**OFFICIALS**
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

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

# Planning & Zoning Commission Meeting
# AGENDA
# Tuesday June 14, 2022

## 6:00 PM REGULAR MEETING

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

## *1. CALL TO ORDER & ROLL CALL:*

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

*All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) 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.*

***1.*** Regular Planning and Zoning Commission Meeting Minutes Dated May 24, 2022

***2.*** Findings of Fact & Conclusions of Law
- ***A.*** Case No. 22-02-SUP (Special Use Permit) for 2997 N New Morning Avenue In-Home Daycare

## *3. PUBLIC HEARINGS:* ALL OF THE ITEMS LISTED ARE ACTION ITEMS

***A.*** *Tabled from May 24, 2022* Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision – Troy Behunin, Planner III

Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road (APNs: S1310314800, S1310346805, S1310427810, S1310449300); Section 10, Township 2 North, Range 1 West.

***B.*** Case No. 21-18-AN (Annexation) 5200 S Black Cat Road & 5114 S Black Cat Road – Troy Behunin, Planner III

*Applicants have formally withdrawn their Annexation application.*

## *4. BUSINESS ITEMS:*

***A.*** Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe Subdivision – Jessica Reid, Planner I

New Beginnings Housing, LLC requests Design Review approval for a 37 unit, 3-story Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. The project is located at 150 & 200 N Sailer Avenue, approx. 1.80-acres, within the Merlin Pointe Subdivision No. 1 (APNs: R5672431260 & R5672431280); Township 2N, Range 1 West, Section 24.

***B.*** Case No. 22-23-DR (Design Review) for Water Operations Building – Doug Hanson, Planning & Zoning Director

Brisbie LLC, represented by Parametrix, requests Design Review approval for a data center water operations building, parking and landscaping to be developed on approximately 13.4 acres. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located at 6601 W Kuna Mora Road (APN: S2006121150).

## *5. ADJOURNMENT:*

**OFFICIALS**
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

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

# Planning & Zoning Commission Meeting
# MINUTES
# Tuesday May 24, 2022

## 6:00 PM REGULAR MEETING

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

## *1. CALL TO ORDER & ROLL CALL:*

*(Timestamp 00:00:33)*
**COMMISSION MEMBERS PRESENT:**
Chairman Lee Young – Absent
Vice Chairman Dana Hennis – In Person
Commissioner Tyson Garten – In Person
Commissioner Ginny Greger – In Person
Commissioner Jim Main – In Person

**CITY STAFF PRESENT:**
Andrea Nielsen, City Attorney – In Person
Doug Hanson, Planning & Zoning Director – In Person
Troy Behunin, Planner III – In Person
Jessica Reid, Planner I – In Person

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

*(Timestamp 00:00:58)*
***1.*** Regular Planning and Zoning Commission Meeting Minutes Dated May 10, 2022

***2.*** Findings of Fact & Conclusions of Law
***A.*** Case No. 22-15-DR (Design Review) 679 S Best Business Avenue Metal Shell Modification

*(Timestamp 00:01:01)*
**Motion To:** Approve Consent Agenda.
**Motion By:** Commissioner Garten
**Motion Seconded:** Commissioner Greger
**Further Discussion:** None
**Voting No:** None
**Absent:** 1
**Motion Passed:** 4-1-0

## *3. PUBLIC HEARINGS:* ALL OF THE ITEMS LISTED ARE ACTION ITEMS

*(Timestamp 00:01:19)*

***A.*** *Tabled from May 10, 2022* Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision – Troy Behunin, Planner III

*(Timestamp 00:01:48:00)*
Planner III Troy Behunin presented an overview of the project; he touched on a request by the City Engineer to enter into a Development Agreement regarding the temporary sewer solution.

*(Timestamp 00:07:55)*
Vice Chairman Hennis asked a clarifying question regarding the requested setback reduction. Mr. Behunin explained the difference between setbacks and easements.

*(Timestamp 00:10:56)*
Applicant Patrick Connor provided a history of the project, then provided an overview of their proposal with slideshow.

*(Timestamp 00:30:40)*
Vice Chairman Hennis discussed the two entrances required by the Kuna Rural Fire District (KRFD) and asked Mr. Connor if an updated plan had been provided. Mr. Connor discussed that access for the proposed subdivision would follow a Phased Emergency Access Plan.

*(Timestamp 00:32:30)*
Commissioner Jim Main asked what types of off-site improvements would be made. Mr. Connor discussed three (3) intersections that would be improved once the project came to the 250$^{th}$ home.

*(Timestamp 00:34:46)*
Vice Chairman Hennis asked an additional question regarding the Traffic Impact Study (TIS); Mr. Connor answered.

*(Timestamp 00:36:31)*
Vice Chairman Hennis opened the Public Hearing.

Support:
1. Patrick Connor, Applicant, 701 S Allen Street, Meridian, ID 83642 - Testified
2. Robbie Reno, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID 83634 - Testified

Neutral:
None

Against:
1. Jay Voth, 3600 W Hubbard Road, Kuna, ID 83634 – Testified
2. Vickie Johnson, 3720 W Hubbard Road, Kuna, ID 83634 – Not Testify
3. Scott Higer, 9105 S Romar Lane, Kuna, ID 83634 – Testified
4. Tammy Harman, 3620 W Hubbard Road, Kuna, ID 83634

*(Timestamp 00:36:44)*
Robbie Reno discussed Hubble Homes has committed to a partnership with the Kuna Joint School District No. 3 (KSD) and stated their support of the project due to this partnership. Mr. Reno also discussed that KSD and the Applicant would work together on a bus route through each Phase of the project.

*(Timestamp 00:38:54)*
Jay Voth expressed his concerns with the irrigation due to how it flows. He then asked questions regarding S Romar Lane and then expressed his concern about being able to access W Hubbard Road from S Romar Lane without a Stop sign at the intersection. He was also concerned about a proposed walkway that appeared to end at S Romar Lane which could invite people to ride their bicycles down the Private Lane, or even folks petting the horses on adjacent properties.

*(Timestamp 00:43:13)*
Scott Higer presented his concerns regarding increased traffic impact due to the proposed subdivision and stated he did not feel like improvements to the Ten Mile and Hubbard intersection could wait until the 250th home. Mr. Higer then addressed irrigation concerns and provided an explanation on how the ditches ran across the properties. He also addressed the additional subdivisions which have been approved south of W Hubbard Road; he questioned if there was infrastructure or roads to handle it.

*(Timestamp 00:47:09)*
Vice Chairman Hennis asked Mr. Higer if his access came off of S Romar Lane at the existing fire turnaround; Mr. Higer confirmed it was. Vice Chairman Hennis also asked if Mr. Higer if he used farm equipment; Mr. Higer stated yes and mentioned the road width.

*(Timestamp 00:48:54)*
Mr. Connor provided his rebuttal, specifically addressing additional roadway improvements that were required and their desire to ensure the irrigation would not be interfered with and working with the effected neighbors. Mr. Connor specifically addressed S Romar Lane and explained there was no direct access for the subdivision from the Lane, only emergency access. Mr. Connor also expressed that 6-foot vinyl fencing would be installed.

*(Timestamp 00:56:14)*
Mr. Behunin discussed Mid-Mile Collector requirements and that fencing was not required for the East side of S Romar Lane, only at the rear of the lots on the West.

*(Timestamp 00:57:33)*
Questions came from the audience regarding fencing. Vice Chairman Hennis addressed the question.

*(Timestamp 00:58:51)*
Vice Chairman Hennis then confirmed that irrigation waters could not be disturbed per state law; Mr. Behunin confirmed that was correct.

*(Timestamp 00:59:39)*
Commissioner Main commented that Idaho Code Title 18 did not allow a property owner to impeded irrigation waters but that it was enforceable only through the courts. Commissioner Main stressed it was up to the effected landowners to ensure the developer works with them to

make sure it was designed correctly. Commissioner Main also commented on wanting the developer to coordinate with neighboring landowners on fencing as vinyl would not stand up to weed burning and wrought iron created a tumbleweed backstop. Commissioner Main continued by commenting he would like to see improvements to the Ten Mile and Hubbard intersection prior to home construction.

*(Timestamp 01:02:24)*
The Commission proceeded into deliberation.

*(Timestamp 01:02:30)*
Commissioner Garten commented he had started with many questions but felt the information provided by the Applicant answered them; he stated he was satisfied with all information and understood the concerns that were expressed.

*(Timestamp 01:03:03)*
Vice Chairman Hennis agreed but expressed his continued concern with 81-acre portion going from an R-4 up to an R-6+, he did not feel it offered a good transition between future development and the existing rural-feel properties. He felt the western section was better but the middle section concerned him; the transition to Commercial in the East seemed appropriate however.

*(Timestamp 01:04:38)*
Commissioner Greger agreed with Vice Chairman Hennis and said she felt the density up against the existing acreages was not an appropriate transition and would prefer to see R-4 lots there.

*(Timestamp 01:05:58)*
Vice Chairman Hennis further expounded on his concern with the density of homes against the future N Shayla Road.

*(Timestamp 01:06:32)*
Commissioner Main also felt an R-4 would be a more appropriate density against the existing acreages; he felt the remaining portions of the proposed subdivision worked and were appropriate.

(Timestamp 01:07:48)
Vice Chairman Hennis felt only having ono-street parking for the green spaces was inadequate, then asked Mr. Connor if the streets were wide enough to allow for on-street parking.

*(Timestamp 01:08:17)*
Mr. Connor answered the streets were wide enough, then pointed out an on-site parking lot was provided as part of the 6-acre park. Mr. Connor felt that the other open spaces were intended as pedestrian accessible.

*(Timestamp 01:11:13)*
Vice Chairman Hennis asked the Commission if they required any other information or if they were ready to close the Public Hearing.

*(Timestamp 01:11:30)*
Commissioner Garten asked the Applicant if they were willing to reduce the R-6 on the perimeter of N Shayla to an R-4. Mr. Connor answered that they were, it was not a difficult change to make.

*(Timestamp 01:13:40)*
A question came from the audience and was unintelligible. Planning and Zoning Director Doug Hanson reminded those in attendance any comments made needed to be into the microphone as to have it on record.

*(Timestamp 01:14:26)*
Vice Chairman Hennis closed the Public Hearing; then briefly discussed items that would be Conditioned with Commissioner Garten. Commissioner Main then asked about improvements to Ten Mile and Hubbard to which Vice Chairman Hennis stated the Commission could recommend but could not Condition as the developer was subject to Ada County Highway District (ACHD) timelines (as roads were their jurisdiction).

*(Timestamp 01:17:40)*
Mr. Behunin addressed the Commission and explained that if they wanted to have the lots along N. Shayla to be reduced to R-4, they had to consider the fact the City Council would immediately ask if the Commission had reviewed the revised Preliminary Plat. Mr. Connor confirmed they could have it ready.

*(Timestamp 01:19:14 – 01:21:)*
Commissioner Garten worked through an accurate Motion with suggestions from staff.

*(Timestamp 01:21:50)*
**Motion To:** Table Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision to a date certain of June 14, 2022, pending a redesign of the Preliminary Plat to reflect the change of reducing the R-6 (Medium Density Residential) lot density along N Shayla Avenue to a reduced R-4 (Medium Density Residential) density, so the Commission would be able to review prior to making their decision and making a recommendation to City Council.
**Motion By:** Commissioner Garten
**Motion Seconded:** Commissioner Main
**Further Discussion:** None
**Voting No:** None
**Absent:** 1
**Motion Passed:** 4-1-0

*(Timestamp 01:22:36)*
***B.*** *Tabled from May 10, 2022* Case No. 22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare – Jessica Reid, Planner I

*(Timestamp 01:22:48)*
Planner I Jessica Reid presented an overview of the Special Use Permit request.

*(Timestamp 01:24:50)*
Kelly Walton, speaking on behalf of the Applicant, addressed their professionalism, hard work and ethics in operating an In-Home Daycare; he then stood for questions.

*(Timestamp 01:25:24)*
Vice Chairman Hennis opened the Public Hearing.

Support:
1. Lucie Ndayirorere, Applicant, 2997 N New Morning Ave, Kuna, ID 83634 – Not Testify
2. Nibizi Jean Marie, 2997 N New Morning Ave, Kuna, ID 83634 – Not Testify
3. Kelly Walton, Representative, 448 N Pascua Drive, Kuna, ID 83634 - Testify

Neutral:
None

Against:
None

*(Timestamp 01:26:07)*
As there were no others present who wished to testify, Vice Chairman Hennis closed the Public Hearing and the Commission proceeded into deliberation.

*(Timestamp 01:26:18)*
Commissioner Garten expressed that he held no concerns with the request. Vice Chairman Hennis agreed and pointed out the Applicant had already passed inspections and they rarely saw that.

*(Timestamp 01:26:27)*
Commissioner Main felt that daycares were necessary within the current economy.

*(Timestamp 01:27:04)*
**Motion To:** Approve Case No. 22-02-SUP (Special Use Permit) 2997 N New Morning Avenue In-Home Daycare, with the Conditions as outlined in the Staff Report.
**Motion By:** Commissioner Garten
**Motion Seconded:** Commissioner Main
**Further Discussion:** None
**Voting No:** None
**Absent:** 1
**Motion Passed:** 4-1-0

## *4. BUSINESS ITEMS:*

*None*

## *5. ADJOURNMENT:*

*(Timestamp 01:27:52)*
**Motion To:** Adjourn.
**Motion By:** Commissioner Garten
**Motion Seconded:** Commissioner Main
**Further Discussion:** None
**Voting No:** None
**Absent:** 1
**Motion Passed:** 4-1-0

**CITY OF KUNA**
751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

# *SIGN-UP SHEET*

May 24, 2022 – PnZ Commission, Public Hearing

Case Name: ***Sabinos Rocky Ridge Annex, PUD and Preliminary Plat Request***:

1. Case Type: Combine Preliminary Plat and Final Plat.

Case No.: **21-04 AN (Annex), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Pre Plat), 21-04-SUP (Special Use Permit) 21-16-DR (Design Review)**

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/**Commission**.

| IN FAVOR | NEUTRAL | IN OPPOSITION |
|---|---|---|
| ☒ Testify ☐ Not Testify | ☐ Testify ☐ Not Testify | ☒ Testify ☐ Not Testify |
| Jay Voth | | |
| Print Name | Print Name | Print Name |
| 3600 W Hubbard | | Jay Voth |
| Print Address | Print Address | Print Address |
| Kuna ID 83634 | | 3600 Hubbard |
| City State, Zip | City State, Zip | City State, Zip |
| | | Kuna ID 83634 |
| ☒ Testify ☐ Not Testify | ☐ Testify ☐ Not Testify | ☐ Testify ☒ Not Testify |
| Patrick Connor (Applicant) | | Vicki Johnston |
| Print Name | Print Name | Print Name |
| 701 S. Allen St | | 3720 W Hubbard |
| Print Address | Print Address | Print Address |
| Meridian ID 83642 | | Kuna ID 83634 |
| City State, Zip | City State, Zip | City State, Zip |
| ☒ Testify ☐ Not Testify | ☐ Testify ☐ Not Testify | ☒ Testify ☐ Not Testify |
| Robbie Reed | | Scott Higer |
| Print Name | Print Name | Print Name |
| 711 E Porter | | 9105 S Romar |
| Print Address | Print Address | Print Address |
| Kuna ID 83634 | | Kuna ID 83634 |
| City State, Zip | City State, Zip | City State, Zip |
| ☐ Testify ☐ Not Testify | ☐ Testify ☐ Not Testify | ☐ Testify ☒ Not Testify |
| | | Tammy Harman |
| Print Name | Print Name | Print Name |
| | | 3620 W. Hubbard Rd |
| Print Address | Print Address | Print Address |
| | | Kuna ID 83634 |
| City State, Zip | City State, Zip | City State, Zi |

# CITY OF KUNA

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

Planning & Zoning Commission Public Hearing Sign-In Sheet
May 24, 2022

**Case No.: 22-02-SUP**

**Case Name: 2997 N New Morning Avenue In-Home Daycare**

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

| IN FAVOR | NEUTRAL | IN OPPOSITION |
|---|---|---|
| ☒ Testify ☒ NOT Testify | ☐ Testify ☐ NOT Testify | ☐ Testify ☐ NOT Testify |
| Name | Name | Name |
| (Applicant) Lucie Ndayirorere | | |
| Address | Address | Address |
| 2997 N New Morning Ave | | |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |
| Kuna ID 83634 | | |
| ☐ Testify ☒ NOT Testify | ☐ Testify ☐ NOT Testify | ☐ Testify ☐ NOT Testify |
| Name | Name | Name |
| Nibizi Jean Marie | | |
| Address | Address | Address |
| 2997 N New Morning Av | | |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |
| Boise ID 83634 | | |
| ☐ Testify ☒ NOT Testify | ☐ Testify ☐ NOT Testify | ☐ Testify ☐ NOT Testify |
| Name | Name | Name |
| Kelly Walton | | |
| Address | Address | Address |
| 448 E Pasena Dr | | |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |
| ☒ Testify ☐ NOT Testify | ☐ Testify ☐ NOT Testify | ☐ Testify ☐ NOT Testify |
| Name | Name | Name |
| Address | Address | Address |
| City, State, ZIP | City, State, ZIP | City, State, ZIP |

**BEFORE THE PLANNING AND ZONING COMMISSION**
**OF THE CITY OF KUNA**

| | | |
|---|---|---|
| IN THE MATTER OF THE APPLICATION OF<br><br>**LUCIE NDAYIRORERE**<br><br>For a Special Use Permit for an In-Home Daycare at 2997 N New Morning Avenue | )<br>)<br>)<br>)<br>)<br>) | **Case No. 22-02-SUP (Special Use Permit)**<br><br>**FINDINGS OF FACT & CONCLUSIONS OF LAW FOR THE 2997 N NEW MORNING IN-HOME DAYCARE APPLICATION.** |

THESE MATTERS came before the Planning and Zoning Commission for review and Approval or Denial on May 10, 2022. Due to a noticing error, the Case was tabled to May 24, 2022, and was heard May 24, 2022, for receipt and consideration of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law and Order of Decision.

## I
## RECORD OF PROCEEDINGS

The exhibits of the above-referenced matter consist of the following, to-wit:

**1.1 Exhibits:**

| | ***DESCRIPTION OF EVIDENCE*** | *Withdrawn* | *Refused* | *Admitted* |
|---|---|---|---|---|
| **1.1** | Staff Report | | | X |
| **2.1** | P&Z Application Coversheet | | | X |
| **2.2** | In-Home Child Care Application | | | X |
| **2.3** | Narrative | | | X |
| **2.4** | Vicinity Map | | | X |
| **2.5** | Aerial Map | | | X |
| **2.6** | Deed | | | X |
| **2.7** | Site Plan | | | X |
| **2.8** | CPR & First Aid Certification | | | X |
| **2.9** | Sick Child Policy | | | X |
| **2.10** | Discipline Policy | | | X |
| **2.11** | Evacuation Plan | | | X |
| **2.12** | Neighborhood Meeting Certification | | | X |
| **2.13** | Commitment to Property Posting | | | X |
| **2.14** | Proof of Beginning State License | | | X |
| **2.15** | Agency Transmittal | | | X |

| | | | | |
|---|---|---|---|---|
| **2.16** | KMN Legal Publication Proof | | | X |
| **2.17** | 300-ft Legal Mailer | | | X |
| **2.18** | KMN Affidavit of Publication | | | X |
| **2.19** | Proof of Property Posting | | | X |
| **2.20** | Kuna Rural Fire District Daycare Fire Safety Inspection – Passed 04.05.2022 | | | X |
| **2.21** | Central District Health Child Care Health & Safety Inspection – Passed 04.20.2022 | | | X |
| **2.22** | Public Works | | | X |
| **2.23** | Updated Site Posting | | | X |
| **2.24** | 300-ft Courtesy Notice Mailer | | | X |

**1.2** The Planning and Zoning Commission hear this on May 24, 2022. The FCO's have been requested to go to the Commission June 14, 2022.

**1.3 Testimony**

**1.3.1** Those who testified at the Commissions May 24, 2022, meeting are as follows, to-wit:

**1.3.1.1** City Staff:
Jessica Reid, Planner I

**1.3.1.2** Appearing for the Applicant:
Kelly Walton, 448 E Pascua Drive, Kuna, ID 83634

**1.3.1.3** Appearing in Favor:
None

**1.3.1.4** Appearing Neutral:
None

**1.3.1.5** Appearing in Opposition:
None

## 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 FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DECISION, to-wit:

## III
## FINDINGS OF FACT

**3.1 Findings Regarding Notice**

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

**3.1.2 Notice Provided:**

**3.1.2.1** Notice was published for the May 10, 2022, hearing on the Special Use Permit for 2997 N New Morning Avenue In-Home Daycare, in the *Kuna Melba News Newspaper*, the official City of Kuna Newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

| Newspaper | Date Published |
|---|---|
| *Kuna Melba News* | *April 14, 2022* |

**3.1.2.2** Notice for the May 10, 2022, hearing was posted on the city website April 20, 2022.

**3.1.2.3** Notice for the May 10, 2022, hearing containing the description of the proposed use of the property was mailed April 28, 2022, to all know and affected property owners within 300-ft for the boundaries of the area described in the application.

**3.1.2.4** Notice for the May 10, 2022, hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on April 29, 2022; a Proof of Property Posting form and photos were provided to staff on May 03, 2022. A noticing error was discovered on the site posting; therefore, the Case was tabled to a date certain of May 24, 2022, and the Applicant provided proof of the corrected site posting.

**3.1.2.4** A Courtesy Notice for the Case being tabled to a date certain of May 24, 2022, was mailed May 16, 2022.

**3.2 Findings Regarding Special Use Permit**

**3.2.1** The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with Kuna City Code Title 5.

**3.2.2** The Comprehensive Plan designates the future land use designation of the proposed subject site as R-8 (Medium Density Residential): the subject site is currently zoned as such.

**3.2.3** According to KCC 5-3-2, an In-Home Daycare requires a Special Use Permit for all permitted zoning districts.

**3.2.4** A Neighborhood Meeting was held on April 02, 2022; there were no attendees. A Legal Notice was published in the Kuna Melba News Newspaper on April 14, 2022, as well as notice being mailed to all residents within 300-ft, in April 28, 2022. The Applicant posted a sign on the property on April 29, 2022 and a Proof of Property Posting form was submitted to staff May 03, 2022. After a site posting error was discovered, an updated site posting was performed May 16, 2022, and a Courtesy Notice was to all residents within 300-ft was mailed May 16, 2022.

**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 May 24, 2022, 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** In order to operate an In-Home Childcare Facility, a Special Use Permit (SUP) is required per KCC 5-3-1: Zoning Districts and Definitions. In-Home Childcare

allows for up to six (6) children to be cared for throughout the day, with the appropriate staff to child ration according to Idaho Code §39-1109(4)(a) & (b).

**3.3.1.2** Lucie Ndayirorere requests Special Use Permit approval to operate an In-Home Daycare for up to six (6) children from 6:30 AM – 7:00 PM, Monday through Friday, at 2997 N New Morning Avenue. The Applicant was previously licensed to operate an In-Home Daycare in the City of Boise and is now transferring the business to their new home in Kuna.

**3.3.1.3** The subject site contains a single-family home with a fully fenced backyard with patio; landscaping at this newly constructed home was recently completed. A covered porch at the entry is accessed via a walkway from the driveway. The driveway provides at least two (2) parking spaces for child drop-off/pick-up.

**3.3.1.4** Childcare facilities require a minimum of 40 square feet of useable indoor space per child, and 80 square feet of useable outdoor space per child. In addition, only the main floor may be used for childcare, the second floor is not permitted.

**3.3.1.5** Kuna Public Works, in Exhibit 2.2 states they can support approval for this Special Use Permit request.

**3.3.1.6** Upon complete review, staff has no concerns and has determined this application complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map; and Idaho Code.

**3.3.2 Staff Recommendations:** As a result of the review, Planner I Jessica Reid, recommended Approval of the application with the following Conditions:

**3.3.2.1** As requested by the Applicant, the In-Home Daycare shall be permitted to operate between the hours of 6:30 AM to 7:00 PM, Monday through Friday.

**3.3.2.2** Applicant shall provide care to the number of children determined appropriate after Fire Marshall inspection, as based upon the staff to child ratio provided in Idaho Code §39-1107(4)(a), but no more than six (6) children total; the number of children determined will include proprietors' children.

**3.3.2.3** The Applicant shall provide protection or supervision for less than 24-hours per day, per KCC 5-1-6.

**3.3.2.4** The Applicant shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive production of traffic or noise per KCC 5-6-3:G.

**3.3.2.5** Applicant shall provide off-street parking and/or off-street drop-off/pick-up area for all patrons.

**3.3.2.6** Applicant shall maintain an approved fire extinguisher on site at all times.

**3.3.2.7** Applicant shall install safety lock on doors and cabinets where chemicals are stored.

**3.3.2.8** Applicant shall install safety devices on all electrical outlets accessible to children.

**3.3.2.9** Applicant shall install door chime on the front door to indicate opening.

**3.3.2.10** Kuna Rural Fire District and Central District Health Department inspections are required for final sign off; Applicant shall provide Kuna Planning and Zoning with copies of said inspections before applying for their Kuna City Daycare License.

**3.3.2.11** In the event the uses or the building located on this parcel is enlarged, expanded upon or altered in anyway (even for temporary purposes), the Applicant and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Kuna Planning and Zoning Department.

**3.3.2.12** This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the Conditions are not followed, the Special Use Permit approval ay be revoked.

**3.3.2.13** The Special Use Permit shall follow the proposed intent provided on the application and divest when the Applicant no longer operates an In-Home Daycare and/or no longer has any interest in the property, or the business is discontinued for more than one (1) year. The Applicant is obligated to advise the city of any changes in ownership or leasing agreements which would affect business operation.

**3.3.2.14** The Applicant shall acquire a Kuna Childcare Business License in accordance with KCC 3-10, through the Kuna City Clerk's office once all Conditions of the Special Use Permit are met, and shall maintain said license through the renewal process during the entirety of the time the business is in operation.

**3.3.2.15** The Special Use Permit is not transferable from one parcel to another.

**3.3.2.16** The Applicant shall follow all staff and agency recommendations.

**3.3.2.17** The Applicant shall comply with all local, state and federal laws.

**3.3.2.18** The Applicant shall provide the city with a copy of the Childcare License issued by the State of Idaho Health & Welfare Department within 30 days after approval and signing of the city's Findings of Fact and Conclusions of Law for the Special Use Permit or the approvals may be revoked.

**3.3.2.19** The Applicant shall provide a copy of all subsequent license renewals, Central District Health Department and Fire inspection to the Kuna Planning & Zoning Department.

## IV
## CONCLUSIONS OF LAW

**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 Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Special Use Permit applications as provided in Kuna City Code 1-14-3.

**4.3** Kuna City Code 5-6 provides that:

> It is recognized that an increasing number of new kinds of uses appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specific use must be considered individually.
>
> The Planning and Zoning Commission shall hold a Public Hearing on each Special Use Permit application as specified in the Official Schedule of District Regulations. The Commission may Approve, Conditionally Approve or Deny a Special Use Permit under the Conditions as herein specified and considering such additional safeguards as will uphold the intent of this Title.

## V
## ORDER OF APPROVAL OF APPLICATION FOR SPECIAL USE PERMIT

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:

**5.1** Case No. 22-02-SUP (Special Use Permit) for the 2997 N New Morning Avenue In-Home Daycare for up to six (6) children.

