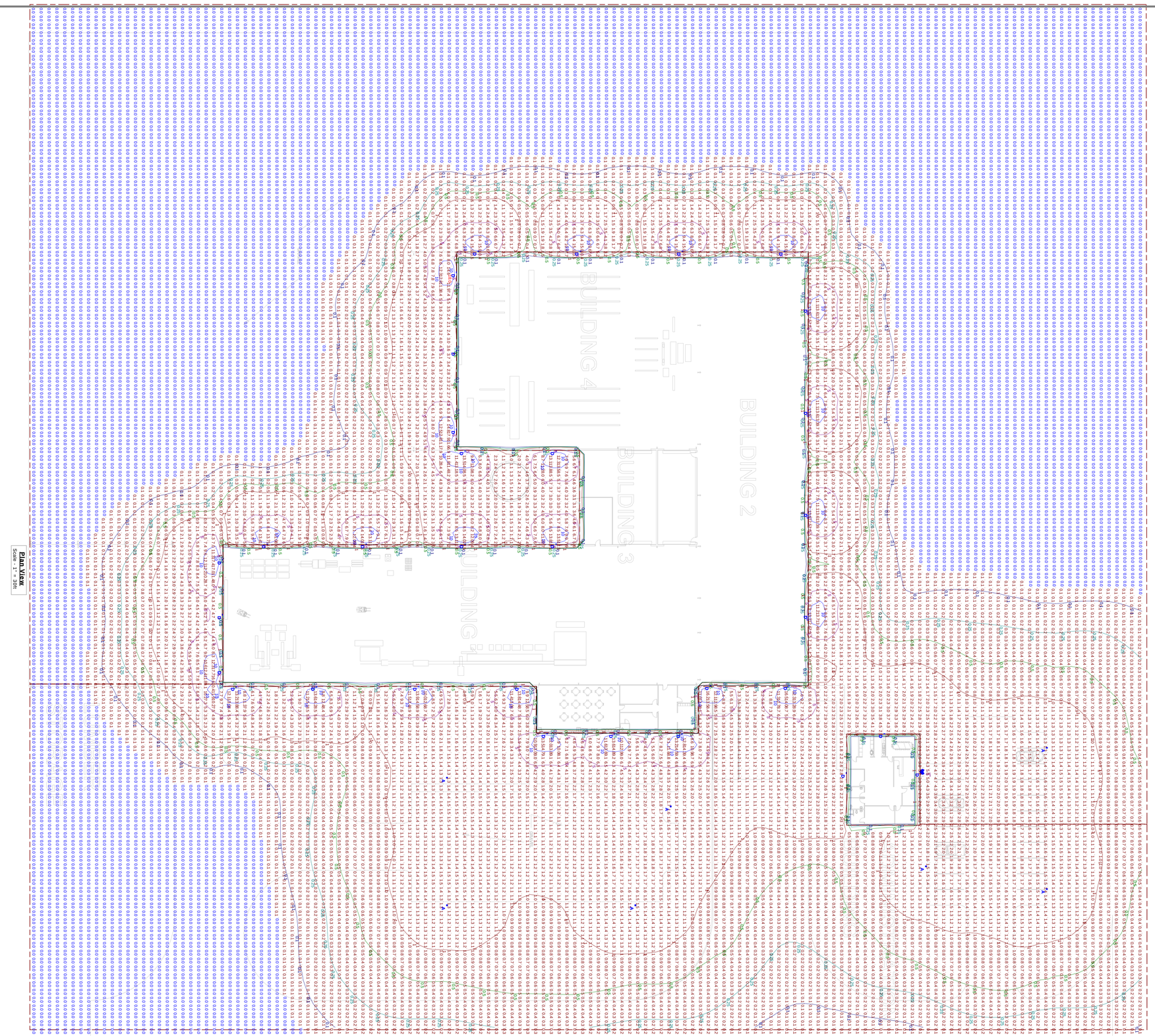
NOT FOR CONSTRUCTION

PROJECT NO.	2020115
DRAWN BY:	ANW
CHECKED BY:	ANW

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LIGHTING SITE PLAN

E1.1



Visual Lighting Software

Designer	AWW
Date	12/18/2020
Scale	1" = 30'-0"
Drawing No.	
Summary	



d-series

D-Series Size 2
LED Wall Luminaire

Fixture Type 'A'
Building mount floodlight

Hit the Tab key or mouse over the page to see all interactive elements.

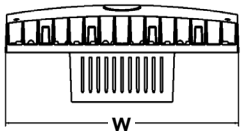
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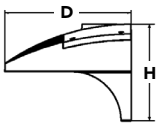
Luminaire

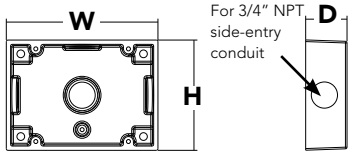
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options

Shipped installed

- SF Single fuse (120, 277, 347V)[3]
- DF Double fuse (208, 240, 480V)[3]
- HS House-side shield[4]
- SPD Separate surge protection[13]

Shipped separately[13]

- BSW Bird-deterrent spikes
- VG Vandal guard

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	1	0	1	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

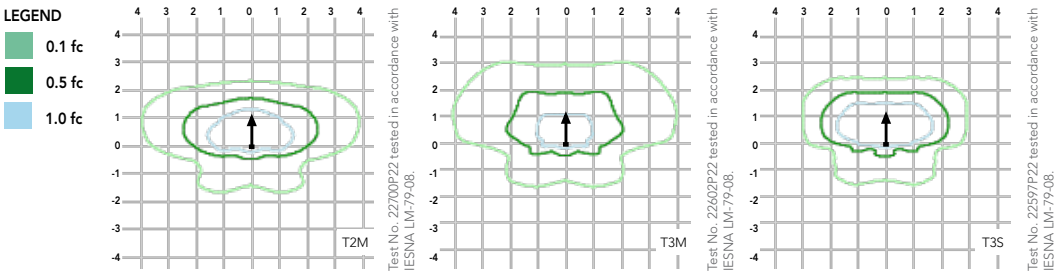
*Futureproof means: Ability to change controls in the future.

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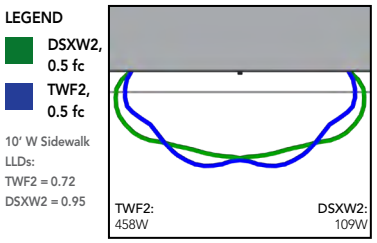
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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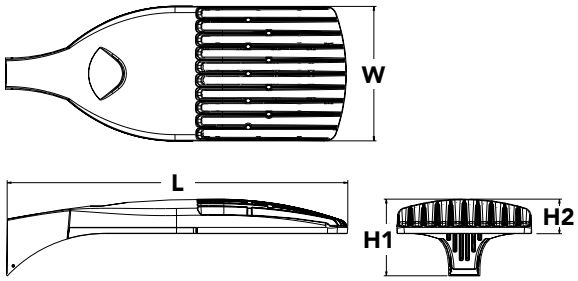
D-Series Size 1
LED Area Luminaire

Fixture Type 'B'
Parking lot pole light

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1 P4[1] P7[1]
P2 P5[1] P8
P3 P6[1] P9[1]

Rotated optics

P10[2] P12[2]
P11[2] P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5]
XVOLT (277V-480V)[6,7,8]
120[9]
208[9]
240[9]
277[9]
347[9]
480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

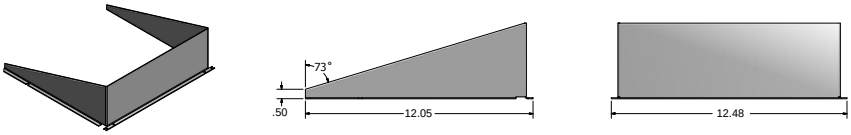
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