**BY ACTION OF THE PLANNING AND ZONING COMMISSION** of the City of Kuna, at its regular meeting held on the 14th day of June, 2022.

_____

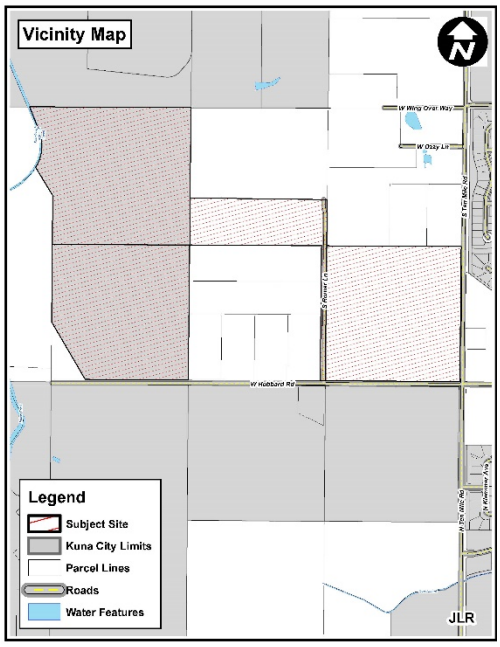
Lee Young, Chairman

**BEFORE THE PLANNING AND ZONING COMMISSION**
**OF THE CITY OF KUNA**

| | | |
|---|---|---|
| IN THE MATTER OF THE APPLICATIONS OF<br><br>**PROVIDENCE PROPERTIES, LLC**<br><br>*For an Annexation, Rezone, Planned Unit Development, Preliminary Plat, Special Use Permit and Design Review Request.* | ) | **Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit) and 21-16-DR (Design Review).**<br><br>**STAFF REPORT FOR THE SABINO'S ROCKY RIDGE SUBDIVISION APPLICATION.** |

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**8.** Proposed Comprehensive Plan Analysis
**9.** Commission's Recommendation


## I
## EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

### 1.1 Exhibits:

| | *DESCRIPTION OF EVIDENCE* | *Withdrawn* | *Refused* | *Admitted* |
|---|---|---|---|---|
| **1.1** | Staff Report | | | X |
| **2.1** | Planning and Zoning Application Coversheet | | | X |

| | | | | |
|---|---|---|---|---|
| **2.2** | PUD Application | | | X |
| **2.3** | Preliminary Plat Application | | | X |
| **2.4** | Annexation Application | | | X |
| **2.5** | Rezone Application | | | X |
| **2.6** | Design Review Application | | | X |
| **2.7** | Special Use Permit Application | | | X |
| **2.8** | Narrative | | | X |
| **2.9** | Vicinity Map | | | X |
| **2.10** | Legal Descriptions | | | X |
| **2.11** | Aloha Warranty Deed | | | X |
| **2.12** | Welsh Warranty Deed | | | X |
| **2.13** | Affidavit of Legal Interest - Sabinos | | | X |
| **2.14** | Affidavit of Legal Interest - Aloha | | | X |
| **2.15** | Affidavit of Legal Interest - Welsh | | | X |
| **2.16** | Neighborhood Meeting Certification | | | X |
| **2.17** | Subdivision Name Reservation | | | X |
| **2.18** | Original Preliminary Plat | | | X |
| **2.19** | Phasing Plan | | | X |
| **2.20** | Landscape Colored Plan | | | X |
| **2.21** | Natural Features Map | | | X |
| **2.22** | Preliminary Grading Plan | | | X |
| **2.23** | TIS Executive Summary | | | X |
| **2.24** | Homeowners' Maintenance Declaration - CCR's | | | X |
| **2.25** | Commitment to Property Posting | | | X |
| **2.26** | Agency Transmittal | | | X |
| **2.27** | Boise Project Board of Control | | | X |
| **2.28** | Ada County Development Services | | | X |
| **2.29** | Central District Health Department | | | X |
| **2.30** | Department of Environmental Quality | | | X |
| **2.31** | Nampa Meridian Irrigation District | | | X |
| **2.32** | Kuna Rural Fire District | | | X |
| **2.33** | COMPASS | | | X |
| **2.34** | City Engineer's Memo <8.31.2021> | | | X |
| **2.35** | PnZ Commission Kuna Melba News | | | X |
| **2.36** | PnZ Commission 300' Mailer | | | X |
| **2.37** | PnZ Commission Proof of Property Posting | | | X |
| **2.38** | PnZ Commission Website Notice | | | X |

| | | | | |
|---|---|---|---|---|
| **2.39** | Ada County Highway District – Initial Memo | | | X |
| **2.40** | UPDATED City Engineer's Memo <10.26.2021> | | | X |
| **2.41** | Ada County Highway District – Final Staff Report | | | X |
| **2.42** | PnZ Application Coversheet UPDATED | | | X |
| **2.43** | PUD Application UPDATED | | | X |
| **2.44** | Narrative UPDATED | | | X |
| **2.45** | Affidavit of Legal Interest UPDATED | | | X |
| **2.46** | Preliminary Plat UPDATED | | | X |
| **2.47** | Landscape Plan UPDATED | | | X |
| **2.48** | Colored Products Plan | | | X |
| **2.49** | Phasing and EMS Plan | | | X |
| **2.50** | Legal Descriptions UPDATED | | | X |
| **2.51** | Lionwood Property Deed #1 | | | X |
| **2.52** | Lionwood Property Deed #2 | | | X |
| **2.53** | Lionwood Property Deed #3 | | | X |
| **2.54** | Ada County Highway District Final Report | | | X |
| **2.55** | Kuna Rural Fire District UPDATED | | | X |
| **2.56** | KSD Letter 5.19.2022 | | | X |
| **2.57** | Pre Plat with Commission Changes | | | X |
| **2.58** | Pre Plat with Commission Changes With COLOR | | | X |

## II
## PROCESS AND NOTICING

**2.1** Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that Special Use Permits (SUP) are designated as a Public Hearing, and Design Reviews with the Planning and Zoning Commission as the decision-making body, while Annexation, Rezones, Planned Unit Developments (PUD), and 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 Land Use Planning Act (LLUPA).

### 2.1.1 Notifications

**2.1.1.1** Neighborhood Meeting: April 19, 2021 (7 Attendees)

**2.1.1.2** Agency Comments Request: July 27, 2021

**2.1.1.3** 300 FT Legal Mailer Notice: May 11, 2022

**2.1.1.4** Kuna Melba News Newspaper: April 20, 2022

**2.1.1.5** Site Posted: April 22, 2022

## III
## APPLICANTS REQUEST

**3.1** Providence Properties LLC requests Annexation for approximately (approx.) 55 acres, and Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approx. 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). The Applicant is also requesting Subdivision Design Review for the Common Lots. The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

## IV
## GENERAL PROJECT FACTS

### 4.1 Site History

**4.1.1** Parcel No. S1310346805 was annexed into Kuna City Limits in 2006 (Ord. *2006-04*), and Parcel No. S1310314800 was annexed in 2008 (Ord. *2006-11A*). The remaining properties (APN's; S1310427810 and S1310449300) are located in unincorporated Ada County. Historically the subject site has been used for agricultural purposes with three (3) single-family residences.

### 4.2 Surrounding Land Uses

| | | |
|---|---|---|
| **North** | RR<br>A | Rural Residential – Ada County<br>Agriculture – Kuna City |
| **South** | C-1<br>R-6<br>RR | Neighborhood Commercial – Kuna City<br>Medium Density Residential – Kuna City<br>Rural Residential – Ada County |
| **East** | RR<br>R-6 | Rural Residential – Ada County<br>Medium Density Residential – Kuna City |
| **West** | RR | Rural Residential – Ada County |

### 4.3 Parcel Number, Owner, Parcel Size and Current Zoning

**4.3.1** S1310449300

**4.3.1.1** Lionwood Properties, LLC

**4.3.1.2** Approximately 40 acres

**4.3.1.3** RR (Rural Residential)

**4.3.2** S1310427810

**4.3.2.1** Lionwood Properties, LLC

**4.3.2.2** Approximately 14.56 acres

**4.3.2.3** RR (Rural Residential)

**4.3.3** S1310314800

**4.3.3.1** Lionwood Properties, LLC

**4.3.3.2** Approximately 43 acres

**4.3.3.3** R-4 (Medium Density Residential)

**4.3.4** S1310346805

**4.3.4.1** Lionwood Properties, LLC

**4.3.4.2** Approximately 37.8 acres

**4.3.4.3** R-4 (Medium Density Residential)

## 4.4 Services

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

## 4.5 Existing Structures, Vegetation, and Natural Features

**4.5.1** The proposed project site currently has three single family homes and vegetation on site is consistent with that of crop fields. The site has an estimated average slope of 1.0% to 2.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 inches to greater than 60 inches.

## 4.6 Environmental Issues

**4.6.1** 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.

## 4.7 Comprehensive Plan Future Land Use Map

**4.7.1** 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 proposed project site as Mixed-Use and Medium Density Residential.

## 4.8 Recreation and Pathways Map

**4.8.1** The Recreation and Pathways Master Plan Map does not indicate future trails or pathways through the proposed project site. A future bike route is planned along the future Mid-Mile Collector, Shayla Avenue, and along the Mason Creek Street Mid-Mile Collector on the north boundary. There is a future planned trail west of the subject site along the Indian

Creek Corridor. Internal pathways throughout the proposed subdivision provide pedestrian and biking connectivity and lead to larger open greenspaces.

## 4.9 Agency Responses

| Agency | Exhibit No. |
|---|---|
| Boise Project Board of Control | 2.27 |
| Ada County Development Services | 2.28 |
| Central District Health Department | 2.29 |
| Department of Environmental Quality | 2.30 |
| Nampa & Meridian Irrigation District | 2.31 |
| Kuna Rural Fire District Memo's | 2.32 & 2.55 |
| COMPASS | 2.33 |
| City Engineer Memo's | 2.34 & 2.40 |
| Ada County Highway District Memo | 2.39 |
| Ada County Highway District - Final Staff Report | 2.54 |
| Kuna School District No. 3 | 2.56 |

## V
## TRANSPORTATION AND CONNECTIVITY

**5.1** According to the ACHD report and submitted Traffic Impact Study (TIS), the current roadway segments of Ten Mile Road between Hubbard Road and Lake Hazel Road will not meet minimum operational thresholds. However, the Ada County Highway District (ACHD) Capital Improvement Plan(s) call for intersection improvements as Ten Mile Road intersects Hubbard, Columbia and Lake Hazel Roads; including single-lane roundabouts, and 3-lane (for south and west legs) and 4-lane (for north and east legs) intersection expansion for Lake Hazel Road.

ACHD recommends the Applicant be required to widen Ten Mile Road abutting the site to 3-lanes to address the left-turn lane requirements at the site accesses and construct a dedicated southbound right-turn lane at the site accesses on Ten Mile Road as recommended in the TIS.

For the intersections of Ten Mile and Hubbard, Ten Mile and Lake Hazel, and Linder and Hubbard Roads (***Off-Site)***, due to the uncertainty of the timing of the intersection improvements and rapid development in this area, ACHD recommends that the applicant be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250$^{th}$ building lot or generates 250 PM peak hour trips if the intersection has not already been improved as a single lane roundabout or signalized by ACHD per the Integrated Five-Year Work Plan (IFYWP).

The applicant is required to construct dedicated southbound right-turn lanes on Ten Mile at the site access points which will allow for smoother traffic flow. The applicant's proposal to construct the 5-footwide detached concrete sidewalk meets District Policy and should be approved, as proposed. The sidewalk shall be located a minimum of 43-feet from the centerline of Ten Mile Road. ACHD recommends the Applicant dedicate additional Rights-of-Way to total 50-feet from the centerline of the road consistent with the ACHD Master Street Map (MSM). KCC requires the sidewalk along Ten Mile Road to be a minimum eight (8) foot wide and detached.

The applicant should be required to widen the pavement on Hubbard to total 17-feet from section line plus a 3-footwide gravel shoulder and 5-footwide detached concrete sidewalk located a

minimum of 32-feet from the section line abutting the site. KCC requires the sidewalk along Hubbard Road to be a minimum eight (8) foot wide and detached.

The Applicant should be required to improve the off-site segment of Hubbard with 30-feet of pavement with 3-footwide gravel shoulders or 24-feet of pavement, 3-footwide gravels shoulders and construct pedestrian facilities consistent with ACHD's Offsite Improvement Policy where there is a gap in frontage on Hubbard Road for the site. ACHD recommends that the applicant coordinate with Ewing Meadows Subdivision located on the south side of Hubbard Road to improve the off-site segment of Hubbard Road as that site was required to improve the off-site segment of Hubbard Road as part of ACHD's action on the development.

The Applicant has proposed to align Shayla Avenue so the centerline is at least 22-feet from the site's east property line, versus 16-feet (ACHD Minimum), so that *when* Parcel S1310438755 abutting the site develops in the future, the completion of Shayla Avenue will not conflict with the existing home and structures. The construction of curb, gutter and sidewalk on the east side of Shayla Avenue and additional right-of-way dedication to accommodate the improvements will be required when Parcel S1310438755 redevelops in the future. The applicant *may also choose* to adjust the alignment of Shayla Avenue so that the street section is located fully within their site and construct Shayla Avenue as a 36-footwide collector street section with vertical curb, gutter and detached minimum eight (8) foot wide sidewalk on both sides of the road with right-of-way that touches the site's east property line.

ACHD recommends the Applicant work with future proposed Gallica Heights Subdivision (*to the north*) to coordinate the construction of Wing Over Way (*Mason Creek Street Alignment*) in order to share the construction costs.

The applicant should be required to submit a road trust deposit to ACHD in the amount of $115,000 for the construction of their portion of the bridge crossing over Ridenbaugh High Line Canal when Wing Over Way (*Mason Creek Street Alignment*) is extended to the west in the future.

ACHD recommends Access (B) (as shown in the ACHD report on page 28) be constructed as a 46-footwide commercial street section with 3-lanes consistent with the traffic impact study recommendations and due to the uses surrounding the road and the access points proposed near the intersection with Ten Mile Road. The applicant should be required to construct Commercial Road B as a 46-footwide commercial street section with 3-lanes, 3-inches of pavement, vertical curb, gutter and 5-footwide concrete sidewalks and dedicate right-of-way that extends to 2-feet behind the back of sidewalk. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

For the proposed stub streets to adjacent properties, the applicant's proposal meets District Policy and should be approved, as proposed and provide signs at all stub streets stating "This Road to Be Extended In The Future".

For the proposed internal shared driveways for residences, the applicant should be required to construct these driveways to align with or be offset a minimum of 75-feet from a local road intersection consistent with District Policy.

ACHD supports the applicant's proposal to construct the emergency access as shown on Page 36 with a redline; it connects the parcel S1310427810 to parcel S1310449300 (through Lot 21, block 25.

ACHD has concerns about the length of the straight alignment proposed for Shayla Avenue and excessive speeding. If there is sufficient space on Shayla Avenue, the applicant should be required to install landscaped islands. Vertical curbs are required around the perimeter of any raised median.

## VI
## STAFF ANALYSIS

**6.1** A pre-application meeting was held between the Applicant and the City on March 12, 2021. Planning and Zoning, Economic Development, Kuna Police Department and the Kuna School District were in attendance. The Applicant held a neighborhood meeting with residents within 300-ft of the proposed project area on April 19, 2021. There were seven (7) residents in attendance. Neighborhood Meeting Minutes, as well as mailed materials have been provided as a part of this application. The proposed application has been noticed to all property owners within at least 300 feet on May, 11, 2022, and official notice was published in the Kuna Melba News April 20, 2022.

Providence Properties LLC, Applicant, requests approval to annex approximately (approx.) 55 acres into the City of Kuna using three (3) zones; approx. 39.61 acres as R-6 Medium Density Residential (MDR), 6.16 acres as R-8 High Density Residential (HDR), and 9.80 acres as C-1 Neighborhood Commercial (Comm.). The lands proposed for annexation are currently in Ada County, zoned RR (Rural Residential) and are adjacent to Kuna City Limits.

The Applicant requests approval of their proposed Planned Unit Development (PUD) for approx. 136.17 acres, using the R-6 MDR, R-8 HDR and C-1 Comm. zoning districts to create a Master Planned Community. The Applicant requests Preliminary Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common, and 6 commercial). The PUD is a development tool that allows Applicants to request changes to the City Code for design flexibility, among other items in exchange for providing certain elements that will set a project apart from normal development. As such, the Applicant is requesting Special Use Permit approval as required to accompany a PUD.

The Applicant is also proposing a Rezone for the lands already with Kuna City Limits; these lands are formerly known as the Sanctuary Subdivision approved in 2007. The Sanctuary Project was never developed and lost its approvals. The Applicant proposes to Rezone approx. 81.05 acres to R-6, as a part of their proposed PUD.

The overall gross density of the project is proposed to be 4.47 dwelling units per acre (DUA), overall net density for the residential portion is proposed at 5.76 DUA. Per KCC 5-7-3-D. to assure development flexibility, the Planning and Zoning Commission may recommend increasing the residential density up to 15% of the allowable number of dwelling units according to the zone's underlying zoning density. The Applicant has also requested decreasing the minimum lot sizes, and setbacks as requested in the application and on the face of the Preliminary Plat (See *Setback and Zoning Table*). The proposed net density of the R-8 zone is approx. 8.91 DUA, the proposed net density of the R-6 zone is approx. 6.15 DUA in compliance with KCC 5-1-3-D.

The Applicant has proposed 14.30 acres, or 10.59% of the total project as qualified open space; this area does not include required landscape buffers. KCC 5-7-11-A requires that a minimum 10% of the developments gross land area shall be set aside for open space purposes and mutually exclusive of required residential buffers. Staff views the open space to be compliant with KCC 5-7-11-A.

According to Exhibits 2.34 and 2.41, Public Works staff conditionally supports the Sabinos Rocky Ridge Subdivision development with conditions of that support listed in 4.C of the Engineers Memo. The Applicant proposes construct a Lift Station in the northwest corner of the property. Public works states there are two (2) options for providing sewer to the project, and their preferred option is for Sabinos Rocky Ridge to connect to the existing 12-in. Force Main once the new 18-in. Force Main is operational. The second option is to design telemetry to work with the Crimson Point Lift Station. The Developer offers a creative temporary solution with conditions listed in paragraph 4.C of the Engineers Memo. The City Engineer recommends a Development Agreement between Developer and the City to document parties' responsibilities for the creative temporary solution. The Developer is required to participate in financial responsibility of any required upgrades (such as SCADA or system) needed to support the project. Developer also accepts responsibility for all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The Developer shall disconnect from the Crimson Point Lift Station and connect to the future Regional Lift Station when it is online. It will be the responsibility of the Developer to obtain all approvals and permits from affected agencies, including but not limited to Dept. of Environmental Quality (DEQ), ditch or canal companies, Central District Health (CDH), and Ada County Highway District (ACHD) for construction and decommissioning throughout the project. The Applicant has proposed an irrigation pump and pond is required for this development and is shown on the Plat (lot 13 - 2.28 acres).

The Developer is required to design the sewer system according to the City Engineers requirements listed in the Public Works Memo's included with this packet. Planning and Zoning agrees with Public Works recommendations.

The Applicant proposes changes to the setbacks for the proposed R-6 and R-8 zones as stated in their narrative and on the face of the Preliminary Plat, staff notes the Applicant has requested changes to the setbacks only. In connection with their proposal to provide private driveways for clusters of four-units in several places within the project, staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered four-pack product with private driveways proposed in the R-8 zone. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated residential or commercial buildings fit any given buildable lot.

It is the responsibility of the Developer to create and provide fully functional lots for any downstream users.

The installation of streetlights is a required public improvement listed under KCC 6-4-2. The Applicant shall be required to work with staff in order to comply with KCC and install street lights a maximum spacing of 250-ft.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED streetlights.

A Design Review application for common areas was included with this application. Staff notes the northern boundary is in alignment with the existing Mason Creek Street Collector; a common lot(s) will be required along the northern frontage for the future Mid-Mile Collector Mason Creek Street,

preserving adequate space for a 20 to 30-foot landscape buffer. Staff notes sidewalks along classified roads (Collectors/Arterials) shall be a minimum of eight (8) feet wide detached and be located *within* the public Rights-of-Way. The Applicant shall comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines abutting pathways and greenbelts. Fences placed between Commercial and Residential uses shall be sight obscuring and follow KCC 5-5-5-E. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities. In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed.

Staff recommends the Developer be conditioned to enter a license agreement with ACHD in order to place sod within the Rights-of-Way between the edge of sidewalk and the bottom of the swale for weed control on Ten Mile and Hubbard Roads.

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 requesting signature on the final plat.

Staff has reviewed the proposed Annexation for qualification, the proposed Rezone and Preliminary Plat for technical compliance with KCC, the SUP and the Design Review for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan if the sewer infrastructure improvements recommended by the Public Works department are completed. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. If the Planning and Zoning Commission recommends approval of Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, and 21-03-S (Preliminary Plat), and approves Case No. 21-04-SUP and 21-16-DR the Applicant shall be subject to the Conditions of Approval listed in section "IX" (9) of this report, and additional conditions recommended by the Planning and Zoning Commission.

## 6.2 Applicable Standards

**6.2.1** City of Kuna Zoning Ordinance, Title 5

**6.2.2** City of Kuna Subdivision Ordinance Title 6.

**6.2.3** City of Kuna Comprehensive Plan FLUM.

**6.2.4** Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

# VII
# PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, 21-04-SUP and 21-16-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby (***recommends approval/conditional approval/denial)*** of Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, and (***approves/conditionally approves/denies)*** Case Nos. 21-04-SUP and 21-16-DR, a request from

Providence Properties LLC for Annexation for approx. 55 acres, Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a well-balanced Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). Applicant is also requesting a Special Use Permit (SUP) in connection with the PUD and Design Review for the Common Lots.

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

**7.1** Based on the evidence contained in Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, 21-04-SUP and 21-16-DR, this proposal ***does/does not*** 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 if the sewer infrastructure improvements recommended by the Public Works department are completed.*

**7.2** The public notice requirements ***have/have not*** 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 April 19, 2021. Seven (7) residents attended the meeting. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on May 11, 2022, and a legal notice was published in the Kuna Melba Newspaper on April 20, 2022. The Applicant posted a sign on the property on April 22, 2022.*

**7.3** Based on the evidence on file for Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, 21-04-SUP and 21-16-DR, this proposal ***does/does not*** 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 groups in Kuna, as well as the installation of pathways and open space. The proposed zoning districts are C-1, R-8 and R-6; The Comp Plan Map designates the property as Mixed-Use.*

**7.4** The contents of the proposed Annexation, PUD, Preliminary Plat, Rezone, Special Use Permit (SUP), and Design Review applications ***do/do not*** contain the necessary requirements as listed in KCC 5-13-9, KCC 5-7, KCC 6-2-3, KCC 5-13, KCC 5-6, and KCC 5-4:

***Staff Finding:*** *Review by Staff of the proposed Annexation, PUD, Preliminary Plat and Rezone, SUP and Design Review confirms all applicable technical requirements listed in KCC were provided.*

**7.5** The availability of existing and proposed public services and streets ***can/cannot*** accommodate the proposed development.

***Staff Finding:*** *According to Exhibits 2.34 and 2.44, Public Works staff conditionally supports the Sabinos Rocky Ridge Subdivision development with conditions of that support listed in 4.C of the Engineers Memo. The Applicant proposes construct a Lift Station in the northwest corner of the property. The Public works states there are two options for providing sewer to the project, and their preferred option is for Sabinos Rocky Ridge to connect to the existing 12-in. Force Main once the new 18-in. Force Main is operational. The second option is to design telemetry to work with the Crimson Point Lift Station. The Developer offers a creative temporary solution with conditions*

*listed in paragraph 4.C of the Engineers Memo. The City Engineer recommends a Development Agreement between Developer and the City to document parties' responsibilities for the creative temporary solution. The Developer is required to participate in financial responsibility of any required upgrades (such as SCADA or system) needed to support the project. Developer also accepts responsibility for all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The developer shall disconnect from the Crimson Point Force Main and connect to the future regional Lift Station when online. It will be the responsibility of the Developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, Central District Health (CDH), and ACHD for construction and decommissioning throughout the project. The Applicant has proposed an irrigation pump and pond and one is required for this development which is shown on the plat (lot 13 - 2.28 acres).*

*Per the ACHD report and the submitted TIS, the current roadway segments of Ten Mile Road between Hubbard Road and Lake Hazel Road will not meet minimum operational thresholds at the buildout of this development. ACHD has listed mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersections will be back to within an acceptable operational threshold.*

**7.6** The proposed development ***is/is not*** in compliance with the City of Kuna, 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.*

**7.7** The public ***does/does not*** 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, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

**7.8** The proposed project ***does/ does not*** 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, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

**7.9** The site landscaping ***does/does not*** minimize the impact on adjacent properties through the use of screening.

***Staff Finding:*** *A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted. A Common lot(s) will be required along the northern property line that fronts a future segment of a Mid-Mile Collector known as Mason Creek Street to preserve adequate space for a 20-to-30-foot landscape buffer.*

**7.10** 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.*

## VIII
## PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may ***accept/reject*** the Comprehensive Plan components, and shall determine if the proposed Annexation, PUD, Rezone, Preliminary Plat, SUP and Design Review requests for the site ***are/are not*** consistent with the following Comprehensive Plan components:

**8.1** Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A.: Ensure Land Use in Kuna will support economic development.
- Goal 1.C.: Attract and Encourage new and existing businesses.
  - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.
    - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

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

- Goal 2.A.: Maintain and expand parks and public gathering spaces.
  - 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.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.
    - Policy 2.A.2.d: Work with private developers and landOwners to direct expansion of the trails and pathways system throughout Kuna.
- 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.

**8.3** 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 3.D.2.d: Work to ensure 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: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
        - Policy 3.G.1.c: Ensure 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.

**8.4** 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/expand sidewalks/pedestrian facilities within the community.
        - Policy 4.B.2.b: 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.

**8.5** Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.

- Objective 4.C.1.: Maintain/enhance existing pathways/trails/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.

**8.6** 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.2.b: Preserve adequate Rights-of-Way along all mid-mile roads or other approved alternative locations to align roads.

## IX
## COMMISSION'S RECCOMENDATION

*Note: These motions are for the approval, conditional approval or denial of the Special Use Permit and Design Review application and the recommendation of approval, conditional approval or denial of the planned unit development, Annexation, Rezone and Preliminary Plat 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*)** *for Case Nos., 21-04-AN, 21-03-ZC, 21-01-PUD and 21-03-S and* ***(approves/conditionally approves/denies)*** *Case Nos. 21-04-SUP and 21-16-DR* a request from Providence Properties LLC for Annexation for approx. 55 acres, Planned Unit Development approval for approximately 136.17 acres, applying the C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning districts for a Mixed-Use project. The Applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common/private driveways, and 6 commercial). Applicant also requests a Special Use Permit (SUP) in connection with the PUD and Design Review for the Common Lots, subject to the following conditions of approval:

**9.1** 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:

**9.1.1** The City Engineer shall approve all sewer hook-ups.

**9.1.2** 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.

**9.1.3** 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".

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

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

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

**9.1.7** 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.

**9.2** 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.

**9.3** Compliance with Idaho Code, Section §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.

**9.4** 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 Pressure Irrigation System of the City (KMIS).

**9.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

**9.6** The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity.

**9.7** The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter to the Applicant stating that the City's Crimson Point Lift Station or any other City appurtenance has capacity to accept the wastewater discharged from the proposed development.