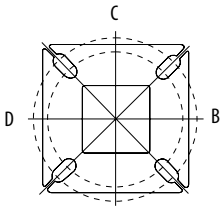
Options

EGS - External Glare Shield

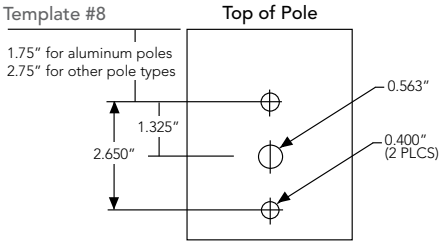


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

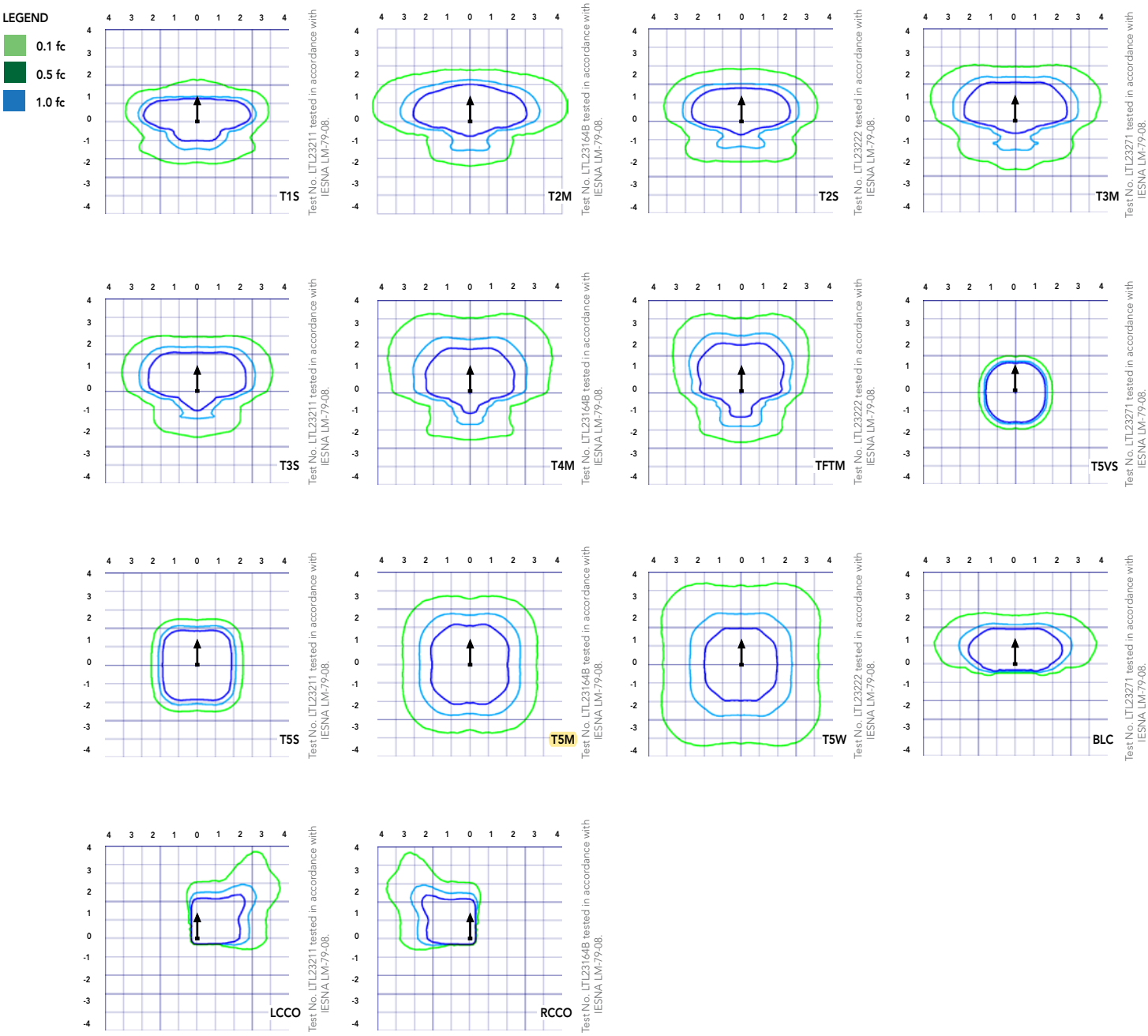
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40ºC minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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LITHONIA LIGHTING®