**9.8** 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.

**9.9** Buffers, 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.

**9.10** Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

**9.11** It is the responsibility of the Developer or his engineer to coordinate *and* design for the stricter requirement between agencies and the City of Kuna standards for the entire development.

**9.12** Developer shall follow ACHD's site specific Conditions of Approval, unless the City of Kuna's standards are stricter.

**9.13** Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating "these roads will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

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

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

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

**9.17** 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 in public Rights-of-Way shall be with approval from ACHD.

**9.18** 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.

**9.19** 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.

**9.20** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

**9.21** Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

**9.22** The Developer/Owner/Applicant, 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.

**9.23** 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 Crimson Point Lift Station, future regional lift station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

**9.24** Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

**9.25** Developer/Owner/Applicant shall provide common lot(s) along the northern property line that fronts the planned alignment for the future segment of a Mid-Mile Collector known as Mason Creek Street, to preserve adequate space for a 20-to-30-foot landscape buffer.

**9.26** Applicant shall work with the City Engineer for proper easement widths for the project as a whole, and in particular the clustered four-pack product with private driveways proposed in the R-8 zone. Staff.

**9.27** It is the responsibility of the Developer to ensure any anticipated residential or commercial buildings fit any given buildable lot.

**9.28** It is the responsibility of the Developer to create and provide fully functional lots for any downstream users.

**9.29** In the event curb and gutter along Classified Roads is prohibited, the Developer shall enter a license agreement with ACHD in order to place sod within the Rights-of-Way between the edge of sidewalk and the bottom of the swale for weed control.

**9.30** Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

**9.31** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

**9.32** Developer/Owner/Applicant shall follow staff, City Engineers, and other agency recommended requirements as applicable.

**9.33** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**DATED** this _____ day of June, 2022.

# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

**File No.(s):** 21-01-PUD, 21-04-AN, 21-03-ZC, 21-03-S

**Project Name:** Sabino's Rocky Ridge

**Date Received:** 04.28.2021

**Date Accepted as Complete:** _____

Type of review requested (check all that apply); please submit all associated applications:

| | | | |
|---|---|---|---|
| ✓ | Annexation | | Appeal |
| | Comp. Plan Map Amendment | | Combination Pre & Final Plat |
| | Design Review | | Development Agreement |
| | Final Planned Unit Development | | Final Plat |
| | Lot Line Adjustment | | Lot Split |
| | Ordinance Amendment | ✓ | Planned Unit Development |
| ✓ | Preliminary Plat | ✓ | Rezone |
| | Special Use Permit | | Temporary Business |
| | Vacation | | Variance |

**Owner of Record**

Name: THREE OWNERS, SEE ATTACHED FOR FULL OWNERSHIP INFORMATION

Address: _____

Phone: _____ Email: _____

**Applicant (Developer) Information**

Name: PROVIDENCE PROPERTIES, LLC (PATRICK CONNOR)

Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

**Engineer/Representative Information**

Name: DAVID CRAWFORD, B+A ENGINEERS, INC.

Address: 5505 FRANKLIN RD. BOISE, ID 83705

Phone: (208) 343-3381 Email: DACRAWFORD@BAENGINEERS.COM

**Subject Property Information**

Site Address: 3250 W. HUBBARD RD, KUNA, ID

Nearest Major Cross Streets: W. HUBBARD RD & TEN MILE RD

Parcel No.(s): S1310314800, S1310346805, S1310427810, S1310449300

Section, Township, Range: 10, 2 NORTH, 1 WEST

Property Size: 81 + 15.17 + 40 = 136.17 ACRES

Current Land Use: AG Proposed Land Use: PUD, RESIDENTIAL + COMM

Current Zoning: R-4 AND COUNTY Proposed Zoning: R-6, R-8, C-1 PUD

**Project Description**

Project Name: SABINO'S ROCKY RIDGE

General Description of Project: 135 ACRE PUD WITH APPROX. 619 RESIDENTIAL LOTS, 14+ ACRES OF OPEN SPACE AND 7.8 ACRES OF COMMERCIAL PROPERTY.

Type of proposed use (check all that apply and provide specific density/zoning):
☒ Residential: R-2 R-4 (R-6) (R-8) R-12 R-20 ☒ Commercial: (C-1) C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: PARKS, PATHWAY NETWORK, PICKLEBALL/SPORT COURTS, TOT LOTS AND DOG PARK (FENCED) FITNESS STATIONS

**Residential Project Summary (If Applicable)**

Are there existing buildings? (YES) NO
If YES, please describe: TWO DILAPIDATED STRUCTURES TO BE DEMOLISHED.

Will any existing buildings remain? YES (NO)

No. of Residential Units: 619 No. of Building Lots: 619

No. of Common Lots: 76 No. of Other Lots: 2 (COMMERCIAL)

Type of dwelling(s) proposed (check all that apply):
☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): 1070

Gross Density (Dwelling Units ÷ Total Acreage): 4.58

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.92

Percentage of Open Space provided: 10.59% Acreage of Open Space: 14.29

Type of Open Space provided (i.e. public, common, landscaping): NEIGHBORHOOD PARKS, OWNED AND MAINTAINED BY HOA. Fully landscaped, tot lots, pickleball courts, fitness stations, dog park, Pathway network.

**Non-Residential Project Summary (If Applicable)**

Number of building lots: 2 Other lots: _____

Gross floor area square footage: 154K + 187K — two commercial pads Existing (if applicable): _____

Building height: N/A Hours of Operation: N/A

Total no. of employees: — Max no. of employees at one time: —

No. of and ages of students: — Seating capacity: —

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: TBD

Proposed lighting: _____

Is lighting "Dark Sky" compliant? (YES) NO IT WILL BE.

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

TBD

Applicant Signature: _____ Date: 4/28/2021

# Site Information

**Aloha Property:**

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310346805

**Welsh Property:**

Quarter: portion of west half of southeast

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 15.2

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

**Sabino's Rocky Ridge Property:**

Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

**Ownership Information**

**Aloha Property:**

Owner Name: ALOHA HOLDINGS LLC and Jorgenson Holdings LLC

Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Property Address: 4400 W. Hubbard

Parcel numbers: S1310314800

Total Acres: 42.89

Owner Name: ALOHA HOLDINGS LLC and Jorgenson Holdings LLC

Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Total Acres: 37.49

**Welsh Property:**

Owner Name: Roger and Maureen Welsh

Phone: 208 890 6957

E-mail: romarwelsh@gmail.com

Owner Address: 3606 W. Hubbard Rd

Property Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Total Acres: 15.2

**Sabino's Rocky Ridge Property:**

Owner Name: Lionwood Properties, LLC

Owner Address: 1513 E Rivers End Ct, Eagle ID

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Total Acres: 40

# Planning & Zoning Application Coversheet

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****Office Use Only****

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**Project Name:** _____

**Date Received:** _____

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|---|---|---|---|
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| ✓ | Preliminary Plat | ✓ | Rezone |
| | Special Use Permit | | Temporary Business |
| | Vacation | | Variance |

**Owner of Record**

Name: LIONWOOD PROPERTIES LLC

Address: 1513 E. RIVERS END CT

EAGLE, ID 83616

Phone: _____ Email: _____

**Applicant (Developer) Information**

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Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

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Type of proposed use (check all that apply and provide specific density/zoning):
☒ Residential: R-2 R-4 (R-6) (R-8) R-12 R-20 ☒ Commercial: (C-1) C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: PARKS, PATHWAY NETWORK, PICKLEBALL / SPORT COURTS, TOT LOTS AND DOG PARK (FENCED) FITNESS STATIONS

**Residential Project Summary (If Applicable)**

Are there existing buildings? (YES) NO
If YES, please describe: TWO DILAPIDATED STRUCTURES TO BE DEMOLISHED.

Will any existing buildings remain? YES (NO)

No. of Residential Units: 604 No. of Building Lots: 610

No. of Common Lots: 114 No. of Other Lots: 6 (COMMERCIAL)

Type of dwelling(s) proposed (check all that apply):
☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): 1070

Gross Density (Dwelling Units ÷ Total Acreage): 4.47

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.76

Percentage of Open Space provided: 10.59% Acreage of Open Space: 14.29

Type of Open Space provided (i.e. public, common, landscaping): NEIGHBORHOOD PARKS, OWNED AND MAINTAINED BY HOA. Fully landscaped, tot lots, pickleball courts, fitness stations, dog park, Pathway network.

**Non-Residential Project Summary (If Applicable)**

Number of building lots: 6 (commercial) Other lots: _____

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

Building height: N/A Hours of Operation: N/A

Total no. of employees: - Max no. of employees at one time: -

No. of and ages of students: - Seating capacity: -

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: TBD

Proposed lighting: _____

Is lighting "Dark Sky" compliant? (YES) NO IT WILL BE.

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

TBD

Applicant Signature: _____ Date: 4/28/2021

# Site Information

Aloha Property:

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Welsh Property:

Quarter: portion of west half of southeast

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 15.2

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Sabino's Rocky Ridge Property:

Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

**Ownership Information**

Owner Name: Lionwood Properties, LLC

Owner Address: 1513 E Rivers End Ct, Eagle ID

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300, S1310314800, S1310346805 and S1310427810

# Planned Unit Development Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

****Office Use Only****

**Case No(s).:** _____

**Project Name:** _____

**Date of Pre-Application Meeting:** _____ Valid for three (3) months

**Date Received:** _____

**Date Accepted as Complete:** _____

KCC 5-1-6 defines a Planned Unit Development as, *"An area of land in which a variety of Residential, Commercial and Industrial uses under single ownership or control is developed for the purpose of selling individual lots or estates and are accommodated in a preplanned environment with more flexible standards, such as lot sizes and setbacks."*

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant, comfortable place to live and work. This PUD process is based on standards and guidelines found in Kuna City Code (KCC) 6-5-2. KCC can be viewed at www.KunaCity.ID.gov.

***Application shall contain one (1) copy of the following (digital documents preferred):***

- Complete Planning & Zoning Application Coversheet.
- Complete Planned Unit Development Application *(It is the applicant's responsibility to use current application.)*
- Detailed narrative or justification for the application, describing project, design elements and how the project complies with PUD standards; nature of the land use actions requested; proposed number of phases; number of lots for each applicable designation (i.e. Residential, Commercial, Common, etc.); Gross & Net density; Open Space percentage & amenities; roads; and parking.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Map 8.5" x 11": Color photo depicting the proposed site, street names, and surrounding area within 500'. (*The purpose of this photo is to view the existing features of the site & surrounding sites.*)
- Copy of Deed; **and**, if applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

- Preliminary Plat: Drawn to scale of 1" = 100' (or similar), displaying the following:
  - Name of project and date
  - Name of plan preparer with contact information
  - Names, addresses and phone numbers of the Controller & any others involved in the project (i.e. Architect, Landscape Architect, Designer, Engineer, Planner, Nurseryman, etc.)
  - North arrow
  - Property lines
  - Location of subdivision lines
  - Existing structures – Identify those which are relocated or removed
  - On-site and adjoining streets, alleys, private drives
  - Rights-of-way and their designation
  - Location and width of easements, canals and drainage ditches
  - On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
  - Drainage location and method of on-site retention/detention
  - Existing and/or proposed utility services, any above ground utility structures and provide their location
  - Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
  - Location and dimensions of off-street parking
  - Location and size of any loading areas, docks, ramps and vehicle storage or service areas
  - Roofline and foundation plan of building and location onsite
  - Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
  - Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
  - Locations and uses of ***all*** Open Spaces
    - Location of public restrooms
  - Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public right-of-way)*
  - Location of walls and fences; provide their height and material of construction
- Natural Features Map: showing an inventory of existing site features
  - Ground elevation shown by contour lines at 2' intervals or less
    - 5' intervals may be accepted for slopes greater than 10%
  - General soil types as documented by a soils engineer or engineering geologist
  - Hydrology:
    - Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on site activity
    - Proposed and existing storm water facilities
    - Water conveyance facilities
    - Water features *(i.e., ponds, wetlands and permanent/intermittent water courses)*
    - If any portion of property is subject to flooding, a FEMA Floodplain Development Permit Application is required
  - Trees, vegetation and ground cover, historic sites, major rock outcroppings, etc.

    - Sanitary sewer, storm drainage and water supply facilities (*If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities*)
    - Width, location and purpose of all existing easements of record on/and abutting site(s)
- Site Plan: Drawn to a scale of 1" = 100' (or similar)
    - Name of project
    - Signed and stamped by a licensed engineer, including date and contact information (*with the exception of concept drawings and residential structures that do not require a licensed engineer's review)*
    - North Arrow
    - Locations of all existing and proposed dwelling units and/or individual lots
    - Location of major streets
    - Proposed yard requirements or Single-Family homes for individual lots
    - Existing and proposed traffic circulation system serving the PUD including:
        - Off-street parking and maneuvering
        - Points of access to existing public rights-of-way
        - Ownership of streets (*i.e. Public or Private*)
        - Parking areas
    - Existing and proposed pedestrian & bicycle circulation system
    - Conceptual plans for all services, including their location; whether services will be publicly or privately owned & maintained; location of utility connections. (*Any services intended to be privately owner, such as sewer/water/streets, requires prior review & approval by the City Engineer.*)
    - Proposed location and design of any public or private common areas or structures including Open Space; parks or recreations areas; and school sites.
    - Proposed architectural styles
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Development Schedule indicating the approximate date on which construction of all phases within the project can be expected to begin; if schedule is approved by the Commission, it shall become part of the final development plan.
- Environmental Assessment, Grading Plan or other studies as may be appropriate for the proposed site or any additional information as determined by the Planning & Zoning Director, City Engineer, etc.

***If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.***

*This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.*

*Information to Note:*

*The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).*

*Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).*

If the Planning & Zoning Director or Designee, the Commission and/or 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 rescheduled by the City. Applicant/Representative must attend all scheduled meetings.

**Owner Information**

Name: SEE THE ATTACHED EXHIBIT FOR FULL OWNERSHIP INFORMATION.

Address: _____

Phone: _____ Email: _____

**Applicant Information**

Name & Title: PROVIDENCE PROPERTIES, LLC (PATRICK CONNOR)

Address: 701 S. ALLEN ST, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

**Representative:**

Name: PATRICK CONNOR

Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

**Property Information**

Address: 3250 W. HUBBARD RD. KUNA, ID

Parcel No(s).: S1310314800, S1310346805, S1310427810, S1310449300

Major Cross Streets: W. HUBBARD RD + TEN MILE RD.

Distance from Major Cross Streets: ADJACENT

**PUD Information**

1. This PUD Application is a request to construct, add or change (briefly explain the nature of request):

   PUD FOR 135 ACRE MASTERPLANNED COMMUNITY WITH 600+ HOMES, ~8 ACRES OF COMMERCIAL, PARKS AND OPEN SPACE.

2. PUD Amenities (circle all that apply):

   Playground(s) Basketball/Tennis Court(s) Baseball Diamond Soccer/Rugby Field(s) Swimming Pool Natatoriums Walking/Running Paths Clubhouse School Sites Pedestrian/Bicycle Pathways (exclusive of required sidewalks adjacent to Public Rights-of-Way)

3. Are there any proposed pedestrian amenities such as bike racks; trash receptacles; benches; drinking fountains; etc.? (YES) NO
   If Yes, please list: TRASH Receptacles, benches, fitness stations

4. Total number of parking spaces, including L x W? NONE FOR PARKS. THERE ARE PARKING SPACES for the cottage HOMES.

5. What is the current land use? AG

6. What are the land uses of the adjoining properties?
   North: AG South: AG East: RESIDENTIAL West: AG

7. If the development is intending to be phased, what is the phasing time period?
   WE ARE EXPECTING TEN PHASES AND WILL PLAN ON TWO PHASES PER YEAR WITH LOT DELIVERIES IN JUNE AND November.

8. Are there any irrigation ditches/canals on or adjacent to the property? (YES) NO
   If yes, who is the name of the irrigation or drainage provider? BOISE-KUNA IRRIGATION

9. What is the proposed method of on-site drainage retention/detention?
   ON-SITE PONDS AND SEEPAGE BEDS DEPENDING ON GEO-TECH STANDARDS.

10. % of site devoted to building coverage: < 40%

11. % of site devoted to landscaping: > 60% Sq. Ft: N/A

12. % of landscaping within parking lot(s): TBD

13. Provide dimensions of landscaped areas within public ROW: NONE

14. Are there any existing trees of 4-inch or greater in caliper? YES (NO)
    If Yes, please provide type, size & indicate location on Landscape Plan: -

15. % of site that is hard surface: UNKNOWN Sq. Ft.: -

16. % of site devoted to other uses: 0 Please describe:

**The Ada County Highway District (ACHD) may also conduct public meetings regarding this application. If you have questions about the meeting date(s), please contact ACHD at (208) 387-6170.**

Applicant Signature: _____ Date: 4/28/21

**Additional Information/Comments/Notes**

# Site Information

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Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

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Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

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# Planned Unit Development Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

**Case No(s).:** 21-01-PUD, 21-04-An, 21-03-ZC, 21-03-S

**Project Name:** Sabino's Rocky Ridge

**Date of Pre-Application Meeting:** Valid for three (3) months

**Date Received:** 04.28.2021

**Date Accepted as Complete:** _____

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  - Property lines
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Name: SEE THE ATTACHED EXHIBIT FOR FULL OWNERSHIP INFORMATION.

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Phone: _____ Email: _____

**Applicant Information**

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Address: 701 S. ALLEN ST, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

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Name: PATRICK CONNOR

Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

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**Property Information**

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Distance from Major Cross Streets: ADJACENT

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6. What are the land uses of the adjoining properties?
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   WE ARE EXPECTING TEN PHASES AND WILL PLAN ON TWO PHASES PER YEAR WITH LOT DELIVERIES IN JUNE AND November.

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14. Are there any existing trees of 4-inch or greater in caliper? YES (NO)
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**Additional Information/Comments/Notes**

# Site Information

**Aloha Property:**

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

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Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

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Quarter: portion of west half of southeast

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Township: 2 North

Range: 1 West

Total Acres: 15.2

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Lot: n/a

Block: n/a

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Parcel numbers: S1310427810

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Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

**Ownership Information**

**Aloha Property:**

Owner Name: ALOHA HOLDINGS LLC and Jorgenson Holdings LLC

Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Property Address: 4400 W. Hubbard

Parcel numbers: S1310314800

Total Acres: 42.89

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Owner Address: 872 W. Bogus View Dr, Eagle ID 83616

Property Address: 4400 W. Hubbard

Parcel numbers: S1310346805

Total Acres: 37.49

**Welsh Property:**

Owner Name: Roger and Maureen Welsh

Phone: 208 890 6957

E-mail: romarwelsh@gmail.com

Owner Address: 3606 W. Hubbard Rd

Property Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

Total Acres: 15.2

**Sabino's Rocky Ridge Property:**

Owner Name: Lionwood Properties, LLC

Owner Address: 1513 E Rivers End Ct, Eagle ID

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

Total Acres: 40

# Preliminary Plat Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

**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.**

****Office Use Only****

**Case No(s).:** 21-01-PUD, 21-04-AN, 21-03-ZC, 21-03-S

**Project Name:** Sabino's Rocky Ridge

**Date of Pre-Application Meeting:** Valid for three (3) months

**Date Received:** 04.28.2021

**Date Accepted as Complete:** _____

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- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. (*A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.*)
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
  - Topography at 2' intervals
  - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
  - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
  - Easements/common space such as utility easements, parks, community spaces, etc.
  - Layout & dimensions of lots

    - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".
- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

***If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.***

*This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.*

Information to Note:
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C)*.

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A)*.

# Annexation Application

PO Box 13 | 751 W. 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

**Annexation requires 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 in Kuna City Code 5-1A-8.**

****Office Use Only****

**Case No(s).:** _____

**Project Name:** _____

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** _____

**Date Accepted as Complete:** _____

***Application shall contain one (1) copy of the following (digital documents preferred):***

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the Applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.*

Information to Note:
The date of application acceptance shall be the date the Applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

Applicant Signature: _____ Date: 7/19/21

*By signing, you are confirming you have provided all required items listed on this application.*

KUNA
Planning & Zoning

# Rezone Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

**Rezoning requires 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.**

****Office Use Only****

**Case No(s).:** _____

**Project Name:** _____

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** _____

**Date Accepted as Complete:** _____

***Application shall contain one (1) copy of the following (digital documents preferred):***

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.*

Information to Note:
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

Applicant Signature: _____ Date: 7/19/21

*By signing, you are confirming you have provided all required items listed on this application.*

KUNA
Planning & Zoning

# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

**Case No(s).:** _____

**Project Name:** _____

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** _____

**Date Accepted as Complete:** _____

The City of Kuna has adopted a Design Review Overlay District 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 Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

***Application shall contain one (1) copy of the following (digital documents preferred):***

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application *(It is the Applicant's responsibility to use the most current application.)*
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

## Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of <u>*all*</u> Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

## Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- 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**

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

**Lighting Plan**

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

**Owner Information**

Name: PROVIDENCE PROPERTIES

Address: 701 S. ALLEN ST, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

**Applicant Information**

Name: PATRICK CONNOR

Address: 701 S. ALLEN ST, MERIDIAN, ID 83642

Phone: (214) 564 2812 Email: PCONNOR@HUBBLEHOMES.COM

**Engineer/Representative**

Name: DAVID CRAWFORD (B+A ENGINEERS)

Address: 5505 E. FRANKLIN RD, BOISE ID 83705

Phone: (208) 343-3381 Email: dacrawford@BAENGINEERS.COM

**Property Information**

Address: 3250 E. HUBBARD, KUNA ID 83634

Parcel No(s).: S1310314800, S1310346805, S1310427810, S1310449300

Closest Major Cross Streets: HUBBARD & TEN MILE

Please check the box that reflects the intent of the application:

☐ Building Design Review ☐ Design Review Modification

☐ Staff Level Application ☒ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: COMMON AREA DESIGN review for SABINO'S ROCKY RIDGE

2. Dimension of property: 136.17 acres

3. Current land use(s): AGRICULTURE

4. What are the land uses of the adjoining properties?

   North: AG + County RESIDENTIAL South: AG + Residential

   East: AG + Residential West: AG + Residential

5. Is the project intended to be phased? If so, what is the phasing time period?

   Yes, 8-10 years

6. Number and use(s) of all structures: Residential single family

7. Building Height: to code

8. Number of Stories: 2 max

   *(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)*

9. What is the percentage of building space on the lot when compared to the total lot area:

   PER CODE

## Exterior Building Materials and Colors

| | Material | Color |
|---|---|---|
| **Roof:** | | |
| **Walls: (include percentage of wall coverage of each material)** | | |
| **% of Wood Application:** | | |
| **% EIFS: (Exterior Insulation Finish System)** | | |
| **% Masonry:** | | |
| **% Face Block:** | | |
| **% Stucco:** | | |
| **Other:** | | |
| **Windows/Doors:** | | |
| **Soffits and Fascia:** | | |
| **Trim, etc.:** | | |

## Mechanical Units

Please identify mechanical unit(s) size and placement: _____

_____

Proposed screening method? _____

_____

## Trash Enclosures

Please identify trash enclosure location, size, and construction materials: _____

_____

## Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? _____

_____

## Fencing

Is there any existing fencing that will remain? YES (NO)

If Yes, what is the fencing material, size and location? _____

_____

What is the fencing material for all new fencing? vinyl tongue + groove (tan)

*The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.*

**Building Coverage**

| | | |
|---|---|---|
| **% of site devoted to building coverage?** | | |
| **% of site devoted to landscaping? (Include landscaped rights-of-way)** | | Square Footage: |
| **% of site that is hard surface? (paving, driveways, walkways)** | | Square Footage: |
| **% of site devoted to other uses:** | | Describe: |

**Landscaping**

Please provide dimensions of landscaped areas within public rights-of-way: SEE prelm. plat and LANDSCAPE PLAN

Are there any existing trees of 4" or greater in caliper on the property? YES (NO)
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

**Dock Loading Facilities**

Will there be any dock loading facilities? YES NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: _____

What is the proposed method of screening? _____

**Pedestrian Amenities**

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) (YES) NO

If Yes, please indicate type, number of each type: 8-10 BENCHES AROUND tot lots, + sport courts, 4 TRASH CANS AT PARK AREAS

**Parking**

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

**Miscellaneous**

Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

*The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.*

Applicant Signature: _____ Date: _____

**Additional Information**

Please indicate/explain/provide any additional information deemed relevant to this application:

_____

_____

_____

_____

_____

_____

# Special Use Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

**A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.**

****Office Use Only****

**Case No(s).:** _____

**Project Name:** _____

**Date Received:** _____

**Date Accepted as Complete:** _____

***Application shall contain one (1) copy of the following (digital documents preferred):***

- Complete Planning & Zoning Application Coversheet.
- Complete Special Use Permit Application.
- Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- Legal Description of Property: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for <u>each</u> party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.*

<u>Information to Note:</u>
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

Applicant Signature: _____ Date: 7/19/21

*By signing, you are confirming you have provided all required items listed on this application.*

PROVIDENCE
PROPERTIES LLC

**April 28, 2021**

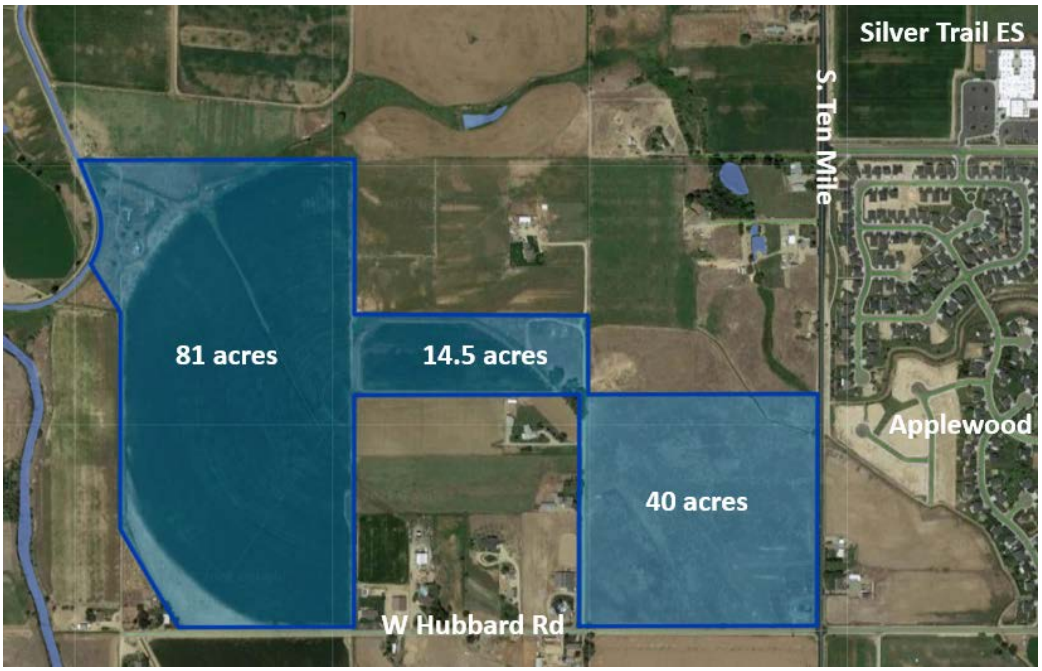
**Mr. Jace Hellman**
**City of Kuna**
**Planning and Zoning Department**
**751 W. 4th Street**
**Kuna, ID 83634**

**Re: Sabino's Rocky Ridge – Kuna, ID**
**PUD, Annexation, Zoning and Preliminary Plat Narrative**

Dear Mr. Hellman,

As the applicant of Providence Properties, LLC, I am please to submit the attached applications and required supplements for annexation, zoning, preliminary plat and PUD for the Sabino's Rocky Ridge Subdivision.

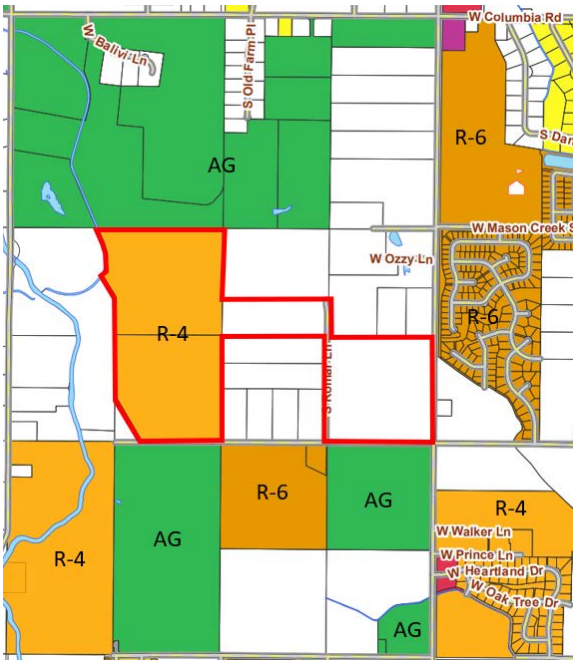
**Site Information:**
The site is located at the northwest corner of Ten Mile Rd and W. Hubbard Rd. The application consists of 4 parcels. The "Sabino's parcel" which is 40 acres at the southeast corner, the "Welsh parcel" which is 15.2 acres adjacent to the west and the two "Aloha parcels" which total 81 acres.




The land uses of the sites and surrounding the sites are all agricultural. To the east of the site there is an existing R-6 residential subdivision called Applewood, which was recently built out. To the south and north are R-6 and AG parcels.

The western 81 acres was annexed into the City of Kuna in March 2007 under the Sanctuary Subdivision Preliminary Plat. The path of annexation for the Sanctuary Sub was through the parcels south of W. Hubbard Rd.

**Current Zoning Map:**




**Background Information:**

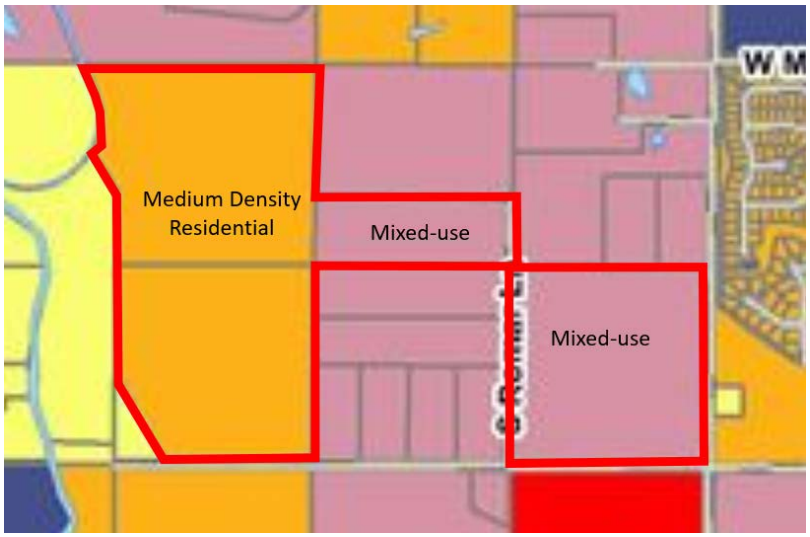
The proposed site location is highly desirable from an access standpoint because of the location to two major streets: Ten Mile Rd and W. Hubbard Rd. Currently, there will be significant sanitary sewer improvements required to provide waste water capacity for the entire site. These improvements require a regional sewer lift station to be located in the northwest corner of the property. The pressurized sewer line will extend to the eastern boundary where it will connect to the existing system along Ten Mile Rd.

In 2007, the 81 acres along the western side was approved by the City of Kuna as “The Sanctuary Subdivision”. This project was annexed and zoned R-4 and comprised of 270 total lots, 247 residential lots, 11.32 acres of open space and a 5.69 acre park. Because of the economic recession of the late aughts, the project was delayed and ultimately cancelled.

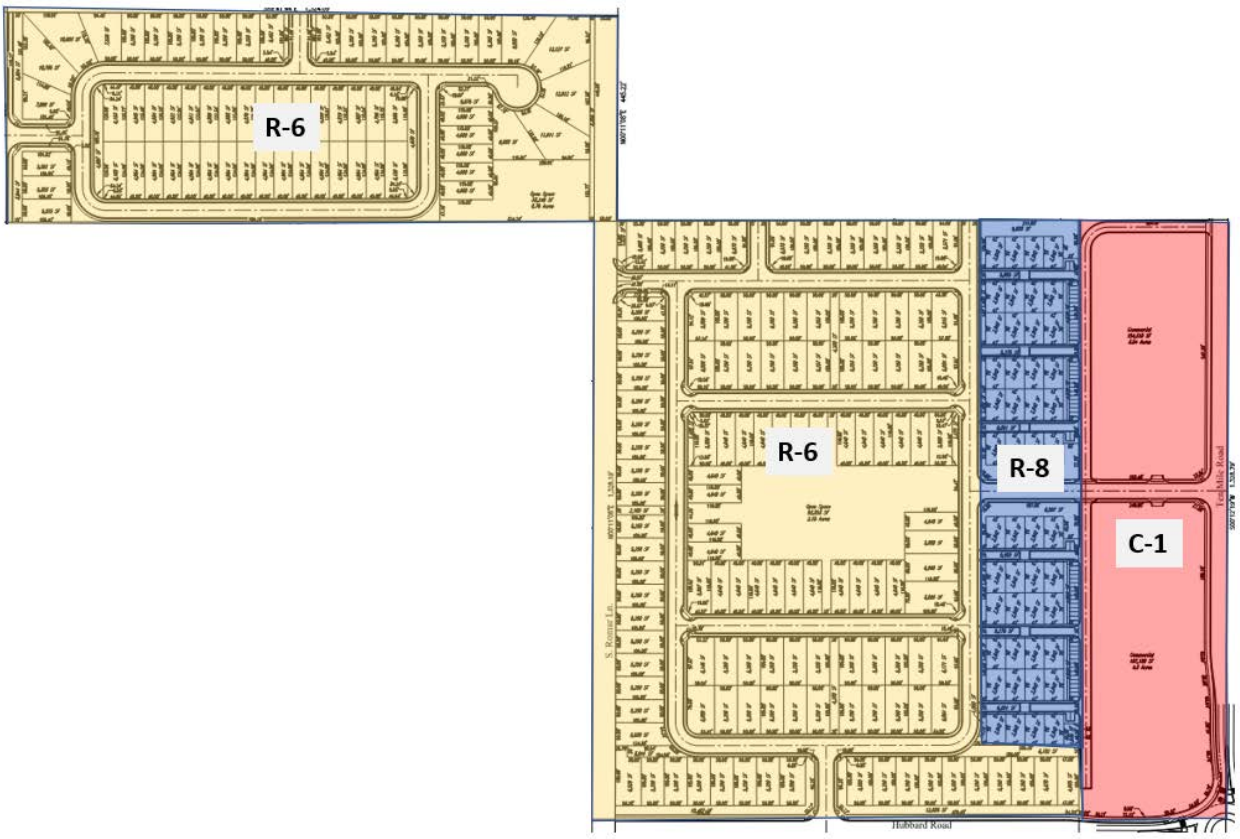
**Comprehensive Plan:**

The Kuna Comprehensive Plan Future Land Use Map designates the boundaries of the project as “medium density residential” and “mixed-use”. A majority of the properties that have yet to be annexed surrounding the site are designated “mixed-use” on the map.
Meeting with the City, staff recommended that we pursue a Planned Unit Development to incorporate a variety of residential types, densities as well as commercial property along the eastern side, adjacent to Ten Mile Rd.

Kuna Comprehensive Plan Future Land Use Map:

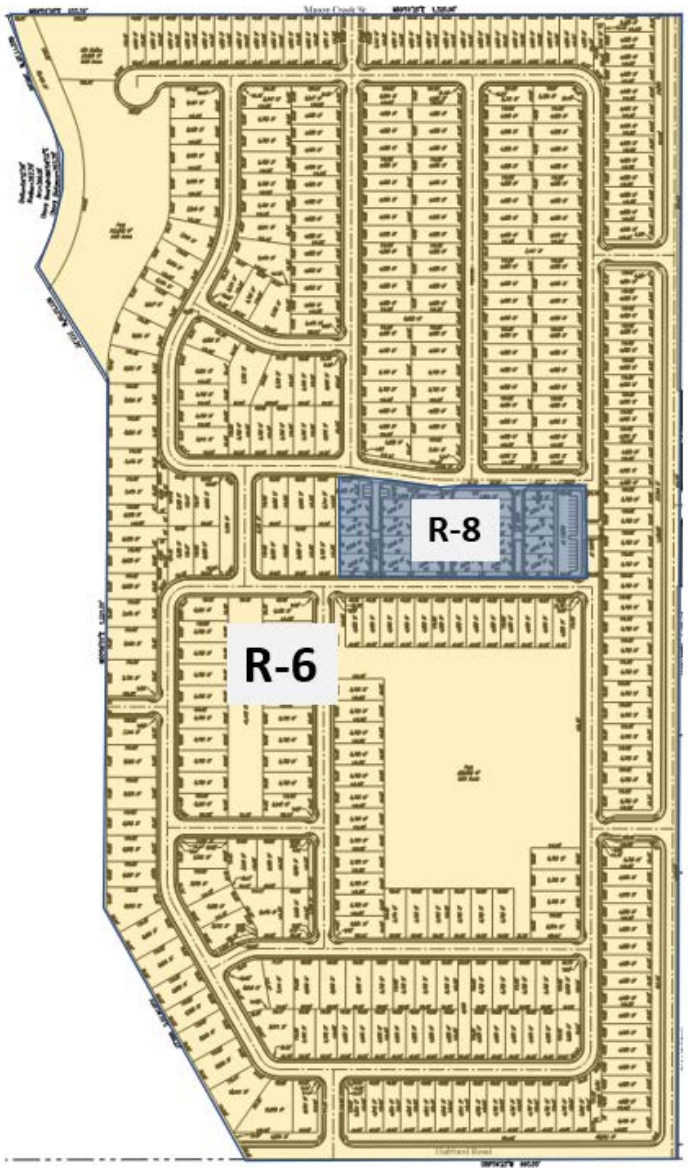



**Annexation and Zoning:**
As previously mentioned, the eastern 81 acres is already annexed into the City of Kuna and is currently zoned R-4. We are requesting annexation of the 15 acre Welsh property in the central part of the project and the 40 acres in the southeast region of the property. The requested underlining zone for the annexed areas are R-6, R-8 and C-1. The map below shows the proposed zoning for the central and eastern parcels:



**Re-Zone of western 81 acres:**

We are also requesting a re-zone of the western 81 acres from R-4 to both R-6 and R-8, as shown on the adjacent map. These zoning designations will allow for greater density and more diversity of housing product for the master planned community. The need for greater density will be explained in greater detail below. Density is critical for creating community and affordability.



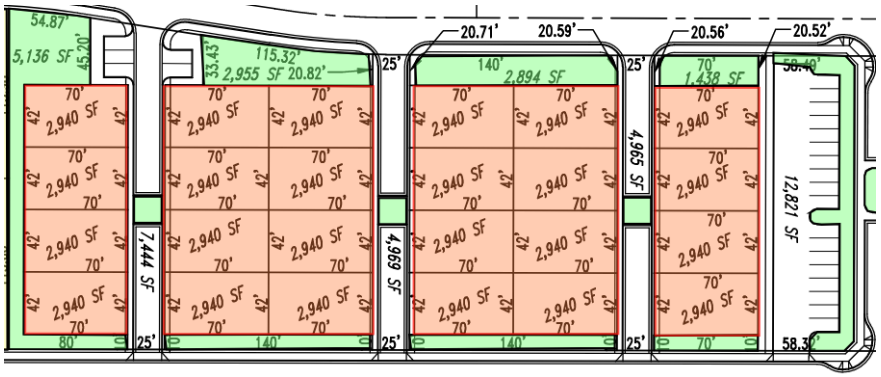

**Planned Unit Development:**
The City of Kuna's PUD ordinances prioritize the need to create a community that more effectively integrates a variety of land uses and fosters innovative design concepts that would create a more complete community. Given the size of Sabino's Rocky Ridge (135 acres), the City's encouragement of commercial frontage along Ten Mile Rd, and our mission to broaden the housing product to appeal to a greater spectrum of buyers, a PUD is ideal for this project. We've designed the project to have a series of micro-communities within a large master planned community. We are doing this by spreading out the community parks throughout the community to enhance the walk-ability to the open spaces and broaden the overall access to the amenities.

We believe that the "American Dream" is supported on the ability for folks to own their own home. Unfortunately, the housing market today in the Treasure Valley has escalated to a point that many of the housing options on the market are beyond the affordability of many of our Idaho families. The cost of land, labor and materials have made housing prices at point we've never seen. Given this ever-inflating market, we are having a great challenge of offering housing

options for purchase to the market that we have served over the past three decades. One major way we can provide a more affordable home is to increase the supply. On a project-level this means increasing the supply or density. In the ability to offer more units on the same size of property we can decrease our land cost basis and finally deliver a home within reach of many families. Sometimes this is accomplished with townhomes or condominiums, forgoing a yard or garage in order to deliver homes at a certain price point. While there are some buyers looking for that product, we acknowledge that a majority of our homebuyers are looking for a single-family home with a private yard and a two-car garage. By decreasing the setbacks, making the front and rear yards smaller and more manageable, there can be significant efficiency improvements.

We are proposing a housing product that is a proven model of increasing density but preserving the attributes of a single family home what home owners desire. These single family detached homes are on individual lots each with two-car garages and private fenced outdoor yards. The homes garages front on private streets with each street servicing four homes each. The width of these private streets is 25’ and the lengths are all less than 150’ in length. This particular housing produce is highly desirable because of the lower-maintenance yard maintenance, private driveway access, and an affordable price. In decreasing the front setback by 10 feet, the rear setback by five feet, street side yard setback by five feet and lowering the minimum lot size and coverage allowances, we can achieve up to 8 units per acre where we previously have seen densities half that amount. These decreased setbacks allow this greater density while preserving the positive aspects of single family lots.

Example of lot layout of the Cottage concept with on-site parking spaces:




An example of the Cottage product in North Salt Lake City, UT:



**PUD Development Standard Variation:**

With the PUD application, the code allows for variations from the underlining zoning categories through a "request for code change". We are requesting the following code changes for all of the R-8 zones allowing for our "single family cottage" home designs:

| | Minimum lot size | Minimum rear setback | Minimum front setback | Street side yard setback | Maximum lot coverage |
|---|---|---|---|---|---|
| R-8 zone | 3,200 | 15' | 20' | 20' | 40% |
| Proposed R-8 code for PUD | 2,900 | 10' | 10' | 15' | 50% |

Per the existing Kuna City Code, the calculation for allowable density in residential zoning districts is calculated as "net" density instead of the typical "gross" density. This wording in the code as "net" density was made in error and is going to be corrected in upcoming zoning code changes. For this application, we are requesting that the density be calculated on a "gross" standard allowing the number of residential lots per the area in each zoning category.

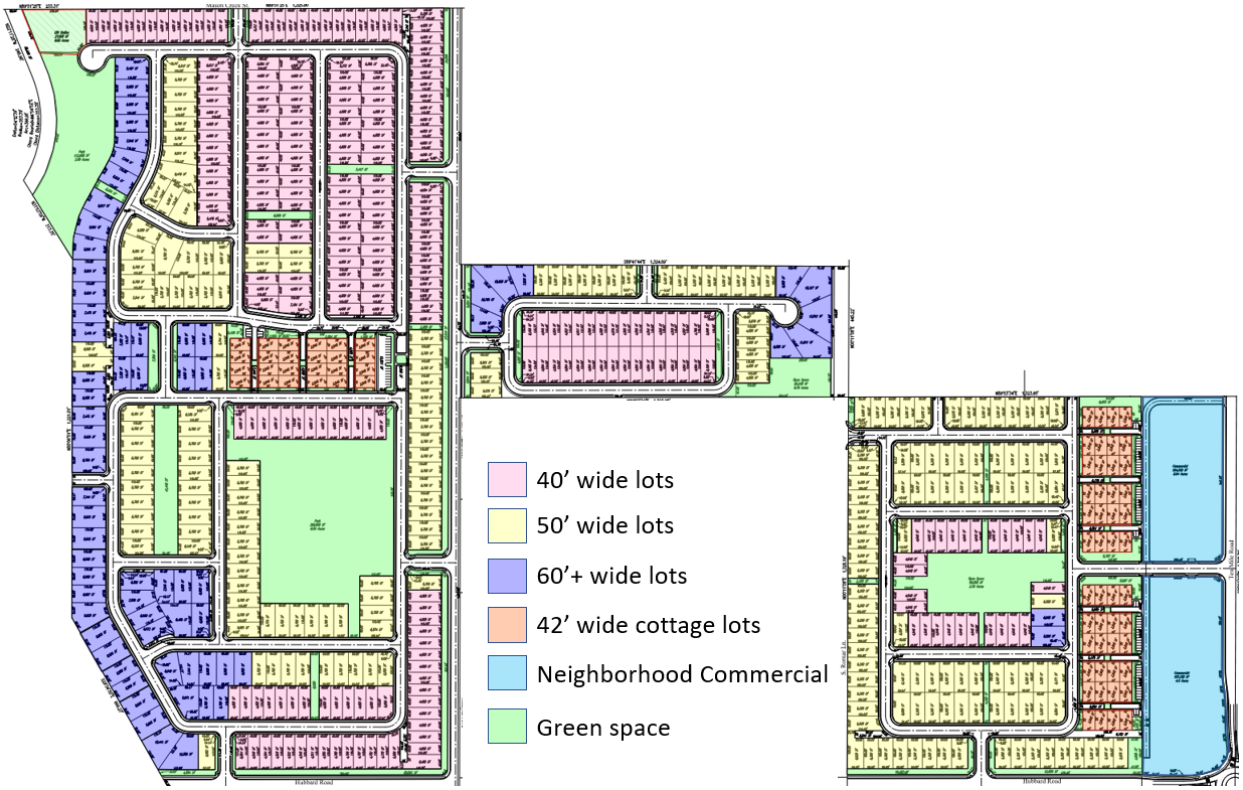
We are also requesting approval of an additional 15% of density per section 5-7-13 of the code that states for PUDs, increased density may be permitted. This application is a prime example of a master planned community with a variety of land uses, spread out greenspaces, pedestrian consideration in community design and a variety of housing types. This variance in the development standards would allow R-6 zone to increase to 6.15 net density, R-8 zone to 8.91 net density.

| | **R-6 Zone** | **R-8 Zone** |
|---|---|---|
| **Current Code Standard** | 6 units per net acre | 8 units per net acre |
| **Requested PUD Variance** | 6.15 units per net acre | 8.91 units per net acre |
| | 4.67 units per gross acre | 7.47 units per gross acre |

**Preliminary Plat:**

The Preliminary Plat of Sabino's Rocky Ridge is comprised of three zoning designations (R-6, R-8 and C-1) to create a true master planned community with a variety of housing types and lot sizes to appeal to a multitude of buyers at various life stages. The preliminary plat also capitalizes on the commercial viability of Ten Mile Road, by offering 9 acres of C-1 "neighborhood commercial" property.

The map on the following page shows the lot sizes on the plan.




The overall lot count in the project is detailed in the table below:

| | Total Lots |
|---|---|
| **40' wide lots** | 256 |
| **50' wide lots** | 237 |
| **60' - 65' wide lots** | 42 |
| **75' wide and larger lots** | 12 |
| **Cottage lots 42'** | 72 |
| **Landscaped buffer lots** | 39 |
| **Park or open space** | 4 |
| **Canal** | 1 |
| **Pathway lots** | 10 |
| **Driveway/Parking lots** | 21 |
| **Lift Station** | 1 |
| **Commercial Lots** | 2 |

**Residential Lots:**
The preliminary plat is comprised of four general categories of residential product to appeal to a variety of homebuyers based on their needs. All of our buyers can choose to finish the exteriors with three unique architectural themes: Craftsman, Traditional and Country as well as 16 unique professionally curated color palates.

We start with have our base 40’ wide lots which feature eight house plans ranging from 1070 to 1880 square feet and all feature a standard two car garage, private backyard, landscaping and full fencing. The plans are split evenly single and two story. There are 256 - 40’ wide lots shown on the preliminary plat.





Our next set of plans are our 40’ wide plans that fit on 50’ wide lots. We offer 13 total plans in this category with sizes ranging between 1220 and 3259 square feet. Six plans are single story and 7 plans are two story. We offer bonus room options, third car and RV bays where the lot width is suitable. There are 237 – 50’ wide lots shown on the preliminary plat.









Our largest plans are the 50’ wide plans that fit on 60’ or wider lots. These 8 plans range between 2010 and 3293 square feet and feature increase ceiling heights and enlarged rooms. There are 5 single story and 3 two story plans in this product set. When the lot width is available, a third car garage or RV bay may be added as an option. There are 54 – 65’ or wider lots shown on the preliminary plat.









Lastly, we are featuring a new product type we are calling The Cottages. As previously mentioned, these single family lots feature detached homes with decreased front and rear yards for a lower maintenance lifestyle. These homes all have two car garages that front onto a private driveway with four homes per private driveway. There are over-flow parking lots for guests given no parking is allowed on the private driveway. There are 72 cottage lots shown on the preliminary plat. Below is an image of this product in North Salt Lake City, Utah



**Neighborhood Commercial:**
Along the eastern border of the property, we are designating 7.84 acres as C-1 zone, neighborhood commercial. In talking with City staff about the project, they were interested in seeing a neighborhood commercial usage along Ten Mile Rd. The intended user of this property would be restaurant, retail, medical office, professional office, lifestyle center (gym) or an educational center (daycare). Given the high growth in the area, there is a need for commercial uses to help serve the local community. Studies confirm that in offering services close to

residential communities can help decrease traffic congestion and support both economic and environmental principles of smart growth.

**Access and Connectivity:**
The project has frontage along Ten Mile Rd. and W. Hubbard Rd. We are proposing one full motion access to Ten Mile Rd that will bisect the commercial lots and then transition into the residential portion of the property.
We are also proposing three access points to W. Hubbard Road. One local road connection at the mid-point of the residential portion of the eastern 40 acres. We are showing an ACHD designated collector road access point along the eastern boundary of the west 81 acres. From this collector, there are three entry points into the project, two along the west side and one into the Welsh property. Lastly, we are showing another local street access point to W. Hubbard Rd near the far southwestern corner of the property.

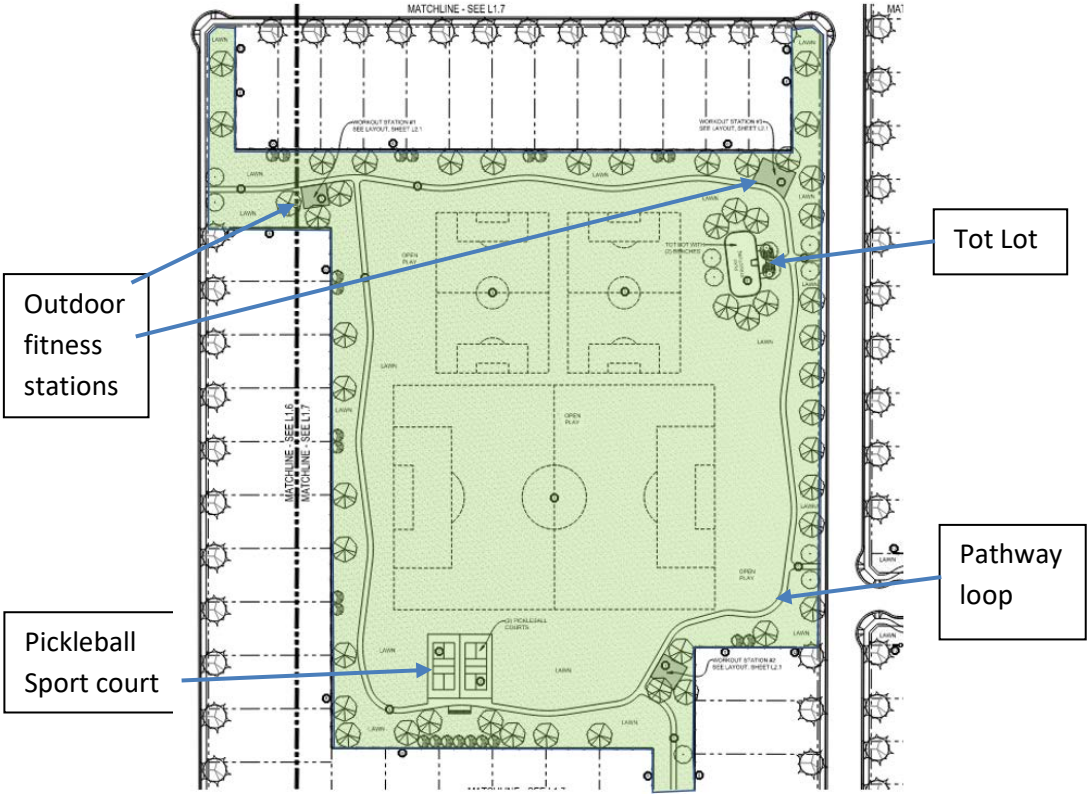
**Pedestrian Connectivity:**
Pedestrian connectivity and access are critical design elements of our plan and a highly desirable amenity to the future home owners of Sabino's Rocky Ridge. We paid particular attention to breaking up large blocks of homes with pedestrian pathways. We were sure to include pedestrian pathways between the three parcels to ensure connectivity. These pathways also offer connections to the neighborhood parks that are evenly spread throughout the community.
The example below shows how pedestrian pathways can bisect large blocks to connect to a central community park.



**Landscaping, Open Space and Amenities:**
In designing the project, we wanted to be sure that all areas of the community would have convenient access to a neighborhood park. We have 4 community parks spread out evenly around the project. The parks have a number of community amenities including: tot lots, outdoor fitness stations and pickleball/sport courts. We are also including a dog park located in the NW corner of the property. These parks along with all of the common areas of the community will be owned and maintained by the Sabino's Rocky Ridge Homeowner's Association.

We have learned over the past three decades that the most used amenities are the pathways networks within a community. We have prioritized this pedestrian pathway with a number of pathways to break up blocks and allow for mid-block access. We've learned that families desire to walk to a neighborhood park to recreate, have a picnic, and enjoy outdoor space outside their own yards. This is reasoning why we are offering four community parks evenly spaced throughout the project.

In total, the project will have 14.3 acres of open space. This totals 10.6% of the overall project, exceeding the requirement of a PUD application. Below is a snapshot of the largest neighborhood park and the amenity locations within the green space.