Fixture Type 'B'
25' pole for parking lot lights

FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH – Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



SSS QS

SQUARE STRAIGHT STEEL – QUICK SHIP

ORDERING INFORMATION

Example: SSS QS 20 4C DM19AS DDBXD

SSS	QS					
Series	**Quick Ship**	**Pole Length (FT)**	**Nominal shaft size/ wall thickness[1]**	**Mounting**	**Finish**	**Options**
SSS	QS	10 10' 12 12' 14 14' 16 16' 18 18' 20 20' 25 25'	4C 4" / 11 Gauge 4G 4" / 7 Gauge 5C 5" / 11 Gauge 5G 5" / 7 Gauge	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) DSX/RSX Drill mounting[2] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum	L/AB Less anchor bolts (Include when anchor bolts are not provided)

PROGRAM RULES:

1. Only options listed in the ordering tree are valid for the Quick Ship program.
2. Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship. Example: SSS QS 20 4C DM19AS DDBXD
3. Total order quantity cannot exceed 10 poles.
4. Anchor bolts will be shipped separately.
5. Quick Ship orders cannot have "Not Before Date" or "Ship Date".
6. Quick ship orders cannot have standard pole lines.
7. All pole orders must include "Call Before Number" to avoid delays.

NOTES:

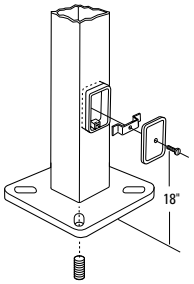
1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.12" | "G" - 0.18".
2. Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

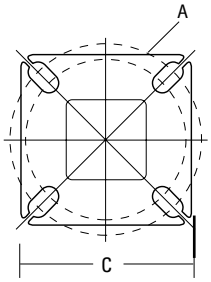
Square Straight Steel Poles – QUICK SHIP

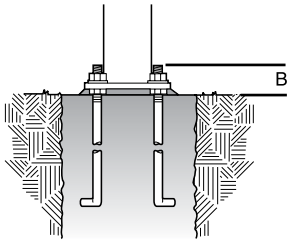
TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust														
Catalog Number	Nominal Shaft Length (ft.)	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft^2) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS QS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS QS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS QS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS QS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS QS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS QS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS QS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS QS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS QS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS QS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS QS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS QS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS QS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360

* EPA values are based on ASCE 7-93 wind map.

BASE DETAIL

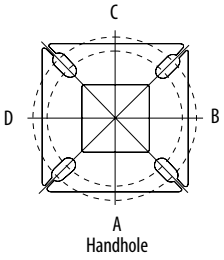






POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Anchor bolt and template number	Anchor bolt description
4"C	8" – 9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABSSS-4C	3/4"x18"x3"
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABSSS-4G	3/4"x30"x3"
5"	10" – 12"	3.5"- 4"	11"	1"	ABSSS-5	1"x36"x4"

HANDHOLE ORIENTATION



Default DM19AS is on side B.

IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

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City of Kuna
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www.Kunacity.id.gov

City of Kuna
Planning & Zoning Department

Agency Transmittal

January 27, 2021

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	20-28-DR (Design Review) – Trimjoist
PROJECT DESCRIPTION	Tamara Thompson of The Land Group, on behalf of Trimjoist, requests approval of Design Review to construct a manufacturing facility, administration building & site landscaping, located on W Kuna Mora Road, 1/3-mile West of S Cole Road, Kuna, 83634. (APN: S2101120610)
SITE LOCATION	W Kuna Mora Road, 1/3 West of S Cole Road, Kuna, ID 83634
REPRESENTATIVE	*Tamara Thompson* The Land Group 462 E Shore Drive, Suite 100 Eagle, ID 83616 208.339.4041 tamara@landgroupinc.com
SCHEDULED HEARING DATE	Tuesday, **March 9, 2021.** 6:00 P.M.
STAFF CONTACT	Jessica Reid jreid@kunaid.gov Phone**:** 208.387.7731

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 20-28-DR - Trimjoist

Preliminary / Final / Short Plat _____

City of Kuna

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water

☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☒ 14. Must submit application for septic permit, site plan, business plan & characterization of wastewater.