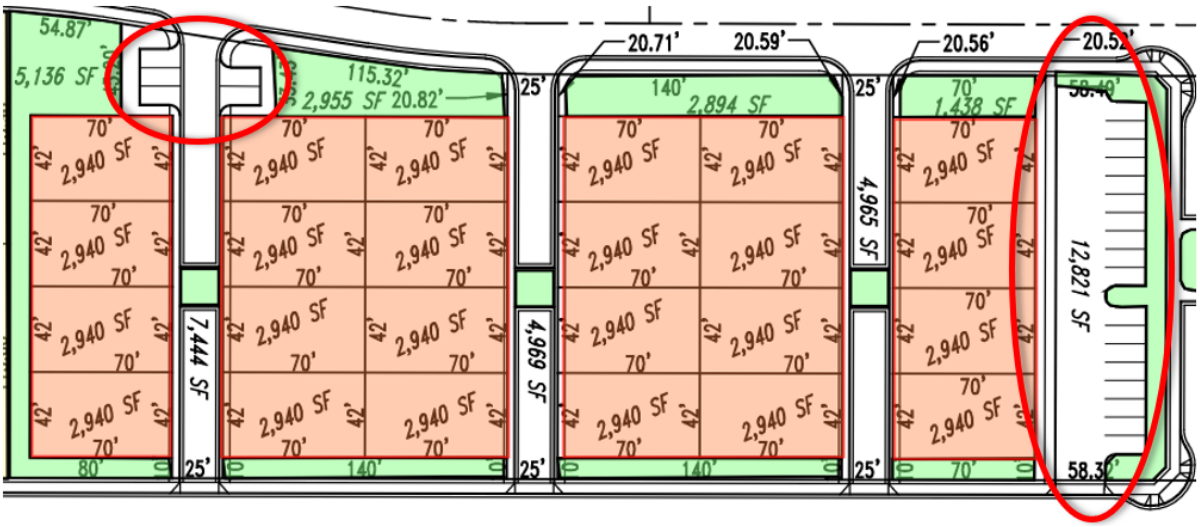

Examples of proposed amenities, tot lot, pickleball courts, dog park and outdoor fitness equipment (note: we intend to provide 4-5 pieces of quipment):



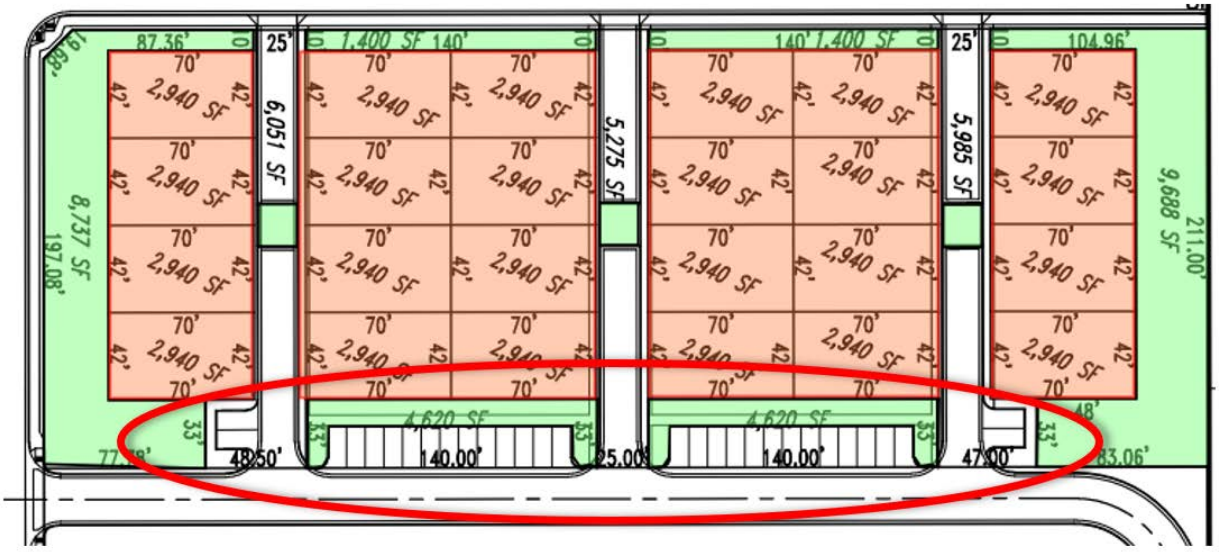



**Parking Accommodations:**
During our pre-application meeting with City of Kuna departments, there was a request from police and fire departments to plan for overflow parking in and around the cottage housing parts of the project. Given the nature of these lots, there are two parking spaces within each garage, but there is no parking allowed on the private driveways as it would impede emergency access. To accommodate guest parking, we located parking lots and side parking spaces within the commonly owned property. ACHD requires that all "off-street" parking be place on separate lots as opposed to perpendicular or angled parking directly adjacent to public ROW. Own plan accommodated this requirement and some examples are shown below with on-site parking circled.

Example 1:




Example 2:



**Fire and Emergency Services:**
We met with Kuna Fire and Kuna Police and discussed emergency access to the community. Both departments confirmed that there was suitable capacity and the response times were within their limits. We met with Kuna Fire before our pre-application meeting with the City to discuss the cottage housing concept. During the meeting, their priority was to ensure that the private drives were at least 25' wide and less than 150' in length. We have achieved this in our design. We also discussed the option of offering fire sprinklers to these cottage units to alleviate any concerns about fire access.

Kuna Police also brought up the desire to have overflow parking to alleviate any access hinderances as well as potentially fire-striping one side of the street adjacent to the cottage homesites.




**Conclusion:**
The Sabino's Rocky Ridge master-planned PUD community is an exciting community with a variety of land uses, amenities and home sites for existing and future Kuna residents. Our goal is to build a community that allows for a variety of housing options based on the home owner's place in life. Whether the buyer is looking for their first home, a move-up home for a growing family, a three or four-car with RV garage for a growing number of "toys" or a low-maintenance

cottage home with minimal yard but all the privacy and security of a single-family home, we home they can find all of those options at Sabino's Rocky Ridge.

As the Treasure Valley evolves and changes, our goal is to maintain the positive attributes that have attracted families to the region for centuries. We want to build community, support access to services and work and give folks the opportunity to be part of a close-knit community like Kuna. We know through offering a diverse selection of high-quality homes to a variety of people at different stages in their life, we can foster a real sense of community. Supported by well utilized parks, pathway networks and amenities, Sabino's Rocky Ridge will be a premier development for the future of Kuna.

Patrick Connor
(208) 695-2001
pconnor@hubblehomes.com
701 S. Allen St #104, Meridian, ID 83642

Sincerely,



Patrick Connor
Director of Planning and Design

**March 30, 2022**

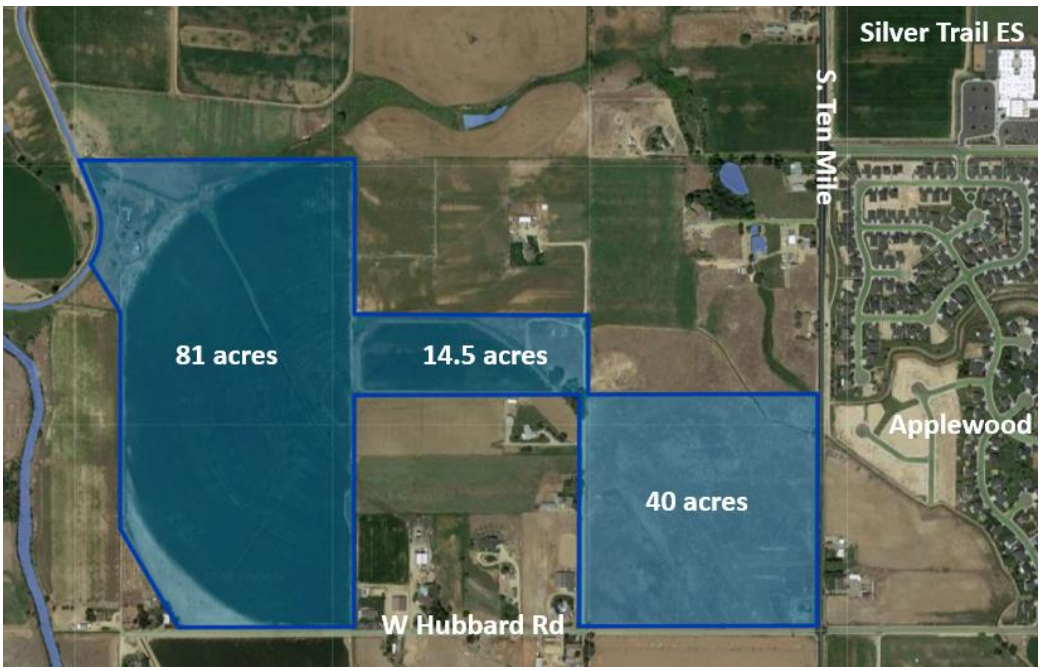
**Mr. Doug Hansen**
**City of Kuna**
**Planning and Zoning Department**
**751 W. 4th Street**
**Kuna, ID 83634**

**Re: Sabino's Rocky Ridge – Kuna, ID**
**PUD, Annexation, Zoning and Preliminary Plat Narrative**

Dear Mr. Hansen,

As the applicant of Providence Properties, LLC, I am pleased to submit the attached applications and required supplements for annexation, zoning, preliminary plat and PUD for the Sabino's Rocky Ridge Subdivision.

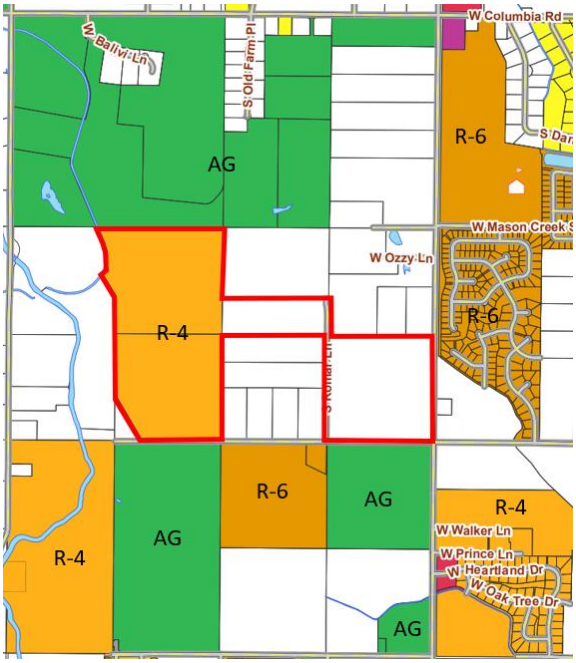
**Site Information:**
The site is located at the northwest corner of Ten Mile Rd and W. Hubbard Rd. The application consists of 4 parcels. The "Sabino's parcel" which is 40 acres at the southeast corner, the "Welsh parcel" which is 15.2 acres adjacent to the west and the two "Sanctuary parcels" which total 81 acres.




The land uses of the sites and surrounding the sites are all agricultural. To the east of the site there is an existing R-6 residential subdivision called Applewood, which was recently built out. To the south and north are R-6 and AG parcels.

The western 81 acres of this project were annexed into the City of Kuna in March 2007 under the Sanctuary Subdivision Preliminary Plat (detailed later). The path of annexation for the Sanctuary Sub was through the parcels south of W. Hubbard Rd.

**Current Zoning Map:**




**Background Information:**

In 2007, the 81 acres along the western side was approved by the City of Kuna as "The Sanctuary Subdivision". This project was annexed and zoned R-4 and comprised of 270 total lots, 247 residential lots, 11.32 acres of open space and a 5.69 acre park. Because of the economic recession of the late 2000s, the project was delayed and ultimately cancelled.

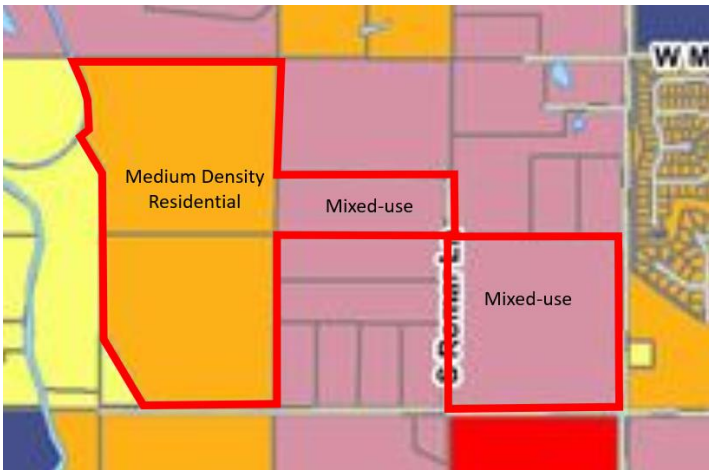
Along with the 81 acres already within the City, the addition of the 55.2 additional acres allows for a connection to the highly desirable location at the corner two major streets: Ten Mile Rd and W. Hubbard Rd. There will be significant sanitary sewer improvements required to provide sewer capacity for the entire site. These improvements require a regional sewer lift station to be located in the northwest corner of the Sanctuary portion of the property. The pressurized sewer line will extend to the eastern boundary where it will connect to the existing system along Ten Mile Rd. The construction of the regional sewer lift station will be necessary after the eastern 40 acres is developed. In the interim, Sabino's will utilize a sewer route through a temporary station in the Ewing Meadows subdivision. Once the temporary lift station is at capacity, the regional lift station will be the primary sewer route for both Sabino's and Ewing Meadows sewer route. The sewer planning for the project is further detailed in this narrative.

**Comprehensive Plan:**

The Kuna Comprehensive Plan Future Land Use Map designates the boundaries of the project as "medium density residential" and "mixed-use". Most of the properties that have yet to be annexed surrounding the site are designated "mixed-use" on the map.

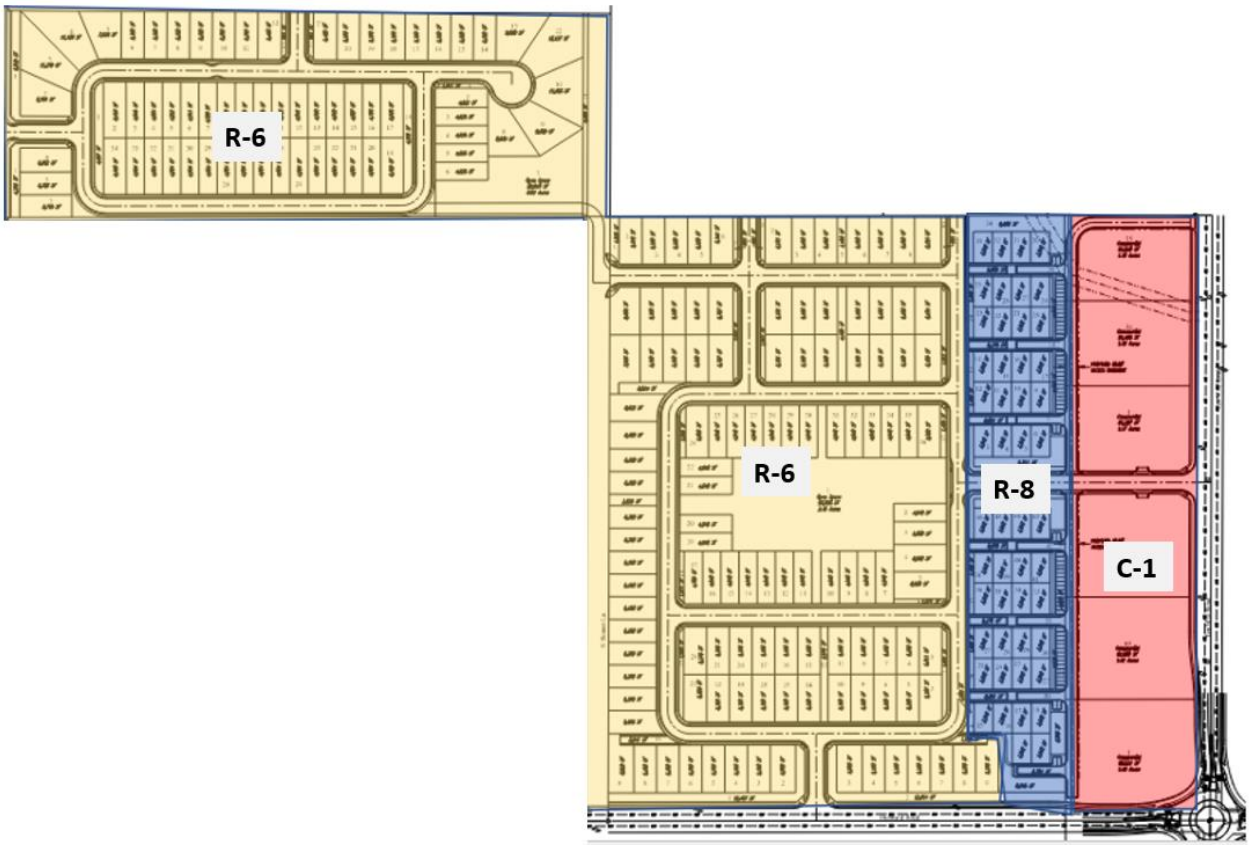
Meeting with the City, staff recommended that we pursue a Planned Unit Development to incorporate a variety of residential types, densities as well as commercial property along the eastern side, adjacent to Ten Mile Rd.

**Kuna Comprehensive Plan Future Land Use Map:**



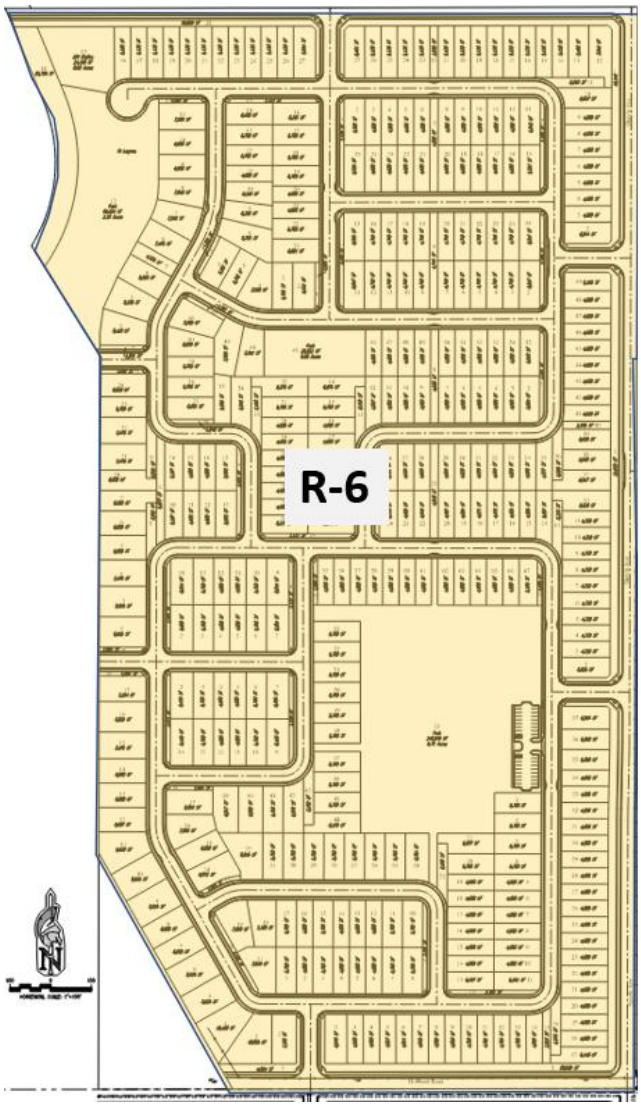

**Annexation and Zoning:**

As previously mentioned, the eastern 81 acres is already annexed into the City of Kuna and is currently zoned R-4. We are requesting annexation of the 15 acre Welsh property in the central part of the project and the 40 acres in the southeast region of the property. The requested underlining zone for the annexed areas are R-6, R-8 and C-1. The map below shows the proposed zoning for the central and eastern parcels:



**Re-Zone of western 81 acres:**

We are also requesting a re-zone of the western 81 acres from R-4 to R-6, as shown on the adjacent map. This zoning designations will allow for greater density and more diversity of housing product for the master planned community. The need for greater density will be explained in greater detail below. Density is critical for creating community and affordability.




**Planned Unit Development:**

The City of Kuna's PUD ordinances prioritize the need to create a community that more effectively integrates a variety of land uses and fosters innovative design concepts that would create a more complete community. Given the size of Sabino's Rocky Ridge (135 acres), the City's encouragement of commercial frontage along Ten Mile Rd, and our mission to broaden the housing product to appeal to a greater spectrum of buyers, a PUD is ideal for this project. We've designed the project to have a series of micro-communities within a large master planned community. We are doing this by spreading out the community parks throughout the community to enhance the walkability to the open spaces and broaden the overall access to the amenities.

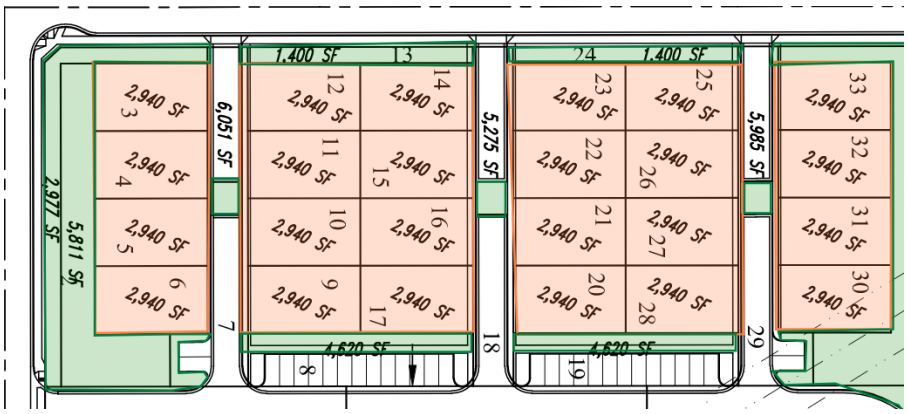
We believe that the "American Dream" is supported on the ability for folks to own their own home. Unfortunately, the housing market today in the Treasure Valley has escalated to a point that many of the housing options on the market are beyond the affordability of many of our Idaho families. The cost of land, labor and materials have made housing prices at point we've never seen. Given this ever-inflating market, we are having a great challenge of offering housing options for purchase to the market that we have served over the past three decades. One major way we can provide a more affordable home is to increase the supply. On a project-level this means increasing the supply or density. In the ability to offer more units on the same size of

property we can decrease our land cost basis and finally deliver a home within reach of many families. Sometimes this is accomplished with townhomes or condominiums, forgoing a yard or garage in order to deliver homes at a certain price point. While there are some buyers looking for that product, we acknowledge that a majority of our homebuyers are looking for a single-family home with a private yard and a two-car garage. By decreasing the setbacks, making the front and rear yards smaller and more manageable, there can be significant efficiency improvements.

We are proposing a housing product that is a proven model of increasing density but preserving the attributes of a single-family home that homeowners desire. These single family detached homes are on individual lots each with two-car garages and private fenced outdoor yards. The homes garages front on private streets with each street servicing four homes each. The width of these private streets is 25' and the lengths are all less than 150' in length, within Kuna Fire Department standards.

This particular housing product is highly desirable because of the lower-maintenance yard maintenance, private driveway access, and an affordable price. In decreasing the front setback by 10 feet, the rear setback by five feet, street side yard setback by five feet and lowering the minimum lot size and coverage allowances, we can achieve up to 8 units per acre where we previously have seen densities half that amount. These decreased setbacks allow this greater density while preserving the positive aspects of single family lots.

Example of lot layout of the Cottage concept with on-site parking spaces:




An example of the Cottage product in North Salt Lake City, UT:



**PUD Development Standard Variation:**

With the PUD application, the code allows for variations from the underlining zoning categories through a "request for code change". We are requesting the following code changes for the R-8 zone allowing for our "single family cottage" home designs:

| | Minimum lot size | Minimum rear setback | Minimum front setback | Street side yard setback | Maximum lot coverage |
|---|---|---|---|---|---|
| R-8 zone | 3,200 | 15' | 20' | 20' | 40% |
| Proposed R-8 code for PUD | 2,900 | 10' | 10' | 15' | 50% |

Per the existing Kuna City Code, the calculation for allowable density in residential zoning districts is calculated as "net" density instead of the typical "gross" density. This wording in the code as "net" density was made in error and is going to be corrected in upcoming zoning code changes. For this application, we are requesting that the density be calculated on a "gross" standard allowing the number of residential lots per the area in each zoning category.

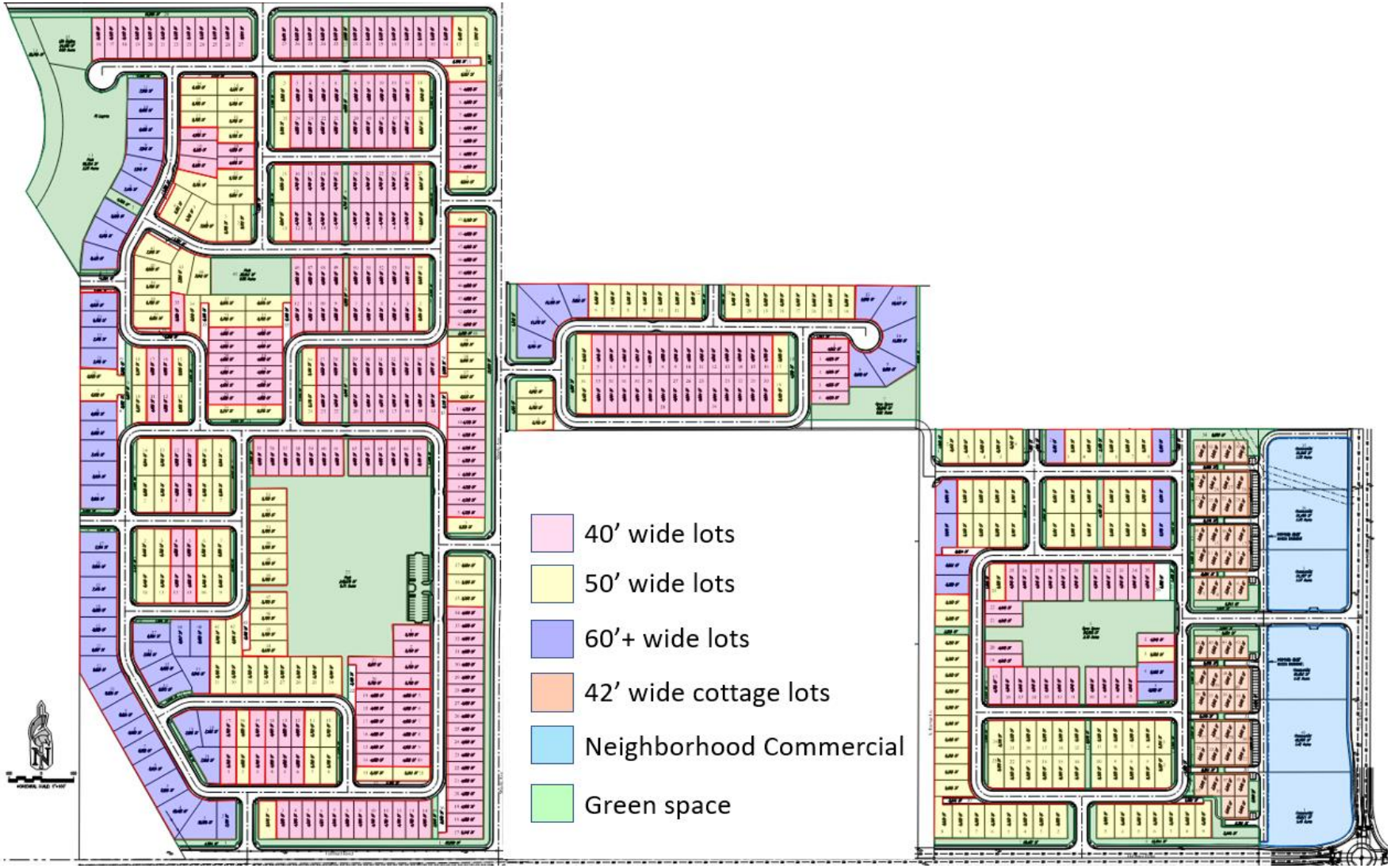
We are also requesting approval of an additional 15% of density per section 5-7-13 of the code that states for PUDs, increased density may be permitted. This application is a prime example of a master planned community with a variety of land uses, spread out greenspaces, pedestrian consideration in community design and a variety of housing types. This variance in the development standards would allow R-6 zone to increase to 6.9 net density, R-8 zone to 9.2 net density. Overall, in the residential portion of the project, the net density is 5.76 units per acre and the gross density is 4.47 units per acre.

| | Permitted Net Density | Requested Net Density (+15%) |
|---|---|---|
| R-6 zone | 6 units/ac | 6.9 units/ac |
| R-8 zone | 8 units/ac | 9.2 units/ac |

**Preliminary Plat:**

The Preliminary Plat of Sabino's Rocky Ridge is comprised of three zoning designations (R-6, R-8 and C-1) to create a true master planned community with a variety of housing types and lot sizes to appeal to a multitude of buyers at various life stages. The preliminary plat also capitalizes on the commercial viability of Ten Mile Road, by offering 9 acres of C-1 "neighborhood commercial" property.

The map on the following page shows the lot sizes on the plan.


40’ wide lots
50’ wide lots
60’+ wide lots
42’ wide cottage lots
Neighborhood Commercial
Green space

The overall lot count in the project is detailed in the table below:

| | Total Lots |
|---|---|
| **40' wide lots** | 276 |
| **50' wide lots** | 215 |
| **60' - 65' wide lots** | 55 |
| **75' wide and larger lots** | 8 |
| **Cottage lots 42'** | 50 |
| **Landscaped buffer lots** | 65 |
| **Park or open space** | 5 |
| **Canal** | 1 |
| **Pathway lots** | 18 |
| **Driveway/Parking lots** | 24 |
| **Lift Station** | 1 |
| **Commercial Lots** | 6 |

**Residential Lots:**
The preliminary plat is comprised of four general categories of residential product to appeal to a variety of homebuyers based on their needs. All of our buyers can choose to finish the exteriors with three unique architectural themes: Craftsman, Traditional and Country as well as 16 unique professionally curated color palates.

We start with have our base 40’ wide lots which feature eight house plans ranging from 1070 to 1880 square feet and all feature a standard two car garage, private backyard, landscaping and full fencing. The plans are split evenly single and two story. There are 256 - 40’ wide lots shown on the preliminary plat.






Our next set of plans are our 40’ wide plans that fit on 50’ wide lots. We offer 13 total plans in this category with sizes ranging between 1220 and 3259 square feet. Six plans are single story and 7 plans are two story. We offer bonus room options, third car and RV bays where the lot width is suitable. There are 237 – 50’ wide lots shown on the preliminary plat.






Our largest plans are the 50’ wide plans that fit on 60’ or wider lots. These 8 plans range between 2010 and 3293 square feet and feature increase ceiling heights and enlarged rooms. There are 5 single story and 3 two story plans in this product set. When the lot width is available, a third car garage or RV bay may be added as an option. There are 54 – 65’ or wider lots shown on the preliminary plat.






Lastly, we are featuring a new product type we are calling The Cottages. As previously mentioned, these single family lots feature detached homes with decreased front and rear yards for a lower maintenance lifestyle. These homes all have two car garages that front onto a private driveway with four homes per private driveway. There are over-flow parking lots for guests given no parking is allowed on the private driveway. There are 50 cottage lots shown on the preliminary plat.

The product is similar to what is proposed on the 40' lots. However, the house plans on the street corners are unique to this product line as they have a front-load garage but the front door entry is on the public street side. This style of home makes for an architecturally pleasing design that give the appearance of a rather large estate home at the corners of the private driveways. Below is a rendering of this product.



The Cottages each have a 2-car garage and include off-street parking as well. For the 50 proposed units, there are 65 dedicated off-street spaces. There are an additional space for 30+ street parking opportunities along the public street.

**Neighborhood Commercial:**
Along the eastern border of the property, we are designating 7.84 acres as C-1 zone, neighborhood commercial. In talking with City staff about the project, they were interested in seeing a neighborhood commercial usage along Ten Mile Rd. The intended user of this property would be restaurant, retail, medical office, professional office, lifestyle center (gym) or an educational center (daycare). Given the high growth in the area, there is a need for commercial uses to help serve the local community. Studies confirm that in offering services close to residential communities can help decrease traffic congestion and support both economic and environmental principles of smart growth.

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We are also proposing three access points to W. Hubbard Road. One local road connection at the mid-point of the residential portion of the eastern 40 acres. We are showing an ACHD

designated collector road access point along the eastern boundary of the west 81 acres. From this collector, there are three entry points into the project, two along the west side and one into the Welsh property. Lastly, we are showing another local street access point to W. Hubbard Rd near the far southwestern corner of the property. Throughout the property we are ensuring there is access to both Hubbard and Ten Mile as requested by Kuna Fire Department and ACHD.

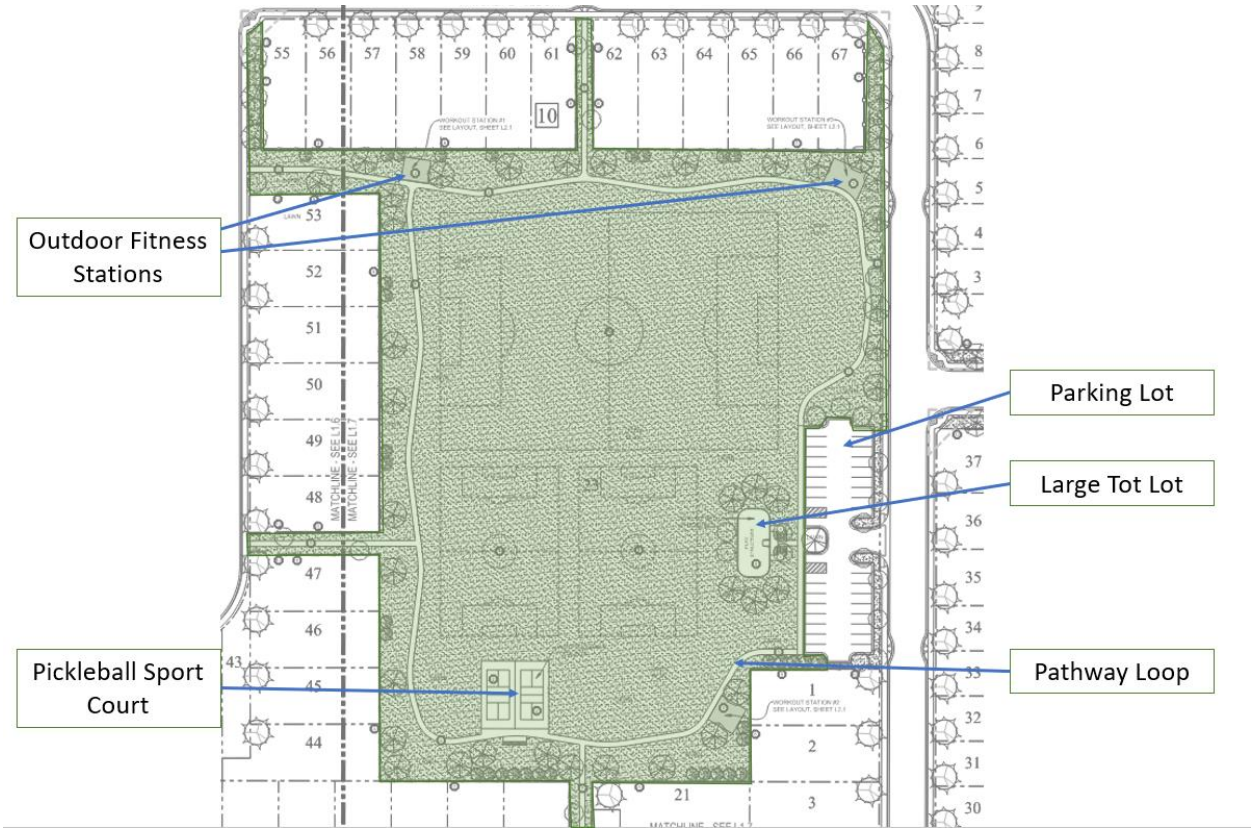
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The example below shows how pedestrian pathways can bisect large blocks to connect to a central community park.



**Landscaping, Open Space and Amenities:**
In designing the project, we wanted to be sure that all areas of the community would have convenient access to a neighborhood park. We have 4 community parks spread out evenly around the project. The parks have a number of community amenities including tot lots, outdoor fitness stations and pickleball/sport courts. We are also including a dog park located in the NW corner of the property. These parks along with all of the common areas of the community will be owned and maintained by the Sabino's Rocky Ridge Homeowner's Association.

We have learned over the past three decades that the most used amenities are the pathways networks within a community. We have prioritized this pedestrian pathway with a number of pathways to break up blocks and allow for mid-block access. We've learned that families desire to walk to a neighborhood park to recreate, have a picnic, and enjoy outdoor space outside their own yards. This is reasoning why we are offering four community parks evenly spaced throughout the project.

In total, the project will have 14.3 acres of open space. This totals 10.6% of the overall project, exceeding the requirement of a PUD application. Below is a snapshot of the largest neighborhood park and the amenity locations within the green space.




Examples of proposed amenities, tot lot, pickleball courts, dog park and outdoor fitness equipment (note: we intend to provide 4-5 pieces of equipment in each station):



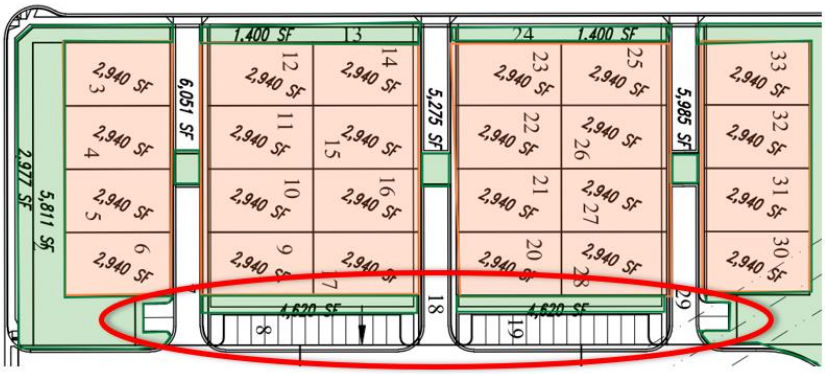





Pathway loop



**Parking Accommodations:**
During our pre-application meeting with City of Kuna departments, there was a request from police and fire departments to plan for overflow parking in and around the cottage housing parts of the project. Given the nature of these lots, there are two parking spaces within each garage, but there is no parking allowed on the private driveways as it would impede emergency access. To accommodate guest parking, we located parking lots and side parking spaces within the commonly owned property. The total count if these dedicated on-site spaces is 65, or 1.5 space per unit. ACHD requires that all "off-street" parking be place on separate lots as opposed to perpendicular or angled parking directly adjacent to public ROW. Our plan accommodated this requirement, and an example is shown below with on-site parking circled.




**Fire and Emergency Services:**
We met with Kuna Fire and Kuna Police and discussed emergency access to the community. Both departments confirmed that there was suitable capacity, and the response times were within their limits. We met with Kuna Fire before our pre-application meeting with the City to discuss the cottage housing concept. During the meeting, their priority was to ensure that the private drives were at least 25' wide and less than 150' in length. We have achieved this in our design.




Kuna Police also brought up the desire to have overflow parking to alleviate any access hinderances as well as potentially fire-striping one side of the street adjacent to the cottage homesites. We've added 65 on-site parking stalls to serve the cottage lots.

**Conclusion:**
The Sabino's Rocky Ridge master-planned PUD community is an exciting community with a variety of land uses, amenities and home sites for existing and future Kuna residents. Our goal is to build a community that allows for a variety of housing options based on the homeowner's place in life. Whether the buyer is looking for their first home, a move-up home for a growing family, a three or four-car with RV garage for a growing number of "toys" or a low-maintenance cottage home with minimal yard but all the privacy and security of a single-family home, we home they can find all those options at Sabino's Rocky Ridge.

As the Treasure Valley evolves and changes, our goal is to maintain the positive attributes that have attracted families to the region for decades. We want to build community, support access to services and work and give folks the opportunity to be part of a close-knit community like Kuna. We know through offering a diverse selection of high-quality homes to a variety of people at different stages in their life, we can foster a real sense of community. Supported by well utilized parks, pathway networks and amenities, Sabino's Rocky Ridge will be a premier development for the future of Kuna.

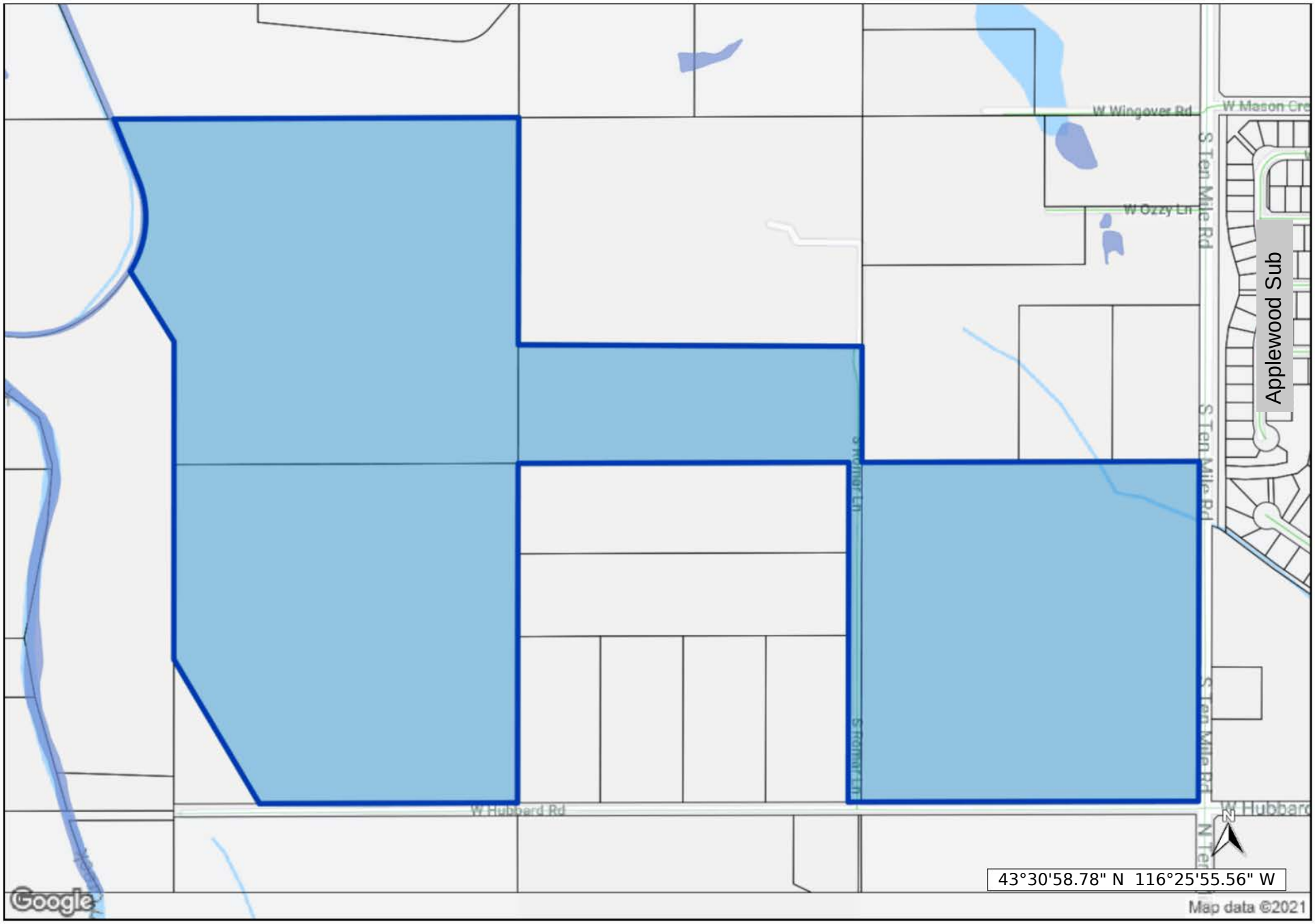
Patrick Connor
(208) 695-2001
pconnor@hubblehomes.com
701 S. Allen St #104, Meridian, ID 83642

Sincerely,



Patrick Connor
Director of Planning and Design

# Sabino's Rocky RIdge Vicinity Map




Mar 31, 2021 - landproDATA.com
Scale: 1 inch approx 500 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208·343·3381 Facsimile 208·342·5792

# Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northeast corner of the southwest quarter of said Section 10, which is the **Point of Beginning;**

Thence S00°06'34"W, 2,655.17 feet along the easterly boundary of the southwest quarter of said Section 10 to the southeast corner of the southwest quarter of said Section 10 and to the centerline of West Hubbard Road;

Thence S89°51'00"W, 993.50 feet along the southerly boundary of the southwest quarter of said Section 10 and along the centerline of West Hubbard Road to the southwest corner of the southeast quarter of the southwest quarter of said Section 10;

Thence N29°37'53"W, 666.27 feet to the westerly boundary of the southeast quarter of the southwest quarter of said Section 10

Thence N00°03'28"E, 747.00 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10 to the northwest corner of the southeast quarter of the southwest quarter of said Section 10;

Thence continuing N00°03'28"E, 474.01 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10;

Thence N31°56'32"W, 317.75 feet;

Thence 366.91 feet along a non-tangent curve deflecting to the left having a radius of 387.79 feet, a central angle of 54°12'39", a long chord bearing of N04°51'29"E, and a long chord distance of 353.38 feet;

Thence N22°14'51"W, 248.98 feet to the northerly boundary of the southwest quarter of said Section 10;

Thence N89°48'02"E, 233.30 feet along the northerly boundary of the southwest quarter of said Section 10 to the northwest corner of the northeast quarter of the southwest quarter of said Section 10;

Thence N89°48"02"E, 1,325.91 feet along the northerly boundary of the southwest quarter of said Section 10 to the northeast corner of the southwest quarter of said Section 10 to the **Point of Beginning**.

**EXCEPTING THE FOLLOWING PARCEL OF LAND:**

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the southwest quarter of said Section 10; thence S00°06'34"W, 1,081.46 feet along the easterly boundary of the southwest quarter of said Section 10; thence N89°53'26"W, 202.00 feet to the **Point of Beginning:**

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Thence S00°06'34"W, 248.44 feet along a line 202.00 feet westerly of and parallel with the easterly boundary of the southwest quarter of said Section 10;

Thence N89°56'32"W, 594.69 feet;

Thence N00°03'28"E, 279.32 feet;

Thence 49.71 feet along a non-tangent curve deflecting to the right having a radius of 500.00 feet a central angle of 05°41'49", a long chord bearing of S84°06'12"E, and a long chord distance of 49.69 feet;

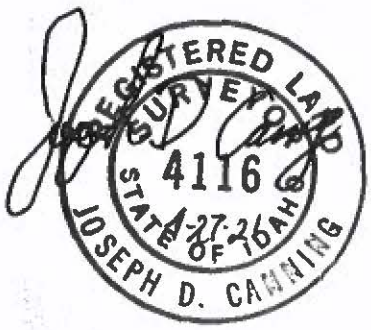
Thence S81°15'18"E, 130.94 feet;

Thence 75.36 feet along a tangent curve deflecting to the left having a radius of 500.00 feet, a central angle of 08°38'08", a long chord bearing of S85°34'22"E, and a long chord distance of 75.29 feet;

Thence S89°53"26"E, 340.97 feet to the **Point of Beginning**.

Comprising 77.56 acres more or less

This description was prepared from information shown on record of survey Number 3410, records, Ada County, Idaho. A land survey has not been performed.



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Consulting Engineers & Surveyors
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# Re-Zone Description to R-8 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of the southwest quarter of said Section 10; thence S00°06'34"W, 1,081.46 feet along the easterly boundary of the southwest quarter of said Section 10; thence N89°53'26"W, 202.00 feet to the **Point of Beginning;**

Thence S00°06'34"W, 248.44 feet along a line 202.00 feet westerly of and parallel with the easterly boundary of the southwest quarter of said Section 10;

Thence N89°56'32"W, 594.69 feet;

Thence N00°03'28"E, 279.32 feet;

Thence 49.71 feet along a non-tangent curve deflecting to the right having a radius of 500.00 feet a central angle of 05°41'49", a long chord bearing of S84°06'12"E, and a long chord distance of 49.69 feet;

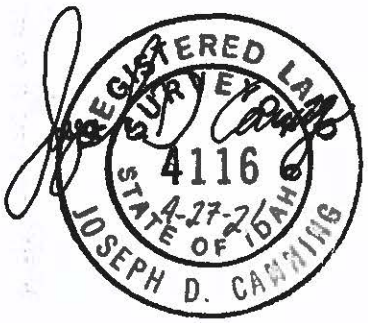
Thence S81°15'18"E, 130.94 feet;

Thence 75.36 feet along a tangent curve deflecting to the left having a radius of 500.00 feet, a central angle of 08°38'08", a long chord bearing of S85°34'22"E, and a long chord distance of 75.29 feet;

Thence S89°53"26"E, 340.97 feet to the **Point of Beginning**.

Comprising 3.48 acres more or less

This description was prepared from information shown on record of survey Number 3410, records, Ada County, Idaho. A land survey has not been performed.



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Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
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# Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the west half of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the southeast corner of the southwest quarter of the southeast quarter of said Section 10 which is the centerline of West Hubbard Road and the **Point of Beginning**;

Thence S89°51'00"W, 50.00 feet along the southerly boundary of the southwest quarter of the southeast quarter said Section 10 and along the centerline of West Hubbard Road;

Thence N00°07'01"E, 1,328.17 feet along a line 50 feet westerly of and parallel with the easterly boundary of the southwest quarter of the southeast quarter of said Section 10;

Thence S89°49'27"W, 1,273.95 feet to the westerly boundary of the southeast quarter of said Section 10;

Thence N00°05'50"E, 454.73 feet along the westerly boundary of the southeast quarter of said Section 10;

Thence S89°45'51"E, 1,324.09 feet to the easterly boundary of the northeast quarter of the southeast quarter of said Section 10;

Thence S00°07"01"W, 1,773.41 feet along the easterly boundary of the southwest quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 15.20 acres more or less

This description was prepared from information shown on record of survey Number 4990, records, Ada County, Idaho. A land survey has not been performed.



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Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

# Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of the southeast quarter of the southeast quarter of said Section 10 which is the **Point of Beginning**;

Thence N89°49'27"E, 763.15 feet along the northerly boundary of the southeast quarter of said Section 10 and along the centerline of West Hubbard Road;

Thence S00°09'36"E, 1,086.63 feet;

Thence 36.49 feet along a tangent curve deflecting to the right having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of S20°44'42"W, and a long chord distance of 35.68 feet;

Thence S48°20'59"E, 25.00 feet;

Thence N89°50'24"E, 230.10 feet;

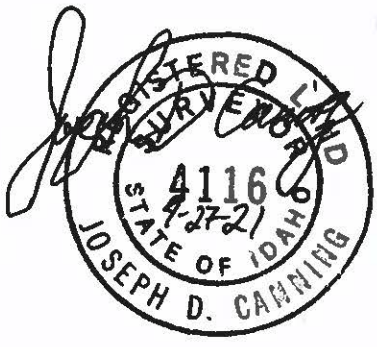
Thence S00°09'36"E, 191.93 feet to the southerly boundary of the southeasts quarter of said Section 10 and to the centerline of West Hubbard Road;

Thence S89°51'00"W, 1,005.57 feet along southerly boundary of the southeast quarter of said Section 10 and the centerline of West Hubbard Road to the southwest corner of the southeast quarter of the southeast quarter of said Section 10;

Thence N00°07"01"E, 1,328.19 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 24.41 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A land survey has not been performed.



B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

# Re-Zone Description to R-8 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of the southeast quarter of said Section 10; thence N89°49'27"E, 763.15 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**:

Thence continuing N89° 49'27"E, 236.00 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

Thence S00°09'36"E, 1,136.69 feet;

Thence S89°50'24"W, 230.10 feet;

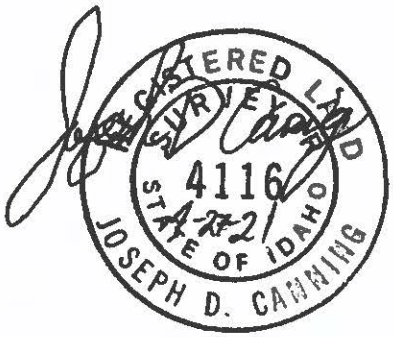
Thence N48°20'59"W, 25.00 feet;

Thence 36.49 feet along a tangent curve deflecting to the left having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of N20°44'42"E, and a long chord distance of 35.68 feet;

Thence N00°09"36"W, 1,086.63 feet to the **Point of Beginning**.

Comprising 6.16 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A land survey has not been performed.