Reviewed By: Low Bozf

Date: 1/28/2021

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

Design Review Memorandum

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Design Review Comments	
	Trimjoist	
DATE:	22 February 2021	

The Trimjoist Design Review, located near the intersection of W Kuna Mora Road and S Cole Road design review request dated 27 January 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) M-1 (Manufacturing/Industrial) zone requirements. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

a. The resultant projected population for this project is approximately 50 employees.
b. The Design Review Site Plan shows one (1) northern access to the Trimjoist Campus from W Kuna Mora Road.
c. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
d. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the ditch on the property and any associated jurisdictions.

e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g. All positional information shall be from the most recent state plane coordinate system.
h. Provide engineering certification on all final engineering drawings.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. All sewer infrastructure must meet or exceed City of Kuna requirements.
c. Sewer flow models will be required to verify pipe sizes.
d. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
e. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. All water infrastructure must meet or exceed City of Kuna requirements.
c. Water flow models will be required to verify adequate water supply and fire suppression.
d. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
e. This application shall conform to the water master plan as applicable.
f. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.

d. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
f. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
g. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
c. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
e. Runoff from public right-of-way is regulated by ACHD.
f. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. As-Built Drawings

a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. Property Description

a. The applicant provided a proposed Site Plan and Lighting Plan.

Ada County Highway District

KUNA-MORA ROAD INTERIM POLICY Adopted 6/20/2007

Roadway Function: As noted in *Communities in Motion* (COMPASS), the region should consider long-term travel alternatives to I-84, and proposed and potential development may preclude Kuna-Mora as a future expressway unless a design is completed within the next 1-2 years. It is also noted that "Kuna-Mora Road should be preserved to allow for an expressway with potential grade-separated interchanges; and to maintain the right-of-way to construct a future expressway and interchanges, local governments along the corridor should stipulate a minimum setback of 150' from the centerline of Kuna-Mora. …At the intersections of Kuna-Mora Road with major roads, setbacks should be negotiated to preserve future interchanges. …As with any major road, future land uses along the corridor need to be planned with an eye toward regional needs – not just reacting to the immediate market." Kuna-Mora Road is not only needed to serve development in the area, but also higher speeds and volumes of through vehicular and truck traffic. While it has not been formally established that Kuna-Mora Road will be an official I-84 bypass, its direct route through the south part of the County lends itself to that type of roadway. Kuna-Mora Road would connect SH 45 in Canyon County east to I-84, with a connection to McDermott Road, which is also proposed in *Communities in Motion* as a long-term expressway corridor. Additionally the roadway will be used as the only main east-west access for future development in the area. A 50MPH posted speed limit, and 55MPH design speed are recommended for the entire length of the corridor.

Corridor Preservation/Roadway Section: A 200' wide corridor shall be preserved. This right-of-way width could accommodate a roadway with three travel lanes in each direction, center turn lanes where needed, and a center island. Also included are paved safety shoulders and adequate clear zone areas, as well as possible drainage areas.

Additional turn lanes and associated right-of-way (in excess of 200') may be required for intersections needed for development. These needs will be identified by Traffic Services upon review of the traffic impact study.

Drainage: Drainage can be accommodated in the clear zone slope area for a 4-lane roadway. When the roadway is widened to 6-lanes, the same system should be able to accommodate the drainage needs. At intersection approaches these drainage areas will need to narrow or terminate for left turn lanes and acceleration/deceleration lanes. Developers may be required to provide drainage systems/treatment outside of the right-of-way for road widening associated with their development. For future widening to 6-lanes, portions of the drainage areas would convert to additional lanes and there would still be sufficient capacity within the existing ditch. A storm water system could be developed through an urban section if necessary, but due to the high costs associated with that, the rural section and drainage is recommended.