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Consulting Engineers & Surveyors
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Phone. 208-343-3381 Facsimile 208-342-5792

# Re-Zone Description to C-1 for Sabino's Rocky Ridge Subdivision

April 27, 2021

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of said Section 10 which is the centerline of South Ten Mile Road which is the **Point of Beginning**;

Thence S00°08'12"W, 1,328.79 feet along the easterly boundary of the southeast quarter of the southeast quarter said Section 10 along the centerline of South Ten Mile Road, to the southeast corner of the southeast quarter of said Section 10 and to the centerline of West Hubbard Road;

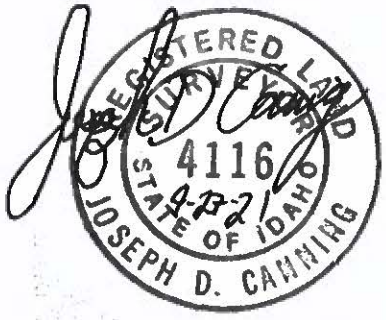
Thence S89°51'00"W, 317.92 feet along the southerly boundary of the southeast quarter of said Section 10 and along the centerline of West Hubbard Road;

Thence N00°09'36"W, 1,328.62 feet to the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

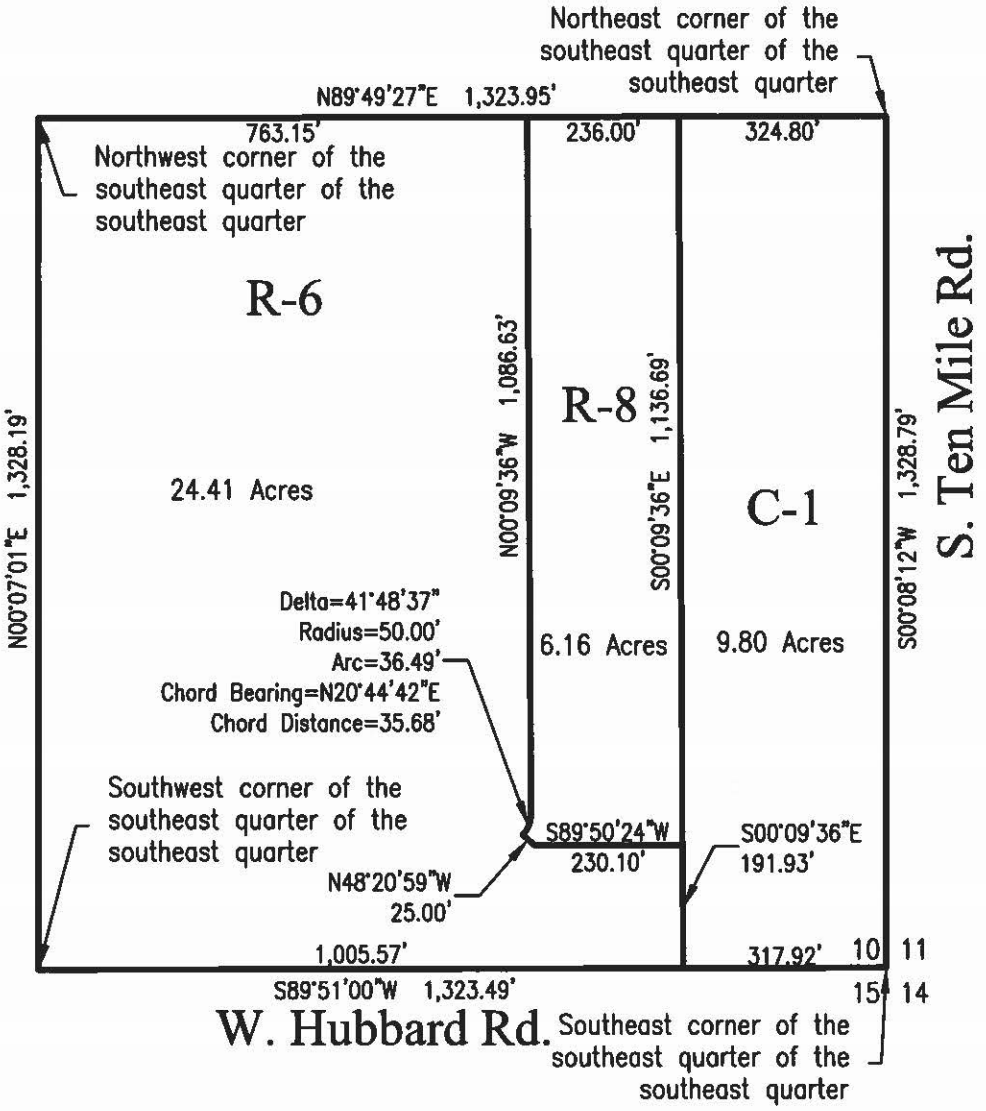
Thence N89°49"27"E, 324.80 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

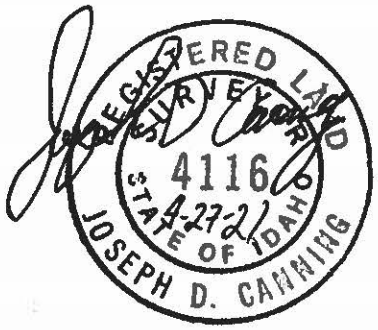
Comprising 9.80 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A land survey has not been performed.



# Sabino's Rocky Ridge Subdivision
## Re-Zone to R-6, R-8 & C-1 Boundary Sketch



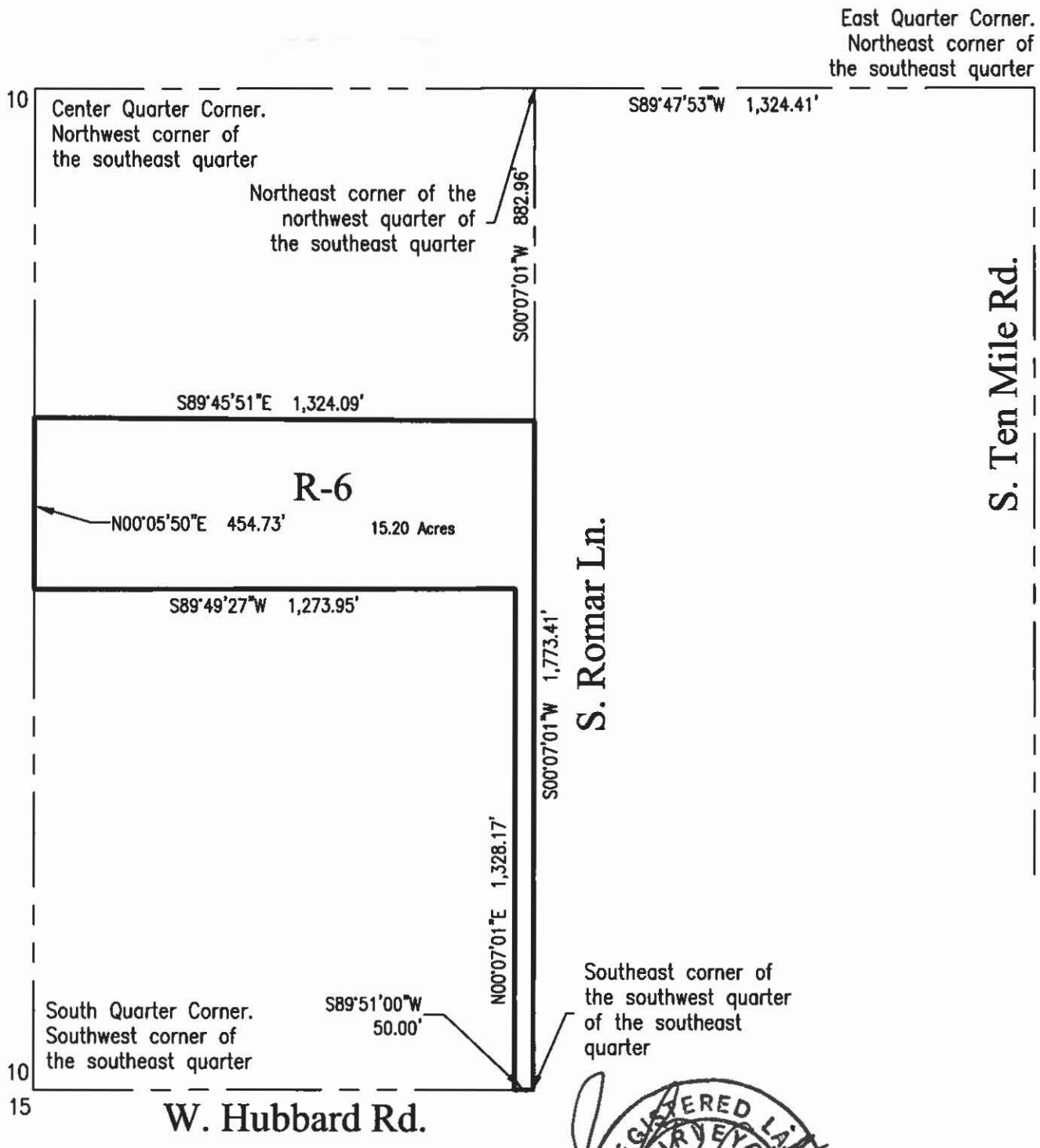




B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

REF: Record Of Survey No. 307

NORTH
SCALE: 1"=300'

# Sabino's Rocky Ridge Subdivision
## Re-Zone to R-6 Boundary Sketch



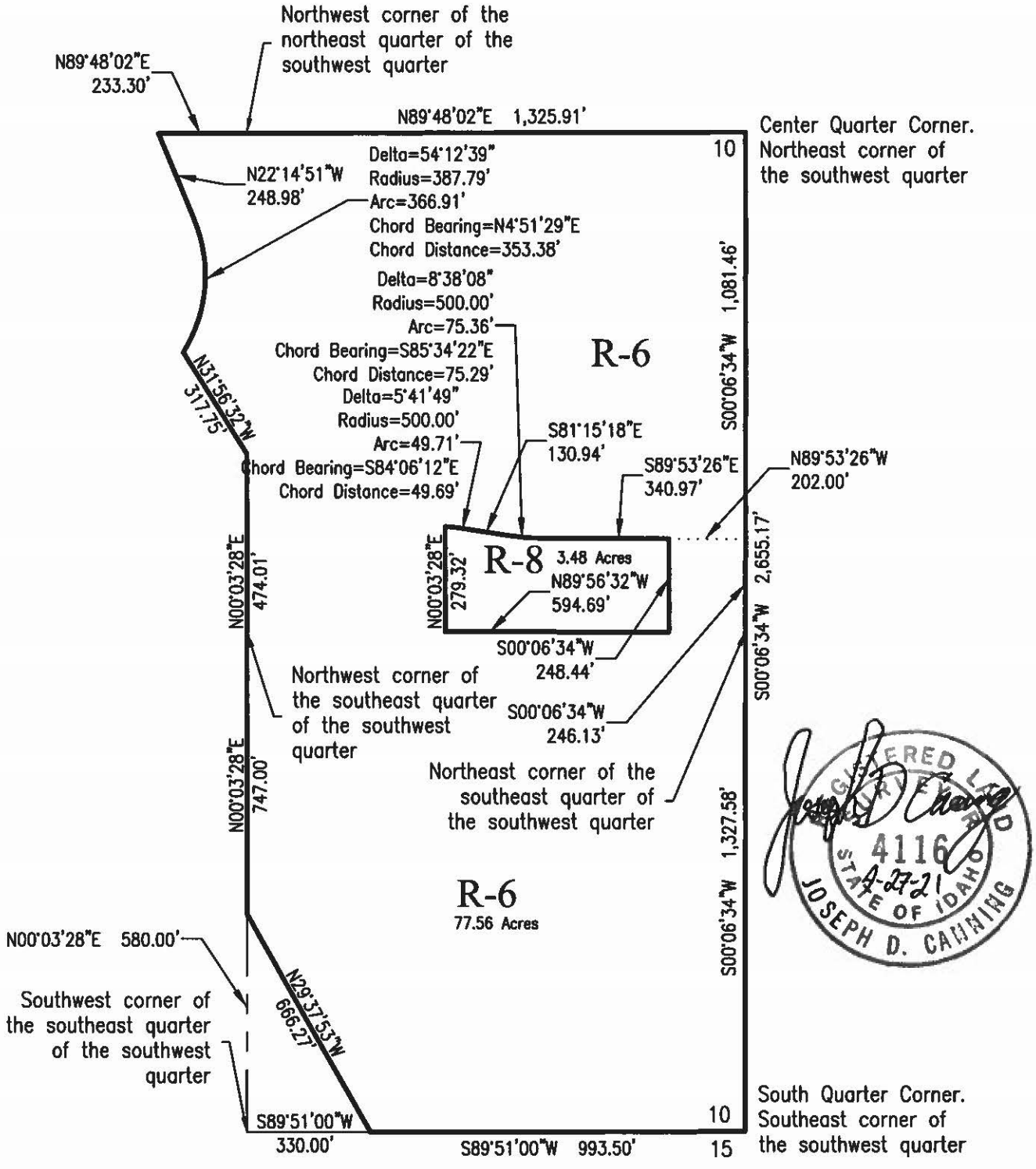

REGISTERED LAND SURVEYOR
4116
4-27-21
STATE OF IDAHO
JOSEPH D. CAMMING


B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381


REF: Record Of Survey No. 4990

NORTH
SCALE: 1"=400'

# Sabino's Rocky Ridge Subdivision
## Re-Zone to R-6 / R-8 Boundary Sketch







B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

REF: Record Of Survey No. 3410

NORTH
SCALE: 1"=400'

CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

# Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the center quarter corner of said Section 10, which is the **Point of Beginning;**

Thence S00°06'34"W, 2,655.17 feet along the easterly boundary of the southwest quarter of said Section 10 to the south quarter corner of said Section 10;

Thence S89°51'00"W, 993.50 feet along the southerly boundary of the southwest quarter of said Section 10;

Thence N29°37'53"W, 666.27 feet to the westerly boundary of the southeast quarter of the southwest quarter of said Section 10

Thence N00°03'28"E, 747.00 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10 to the northwest corner of the southeast quarter of the southwest quarter of said Section 10;

Thence continuing N00°03'28"E, 474.01 feet along the westerly boundary of the southeast quarter of the southwest quarter of said Section 10;

Thence N31°56'32"W, 317.75 feet;

Thence 366.91 feet along a non-tangent curve deflecting to the left having a radius of 387.79 feet, a central angle of 54°12'39", a long chord bearing of N04°51'29"E, and a long chord distance of 353.38 feet;

Thence N22°14'51"W, 248.98 feet to the northerly boundary of the southwest quarter of said Section 10;

Thence N89°48'02"E, 233.30 feet along the northerly boundary of the southwest quarter of said Section 10 to the northwest corner of the northeast quarter of the southwest quarter of said Section 10;

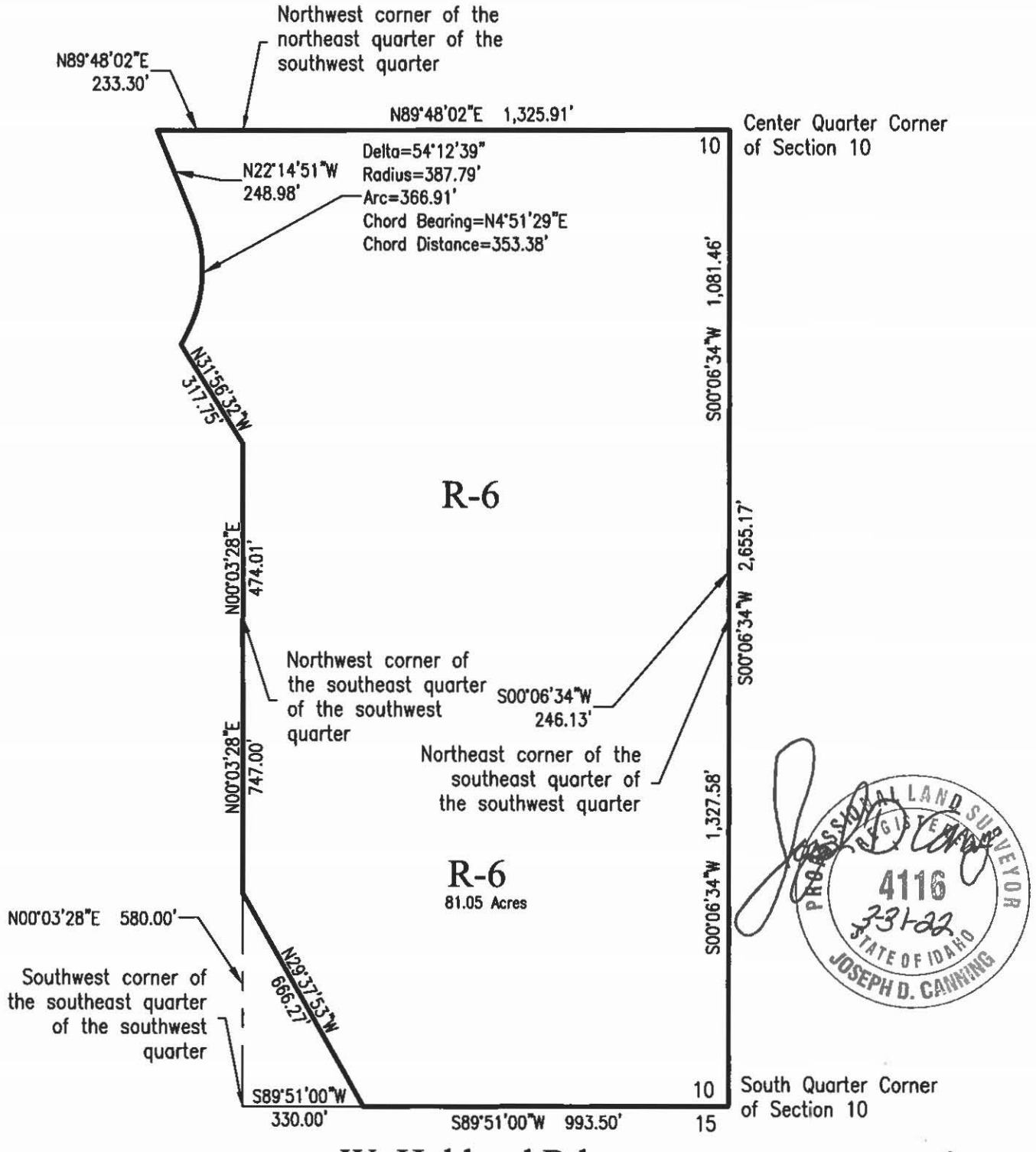
Thence continuing N89°48"02"E, 1,325.91 feet along the northerly boundary of the southwest quarter of said Section 10 to the **Point of Beginning**.

Comprising 81.05 acres more or less

This description was prepared from information shown on record of survey Number 3410, records, Ada County, Idaho. A new land survey has not been performed.



# Sabino's Rocky Ridge Subdivision
## Re-Zone to R-6 Boundary Sketch




PROFESSIONAL LAND SURVEYOR
4116
7-31-22
STATE OF IDAHO
JOSEPH D. CANNING

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

REF: Record Of Survey No. 3410

NORTH
SCALE: 1"=400'

CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

# Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the west half of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the southeast corner of the southwest quarter of the southeast quarter of said Section 10 which is the centerline of West Hubbard Road and the **Point of Beginning**:

Thence S89°51'00"W, 50.00 feet along the southerly boundary of the southwest quarter of the southeast quarter said Section 10;

Thence N00°07'01"E, 1,328.17 feet along a line 50 feet westerly of and parallel with the easterly boundary of the southwest quarter of the southeast quarter of said Section 10;

Thence S89°49'27"W, 1,273.95 feet to the westerly boundary of the southeast quarter of said Section 10;

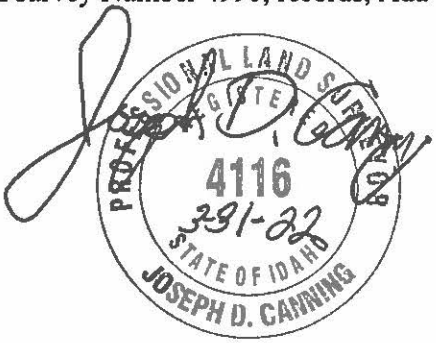
Thence N00°05'50"E, 454.73 feet along the westerly boundary of the southeast quarter of said Section 10;

Thence S89°45'51"E, 1,324.09 feet to the easterly boundary of the northeast quarter of the southeast quarter of said Section 10;

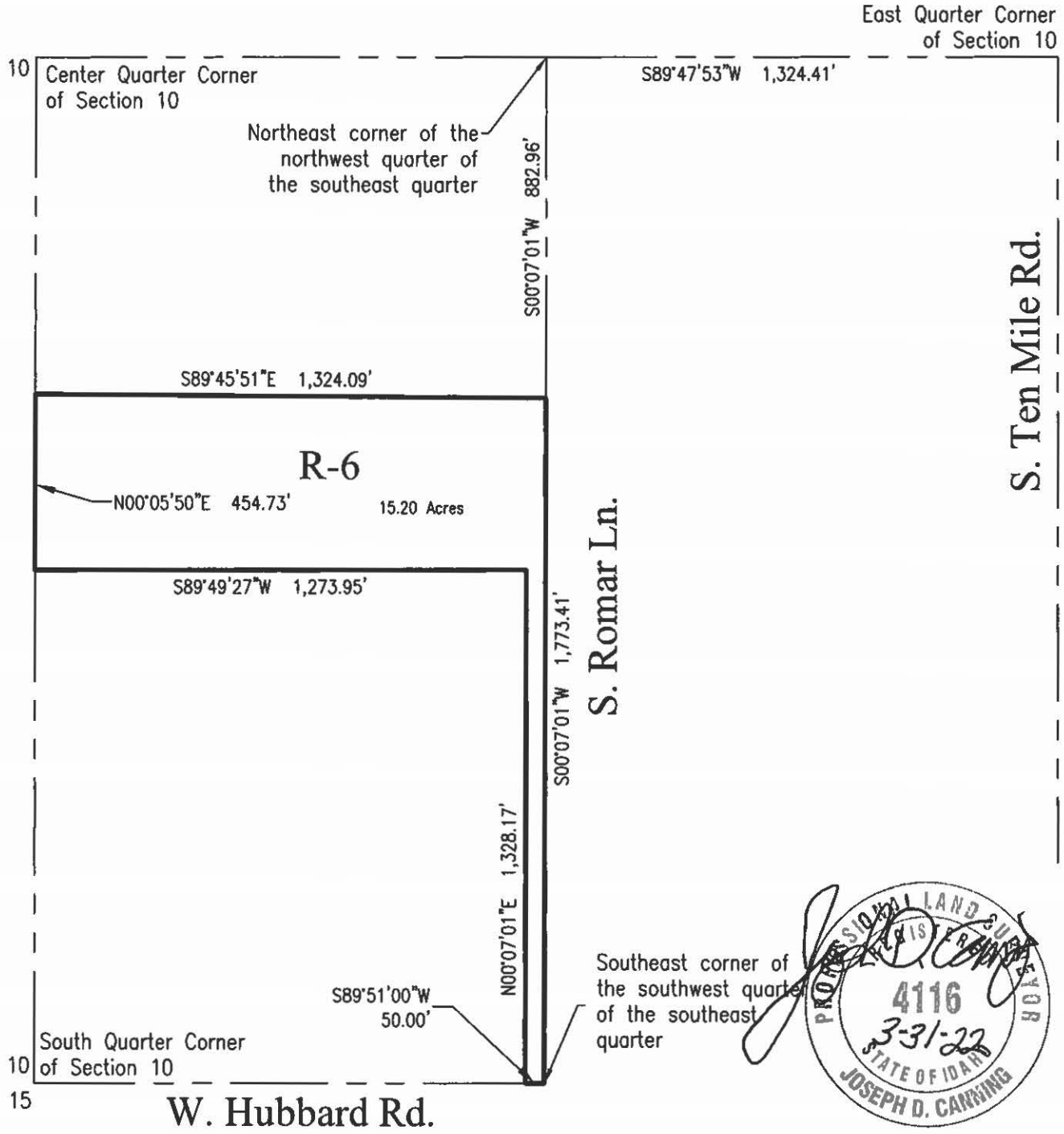
Thence S00°07"01"W, 1,773.41 feet along the easterly boundary of the southwest quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 15.20 acres more or less

This description was prepared from information shown on record of survey Number 4990, records, Ada County, Idaho. A new land survey has not been performed.



# Sabino's Rocky Ridge Subdivision
## Re-Zone to R-6 Boundary Sketch




PROFESSIONAL LAND SURVEYOR
4116
3-31-22
STATE OF IDAHO
JOSEPH D. CAMMING


B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381


REF: Record Of Survey No. 4990

NORTH
SCALE: 1"=400'

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Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

# Re-Zone Description to R-6 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northwest corner of the southeast quarter of the southeast quarter of said Section 10 which is the **Point of Beginning**:

Thence N89°49'27"E, 763.38 feet along the northerly boundary of the southeast quarter of said Section;

Thence S00°09'00"E, 1,086.53 feet;

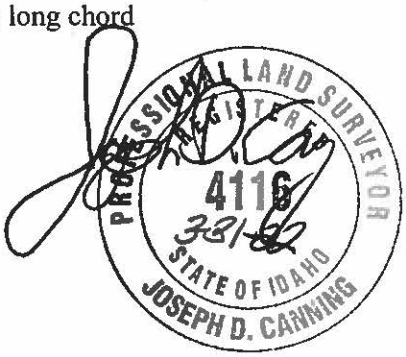
Thence 36.49 feet along a tangent curve deflecting to the right having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of S20°45'19"W, and a long chord distance of 35.68 feet;

Thence S48°20'23"E, 25.00 feet;

Thence N89°51'00"E, 113.10 feet;

Thence S00°09'00"E, 95.00 feet;

Thence N89°51'00"E, 117.00 feet;




Thence S00°09'00"E, 96.99 feet to the southerly boundary of the southeast quarter of said Section 10;

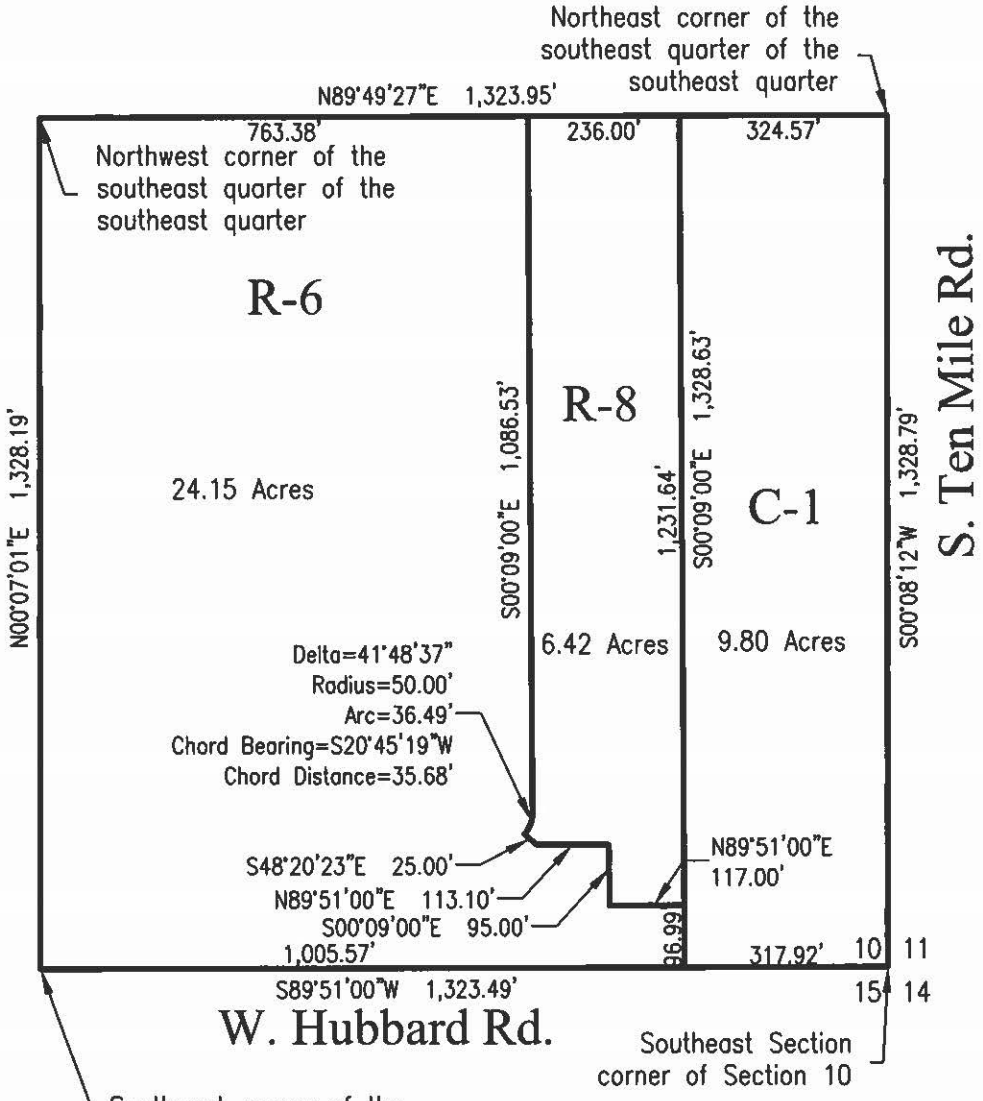
Thence S89°51'00"W, 1,005.57 feet along southerly boundary of the southeast quarter of said Section 10 to the southwest corner of the southeast quarter of the southeast quarter of said Section 10;

Thence N00°07"01"E, 1,328.19 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 24.15 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A new land survey has not been performed.