Intersections: Three intersections along the corridor were identified as higher volume; higher use intersections that may require attention beyond a standard intersection footprint. These intersections are SH-69/Meridian Road, Cloverdale Road and Pleasant Valley Road. It is possible that others may be identified by traffic studies as they are conducted for development. As noted in Communities in Motion, future interchanges may need to be preserved. These intersections may need to be signalized as development occurs, possibly before build-out of the subdivision(s)/development, to ensure that the facilities are in place. Road trust deposits may also be required for signals. The intersections will be evaluated for signal installation and funding with the first development application located at or near the intersection. Due to the speed of the roadway, advance warning flashers should also be installed. For other intersections where signalization does not occur, Kuna-Mora Road will have the through condition and the north-south legs will be STOP controlled. Again, advance warning flashers and safety devices should be installed approaching these intersections. Roundabouts and alternative intersection designs should be considered as an alternative to signals and interchanges at all intersections where possible.

These three key intersections (along with others if necessary) should be studied further for long term needs. Urban interchanges or other high capacity intersection treatments should be planned for in the long term; however, right-of-way widths exceeding 225' on the Kuna-Mora legs, and 140' of right-of-way could be needed for the north-south legs. If development precedes this type of study, then the long term function of intersections should be analyzed with the development application and the appropriate right-of-way dedicated.

Adopted 6/20/2007

Access: In the long term, access should be restricted to mile spacing, due to speeds and volumes on the roadway. In the interim only the following is recommended:

- One-half mile spacing would be allowed to operate as right-in/right-out, left-in. No signals would be allowed at these locations. The intersection would require the construction of a left turn lane, acceleration and deceleration lanes. With the construction of the left turn lane and accel/decel lanes there would be ample room for this to also serve as a U-turn location.
- One-quarter mile spacing would be allowed to operate as right-in/right-out. The intersection would require the construction of acceleration and deceleration lanes. This would lessen the amount of clear zone, but due to the decrease in speed for the approach, that is acceptable.
- Parallel collector systems and frontage/backage roads should be considered for all areas and joint/cross access will also be needed. A more connected local/collector street system will be required and necessary to adhere to the access restrictions.
- On the east end of the corridor near I-84 there are constraints due to topography, railroad tracks, grade, etc… Access standards should not be deviated from in this area based on those factors. Due to the proximity of the freeway interchange it is just as necessary to manage access in this location as it is the remainder of the corridor. While it may be difficult to locate an access at exactly the quarter or half mile in this area, Traffic and Planning staff will work with developers to locate accesses as close as possible to the policy requirements, while recognizing the constraints.

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TIS Executive Summary

SUMMARY

Based on the TIA results, the key findings are:

- The proposed development is estimated to generate approximately 207 trips per weekday, 49 trips during the AM peak hour, and 53 trips during the PM peak hour
- The site is expected to generate six (6) to ten (10) truck trips per day
- Approximately 40% of the site traffic is estimated to have origins/destinations west of the site and 60% east of the site
- The site only has frontage on Kuna Mora Road and is proposing one full-movement access located approximately 1,980 feet west of Cole Road
    - The proposed site access location meets minimum access spacing per ACHD Policy Manual
    - The proposed site access location does not meet the Kuna Mora Road Interim Policy
        - A variance to the interim policy should be granted to allow for a temporary full access as proposed until more developments occur along the Kuna Mora Road corridor
            - The proposed access location would better serve future developments in the area by allowing joint/cross access with the adjacent parcels
            - The parcel west of the site is BLM land and is not expected to be developed
- The site access intersection is expected to operate at LOS A during the peak hours under 2022 total traffic conditions, meeting ACHD minimum operational thresholds
- Neither an eastbound right-turn lane nor a westbound left-turn lane is warranted at the site access intersection under 2022 build-out total traffic conditions