# Sabino's Rocky Ridge Subdivision
## Re-Zone to R-6, R-8 & C-1 Boundary Sketch




PROFESSIONAL LAND SURVEYOR
4116
3-31-22
STATE OF IDAHO
JOSEPH D. CANNING


B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381


REF: Record Of Survey No. 307

NORTH
SCALE: 1"=300'

CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

# Re-Zone Description to R-8 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of the southeast quarter of said Section 10; thence N89°49'27"E, 763.38 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**:

Thence continuing N89° 49'27"E, 236.00 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

Thence S00°09'00"E, 1,231.64 feet;

Thence S89°51'00"W, 117.00 feet;

Thence N00°09'00"W, 95.00 feet;

Thence S89°51'00"W, 113.10 feet;

Thence N48°20'23"W, 25.00 feet;

Thence 36.49 feet along a tangent curve deflecting to the left having a radius of 50.00 feet, a central angle of 41°48'37", a long chord bearing of N20°45'19"E, and a long chord distance of 35.68 feet;

Thence N00°09"00"W, 1,086.53 feet to the **Point of Beginning**.

Comprising 6.42 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A new land survey has not been performed.



CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave Ste 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

# Re-Zone Description to C-1 for Sabino's Rocky Ridge Subdivision

March 31, 2022

A portion of the of the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the southeast quarter of said Section 10 which is the centerline of South Ten Mile Road which is the **Point of Beginning**:

Thence S00°08'12"W, 1,328.79 feet along the easterly boundary of the southeast quarter of the southeast quarter said Section 10, to the southeast quarter corner of said Section 10;

Thence S89°51'00"W, 317.92 feet along the southerly boundary of the southeast quarter of said Section 10;

Thence N00°09'00"W, 1,328.63 feet to the northerly boundary of the southeast quarter of the southeast quarter of said Section 10;

Thence N89°49'27"E, 324.57 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the **Point of Beginning**.

Comprising 9.80 acres more or less

This description was prepared from information shown on record of survey Number 307, records, Ada County, Idaho. A new land survey has not been performed.



ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=3 NIKOLA OLSON
MORRIS BOWER & HAWS

**2018-102761**
**10/29/2018 09:20 AM**
AMOUNT:$15.00

00558696201801027610030034

*RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:*

Tom C. Morris
MORRIS BOWER & HAWS PLLC
12550 W. Explorer Dr., Ste. 100
Boise, Idaho 83713

(Space Above For Recorder's Use)

## QUITCLAIM DEED

For value received, JVDV, LLC, an Idaho ~~limited liability company~~ ("Grantor") does hereby convey, release and forever quitclaim unto Aloha Holdings, LLC, an Idaho limited liability company, whose address is 872 W. Bogus View ~~Drive, Eagle,~~ Idaho 83616 ("Grantee"), all of Grantor's undivided one-half (1/2) interest, as tenant in common, in the following described real property situated in Ada County, State of Idaho:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25th day of October, 2018.

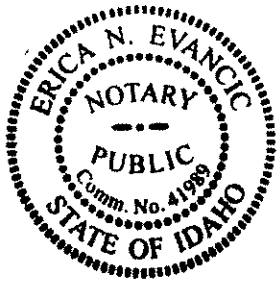
JVDV, LLC

By: _____
Joseph M. Verska, Manager

STATE OF IDAHO )
) ss.
County of Ada )

On this 25th day of October, 2018, before me, the undersigned, a notary public in and for said state, personally appeared Joseph M. Verska, known or identified to me to be one of the members of the limited liability company that executed the within instrument or one of the persons who executed the within instrument on behalf of said limited liability company and acknowledged to me such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Erica Evancic
NOTARY PUBLIC FOR IDAHO
My Commission Expires: 04/19/2022

# EXHIBIT A
## Description of the Property (Hubbard)

**Parcel I**
**The Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 10;**
**Thence South 853 feet;**
**Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Syphon under the Ridenbaugh High-Line Canal;**
**Thence continuing North 32° West 25 feet more or less to the center line of said Canal;**
**Thence Northerly along said center line 609 feet more of less to its intersection with the North line of said Northwest quarter of the Southwest quarter of said Section 10;**
**Thence East along said line 233 feet to the PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.**
**Together with the following Easement:**

**A parcel of land being a portion of the Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:**
**Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence**
**South 89°51'00" West coincident with the South line of said Southeast quarter of the Southwest quarter of Section 10, a distance of 631.75 feet to the POINT OF BEGINNING; thence continuing South 89°51'00" West coincident with the South line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence North 00°00'00" East, 1,327.27 feet to the North line of said Southeast quarter of the Southwest quarter of Section 10; thence**
**North 89°49'31" East coincident with the North line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence**
**South 00°00'00" West, 1327.30 feet to the POINT OF BEGINNING.**
**Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.**

**Parcel II**
**The Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.**
**EXCEPT: That certain parcel described as follows, to-wit:**
**Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast quarter of the Southwest quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;**
**Thence Westerly along the South boundary of said Southeast quarter Southwest quarter a distance of 330 feet to the**
**Southwest corner of said Southeast quarter Southwest quarter;**
**Thence Northerly 580 feet along the West boundary of said Southeast quarter Southwest quarter, to a point;**
**Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.**

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 DAN RYALLS
STEWART TAYLOR

2017-124193
12/29/2017 11:01 AM
AMOUNT:$15.00

00448148201701241930040040

*RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:*

Tom C. Morris
Stewart Taylor & Morris PLLC
12550 W. Explorer Dr., Ste. 100
Boise, Idaho 83713

(Space Above For Recorder's Use)

## QUITCLAIM DEED

For value received, SJJV, LLC, an Idaho limited liability company ("Grantor") does hereby release and forever quitclaim unto **JVDV, LLC**, an Idaho limited liability company, whose address is 872 W. Bogus View Dr., Eagle, ID 83616, and **Jorgenson Holdings, LLC**, an Idaho limited liability company, whose address is 2000 N. 20th Street, Boise, ID 83702 (collectively, "Grantees"), to have and to hold as tenants in common, each as to an undivided one-half (1/2) interest, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Ada County, State of Idaho:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21 day of December, 2017.

SJJV, LLC

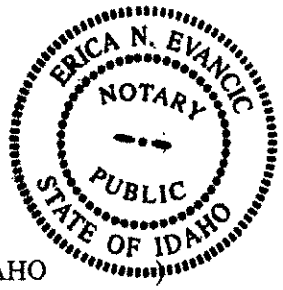
By _____
Joseph M. Verska, Member

By _____
Samuel S. Jorgenson, Member

STATE OF IDAHO )
) ss.
County of Ada )

On this 22nd day of December, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Joseph M. Verska, known or identified to me to be one of the members of the limited liability company that executed the within instrument or one of the persons who executed the within instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

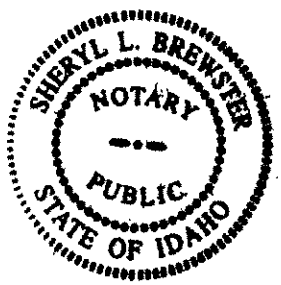



Erica Evancic
NOTARY PUBLIC
My Commission Expires: 4-19-2022

STATE OF IDAHO )
) ss.
County of Ada )

On this 20 day of December, 2017, before me, the undersigned, a notary public in and for said state, personally appeared Samuel S. Jorgenson, known or identified to me to be one of the members of the limited liability company that executed the within instrument or one of the persons who executed the within instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




NOTARY PUBLIC
My Commission Expires: 3-25-2020

Exhibit A

**THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.**

**LESS AND EXCEPTING:**

**ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE BOISE MERIDIAN IN ADA COUNTY, IDAHO, WHICH LIES NORTH OF INTERSTATE 80N (ALSO KNOWN AS I-84), SOUTH OF BRANDT ACCESS AND WEST OF TEN MILE.**

**ALSO LESS AND EXCEPTING:**

**A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15, WHICH IS THE INITIAL POINT OF THIS DESCRIPTION; THENCE SOUTH 00°44'16" WEST A DISTANCE OF 278.00 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 15; THENCE NORTH 89°00'42" WEST A DISTANCE OF 800.00 FEET; THENCE NORTH 00°44'16" EAST A DISTANCE OF 278.00 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°00'42" EAST A DISTANCE OF 800.00 FEET TO THE INITIAL POINT OF THIS DESCRIPTION.**

**ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO STATE OF IDAHO IN DEED RECORDED MAY 3, 1967, AS INSTRUMENT NO. 663257, RECORDS OF ADA COUNTY, IDAHO.**

**ALSO LESS AND EXCEPTING THAT PORTION CONVEYED TO ADA COUNTY HIGHWAY DISTRICT IN WARRANTY DEED RECORDED OCTOBER 11, 2012 AS INSTRUMENT NO. 112105485, RECORDS OF ADA COUNTY, IDAHO.**

**ALSO LESS AND EXCEPTING THAT PROPERTY CONVEYED TO THE STATE OF IDAHO IN THE AMENDED SECOND JUDGMENT AND DECREE OF CONDEMNATION RECORDED JUNE 18, 2013 AS INSTRUMENT NO. 113067603, RECORDS OF ADA COUNTY, IDAHO.**

Address disclosed by Ada County Assessor: 0000 S. Ten Mile Road, Meridian, ID 83642

APN: S1215417409 and S1215417255

Description of the Property (Hubbard)

**Parcel I**
**The Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land**
**Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 10;**
**Thence South 853 feet;**
**Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Syphon under the Ridenbaugh High-Line Canal;**
**Thence continuing North 32° West 25 feet more or less to the center line of said Canal;**
**Thence Northerly along said center line 609 feet more of less to its intersection with the North line of said Northwest quarter of the Southwest quarter of said Section 10;**
**Thence East along said line 233 feet to the PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.**
**Together with the following Easement:**

**A parcel of land being a portion of the Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:**
**Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence**
**South 89°51'00" West coincident with the South line of said Southeast quarter of the Southwest quarter of Section 10, a distance of 631.75 feet to the POINT OF BEGINNING; thence continuing South 89°51'00" West coincident with the South line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence North 00°00'00" East, 1,327.27 feet to the North line of said Southeast quarter of the Southwest quarter of Section 10; thence**
**North 89°49'31" East coincident with the North line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence**
**South 00°00'00" West, 1327.30 feet to the POINT OF BEGINNING.**
**Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.**

**Parcel II**
**The Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.**
**EXCEPT: That certain parcel described as follows, to-wit:**
**Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast quarter of the Southwest quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;**
**Thence Westerly along the South boundary of said Southeast quarter Southwest quarter a distance of 330 feet to the**
**Southwest corner of said Southeast quarter Southwest quarter;**
**Thence Northerly 580 feet along the West boundary of said Southeast quarter Southwest quarter, to a point;**
**Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.**

il FA 83024

9237659

FIRST AMERICAN TITLE CO.
ADA COUNTY, ID. FOR
J. DAVID NAVARRO
RECORDER BY Jackson

Welsh

303

**CORPORATE SPECIAL WARRANTY DEED** 1992 JUN 9 PM 4 32

1424 1126

FOR VALUE RECEIVED, EQUITY SERVICES, INC., a corporation organized and existing under the laws of the State of Idaho, with its principal office at 3996 Oak Park Place, Boise, County of Ada, State of Idaho, GRANTOR, hereby GRANTS, BARGAINS, SELLS and CONVEYS unto:
ROGER L. WELSH and MAUREEN M. WELSH, husband and wife, GRANTEE, whose address is: RT #, 3646 HUBBARD RD, KUNA, ID
the following described real property located in Ada County, Idaho, more particularly described as follows, to wit:

The Northwest quarter of the Southeast quarter, and the East 50 feet of the Southwest quarter of the Southeast quarter of Section 10, Township 2 North, Rage 1 West, Boise Meridian, Ada County, Idaho.

SUBJECT TO: Easements, restrictions and conditions of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. The Grantor warrants that it has not previously conveyed the estate granted hereon, or any right, title or interest therein to any person other than the Grantee and that the premises are, at the date of execution and delivery hereof, free from encumbrances made or suffered by the Grantor, or any person claiming through the Grantor. The conveyance is without other covenants, warranties or representations except as expressly stated herein.

The officer who signs this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be June hereunto affixed by its duly authorized officer, this 5th day of ~~May~~ 1992.

EQUITY SERVICES, INC.

By: Treva Hamilton
President

STATE OF IDAHO; COUNTY OF ADA

On this 5 day of June, in the year 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared Treva Hamilton, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed same.

Signature: Tina L Smith
Name: Tina L Smith
Residing at: Boise, ID
Commission expires: 7-25-99


02/28/2020 3:15 PM

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 LINDSAY WHEELER
PIONEER TITLE COMPANY OF ADA COUNTY

2021-099687
06/30/2021 01:23 PM
$15.00

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

File No. 713125 CB/MA

# WARRANTY DEED

For Value Received Aloha Holdings, LLC, an Idaho limited liability company

AND

Jorgenson Holdings, LLC, an Idaho limited liability company

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Lionwood Properties, LLC, An Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 1513 E. Rivers End Court Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: June 28, 2021

Aloha Holdings, LLC

By:_____
Joseph M. Verska, Manager

Jorgenson Holdings, ~~LLC~~

By:_____
Samuel Jorgenson, M.D., Member

By;_____
Cheri Jorgenson, Member

State of Idaho, County of Ada

This record was acknowledged before me on June 28th, 2021 by Joseph M. Verska, as Manager of Aloha Holdings, LLC .

Camille A. Baldwin

Signature of notary public
Commission Expires: 7.2.2021

CAMILLE A. BALDWIN
COMMISSION #6106
NOTARY PUBLIC
STATE OF IDAHO

State of Idaho, County of Ada

This record was acknowledged before me on June 28th, 2021 by Samuel Jorgenson, M.D. and Cheri Jorgenson , as Members of Jorgenson Holdings LLC .

Camille A. Baldwin

Signature of notary public
Commission Expires: 7.2.2021

CAMILLE A. BALDWIN
COMMISSION #6106
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

Parcel S1310314800:
The Northeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land
Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 10;
Thence South 853 feet;
Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Siphon under the Ridenbaugh High-Line Canal;
Thence continuing North 32° West 25 feet more or less to the center line of said Canal;
Thence Northerly along said center line 609 feet more of less to its intersection with the North line of said Northwest Quarter of the Southwest Quarter of said Section 10;
Thence East along said line 233 feet to the REAL PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.
TOGETHER with the following Easement:

A parcel of land being a portion of the Southeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:
Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence
South 89°51'00" West coincident with the South line of said Southeast Quarter of the Southwest Quarter of Section 10, a distance of 631.75 feet to the REAL POINT OF BEGINNING; thence continuing
South 89°51'00" West coincident with the South line of the said Southeast Quarter of the Southwest Quarter of Section 10, a distance of 60.00 feet; thence
North 00°00'00" East, 1,327.27 feet to the North line of said Southeast Quarter of the Southwest Quarter of Section 10; thence
North 89°49'31" East coincident with the North line of the said Southeast Quarter of the Southwest Quarter of Section 10, a distance of 60.00 feet; thence
South 00°00'00" West, 1327.30 feet to the REAL POINT OF BEGINNING.
Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South Quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.

Parcel S1310346805:
The Southeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.
EXCEPT: That certain parcel described as follows, to-wit:
Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast Quarter of the Southwest Quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;
Thence Westerly along the South boundary of said Southeast Quarter Southwest Quarter a distance of 330 feet to the Southwest corner of said Southeast Quarter Southwest Quarter;
Thence Northerly 580 feet along the West boundary of said Southeast Quarter Southwest Quarter, to a point;
Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.

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

# SPECIAL WARRANTY DEED

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**
Lionwood Properties, LLC
1513 E. Rivers End Ct.
Eagle, Idaho 83616-6390
Attn: James W. Smith

710242 Sen

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 ANGIE STEELE
PIONEER TITLE COMPANY OF ADA COUNTY

**2021-027240**
**02/19/2021 10:45 AM**
$15.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Vicki De La Concepcion, an unmarried woman ("***Grantor***"), for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration paid by Lionwood Properties, LLC, an Idaho limited liability company ("***Grantee***"), whose mailing address is 1513 E. Rivers End Ct., Eagle, Idaho 83616-6390, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain real property situated in Ada County, Idaho, as more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference, together with all appurtenances thereon or in anywise appertaining thereto and all improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "***Premises***").

This conveyance, however, is made and accepted subject to taxes and assessments for the year 2021 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Premises would show, and the matters listed in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Premises, with its appurtenances unto Grantee and Grantee's successors and assigns forever.

THE PREMISES ARE SOLD AND CONVEYED TO GRANTEE "AS IS" AND "WHERE IS", AND WITH ALL FAULTS AND DEFECTS, LATENT OR OTHERWISE. EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR IS MAKING NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION OR VALUE OF THE PREMISES, THE PREMISES' HABITABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THE PRESENCE OR ABSENCE OF CONDITIONS ON THE PREMISES THAT COULD GIVE RISE TO A CLAIM FOR PERSONAL INJURY, PROPERTY OR NATURAL RESOURCE DAMAGES, THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS OR WASTE, SUBSTANCES, CONTAMINANTS, OR POLLUTANTS ON, UNDER OR ABOUT THE PREMISES, OR THE INCOME OR EXPENSES FROM OR OF THE PREMISES.

Grantor hereby covenants with Grantee that said Premises are free from all encumbrances made by it other than those expressly referenced herein and that it will warrant and defend said Premises against the lawful claims of all persons claiming by or through Grantor, but no others.

EXECUTED this 18th day of February, 2021.

Vicki De La Concepcion

STATE OF IDAHO )
) ss.
County of Ada )

On this 18th day of February, 2021, before me, Susan J. Merritt, a Notary Public in and for said state, personally appeared Vicki De La Concepcion, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

SUSAN J. MERRITT
COMMISSION #8170
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for Idaho
Residing at _____
My commission expires _____

Residing at Caldwell, ID
My Commission Expires: 05-05-2023

# EXHIBIT "A"
# LEGAL DESCRIPTION

A parcel of land situate in the southeast quarter of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Beginning at the southeast corner of said Section 10 and the centerline intersection of West Hubbard Road and South Ten Mile Road, which is the **POINT OF BEGINNING:**

Thence S89°51'00"W, 1,323.49 feet along the southerly boundary of the southeast quarter of said Section 10 and the centerline of West Hubbard Road to the southwest quarter of the southeast quarter of the southeast quarter of said Section 10;

Thence N00°07'01"E, 1,328.19 feet along the westerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the northwest quarter of the southeast quarter of the southeast quarter of said Section 10;

Thence N89°49'27"E, 1,323.95 feet along the northerly boundary of the southeast quarter of the southeast quarter of said Section 10 to the northeast corner of the southeast quarter of the southeast quarter which is also the centerline of South Ten Mile Road;

Thence S00°08'12"W, 1,328.79 feet along the easterly boundary of the southeast quarter of the southeast quarter of said Section 10 and along the centerline of South Ten Mile Road to the **POINT OF BEGINNING.**

## EXHIBIT "B"

1. General taxes for the year 2021 and all subsequent years.

2. Sewer charges and special assessments, if any, for the City of Kuna.

3. Liens, fees and charges for trash services as provided by Ada County Ordinance No. 467 amending Title 5, Chapter 2, Section 4, of Ada County Code.

4. Levies and assessments of the following district and the rights, powers and easements thereof as provided by law.
   District: Boise-Kuna Irrigation District

5. Rights and claims in and to those portions of said premises lying within the right of ways of ditches, canals, laterals, and roads.

6. Rights of way for ditches, tunnels and telephone and transmission lines constructed by Authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.

7. Matters disclosed by Record of Survey
   Survey No.: 0307
   Recorded: December 3, 1981
   Instrument No.: 8151818

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 HEATHER LUTHER
PIONEER TITLE COMPANY OF ADA COUNTY

2021-114492
07/30/2021 03:53 PM
$15.00

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

File No. 712832 CB/MA

# WARRANTY DEED

For Value Received Roger L. Welsh and Maureen N. Welsh, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Lionwood Properties, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 1513 E. Rivers End Ct. Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: July 26, 2021

Roger L. Welsh

Roger L. Welsh

Maureen N. Welsh

Maureen N. Welsh

State of Idaho, County of Ada

This record was acknowledged before me on July 30th, 2021 by Roger L. Welsh and Maureen N. Welsh

Camille A. Baldwin

Signature of notary public
Commission Expires: 7-2-2027

CAMILLE A. BALDWIN
COMMISSION #6106
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A portion of the west half of the southeast quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being particularly described as follows:

Beginning at the southeast corner of the southwest quarter of the southeast quarter of said Section 10 which is the centerline of West Hubbard Road and the POINT OF BEGINNING;

Thence S89°51'00"W, 50.00 feet along the southerly boundary of the southwest quarter of the southeast quarter said Section 10 and along the centerline of West Hubbard Road;

Thence N00°07'01"E, 1,328.17 feet along a line 50 feet westerly of and parallel with the easterly boundary of the southwest quarter of the southeast quarter of said Section 10;

Thence S89°49'27"W, 1,273.95 feet to the westerly boundary of the southeast quarter of said Section 10;

Thence N00°05'50"E, 454.73 feet along the westerly boundary of the southeast quarter of said Section 10;

Thence S89°45'51"E, 1,324.09 feet to the easterly boundary of the northeast quarter of the southeast quarter of said Section 10;

Thence S00°07'01"W, 1,773.41 feet along the easterly boundary of the southwest quarter of the southeast quarter of said Section 10 to the POINT OF BEGINNING.

# 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 )**
**)**
**County of Ada )**

I, James Smith (Agent), 1513 E. Rivers End Court
**Name** (Lionwood Properties, LLC) **Address**

Eagle, ID, 83616-4590
**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 PROVIDENCE PROPERTIES, 701 S. ALLEN ST. #104, 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 April, 20 21

James W Smith, Manager
Signature
LIONWOOD PROPERTIES, LLC

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

Penny Smith
Notary Public for Idaho

Residing at: Meridian, Idaho

My commission expires: 2-16-2025

PENNY SMITH
COMMISSION #23655
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/16/2025

# *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 )**
**)**
**County of Ada )**

I, JOSEPH M. VERSLA (**Name**), 872 W. BOGUS VIEW DR (**Address**)
EAGLE (**City**), ID (**State**) 83616 (**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 PROVIDENCE PROPERTIES (Name), 701 S. ALLEN ST. #104, MERIDIAN, ID 83642 (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 4/2/2021 day of April, 20 21

Joseph M. Versla
Signature

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

DANIEL W. SPARKS
COMMISSION NUMBER 44553
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/23

Daniel W. Sparks
Notary Public for Idaho

Residing at: ADA COUNTY, IDAHO

My commission expires: 6/1/2023

ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=3 NIKOLA OLSON
MORRIS BOWER & HAWS

**2018-102761**
**10/29/2018 09:20 AM**
AMOUNT $15.00

00558696201801027610030034

*RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:*

Tom C. Morris
MORRIS BOWER & HAWS PLLC
12550 W. Explorer Dr., Ste. 100
Boise, Idaho 83713

(Space Above For Recorder's Use)

## QUITCLAIM DEED

For value received, JVDV, LLC, an Idaho limited liability company ("Grantor") does hereby convey, release and forever quitclaim unto Aloha Holdings, LLC, an Idaho limited liability company, whose address is 872 W. Bogus View Drive, Eagle, Idaho 83616 ("Grantee"), all of Grantor's undivided one-half (1/2) interest, as tenant in common, in the following described real property situated in Ada County, State of Idaho:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 25th day of October, 2018.

JVDV, ~~LLC~~

By: _____
Joseph M. Verska, Manager

STATE OF IDAHO )
) ss.
County of Ada )

On this 25th day of October, 2018, before me, the undersigned, a notary public in and for said state, personally appeared Joseph M. Verska, known or identified to me to be one of the members of the limited liability company that executed the within instrument or one of the persons who executed the within instrument on behalf of said limited liability company and acknowledged to me such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




Erica Evancic

NOTARY PUBLIC FOR IDAHO
My Commission Expires: 04/19/2022

## EXHIBIT A
### Description of the Property (Hubbard)

**Parcel I**
**The Northeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West of the Boise Meridian, in Ada County, State of Idaho, and a parcel of land Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 10;**
**Thence South 853 feet;**
**Thence North 32° West 292.5 feet along the center line of a Drain Ditch, as the same was located on September 16, 1948, to the center of the Drain Syphon under the Ridenbaugh High-Line Canal;**
**Thence continuing North 32° West 25 feet more or less to the center line of said Canal;**
**Thence Northerly along said center line 609 feet more of less to its intersection with the North line of said Northwest quarter of the Southwest quarter of said Section 10;**
**Thence East along said line 233 feet to the PLACE OF BEGINNING, in Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho.**
**Together with the following Easement:**

**A parcel of land being a portion of the Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on Record of Survey No. 3410, as shown on file at Ada County Records, more particularly described as follow:**
**Commencing at the found 5/8" rebar corner record Instrument No. 8020753, marking the Southeast corner of Section 10; thence**
**South 89°51'00" West coincident with the South line of said Southeast quarter of the Southwest quarter of Section 10, a distance of 631.75 feet to the POINT OF BEGINNING; thence continuing South 89°51'00" West coincident with the South line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence North 00°00'00" East, 1,327.27 feet to the North line of said Southeast quarter of the Southwest quarter of Section 10; thence**
**North 89°49'31" East coincident with the North line of the said Southeast quarter of the Southwest quarter of Section 10, a distance of 60.00 feet; thence**
**South 00°00'00" West, 1327.30 feet to the POINT OF BEGINNING.**
**Basis of bearings for this parcel is North 89°51'00" East between the found brass cap marking the Southwest corner of said Section 10, and the found 5/8" rebar marking the South quarter corner of said Section 10, both in Township 2 North, Range 1 West, Boise Meridian.**

**Parcel II**
**The Southeast quarter of the Southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.**
**EXCEPT: That certain parcel described as follows, to-wit:**
**Commencing at a point on the South boundary, 330 feet Easterly from the Southwest corner of said Southeast quarter of the Southwest quarter, of Section 10, Township 2 North, Range 1 West, Boise Meridian;**
**Thence Westerly along the South boundary of said Southeast quarter Southwest quarter a distance of 330 feet to the**
**Southwest corner of said Southeast quarter Southwest quarter;**
**Thence Northerly 580 feet along the West boundary of said Southeast quarter Southwest quarter, to a point;**
**Thence Southeasterly in a straight line to the TRUE POINT OF BEGINNING.**

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 )**
**)**
**County of Ada )**

I, ROGER L WELSH, 3606 HUBBARD RD
**Name** **Address**

KUNA, IDAHO 83634
**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 PROVIDENCE PROPERTIES, 701 S. ALLEN ST. #104, 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 19th day of APRIL, 2021

Roger L Welsh
Signature

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

OFFICIAL STAMP
TAMARA ROCHELLE MENEFEE
NOTARY PUBLIC - OREGON
COMMISSION NO. 987431
MY COMMISSION EXPIRES MAY 15, 2023

Tamara R Menefee
Notary Public for ~~Idaho~~ Oregon

Residing at: Pacific City OR

My commission expires: May 15 2023

# 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 )**
**)**
**County of Ada )**

I, James Smith (Agent), 1513 E. Rivers End Court
**Name** (Lionwood Properties, LLC) **Address**

Eagle, ID, 83616-4590
**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 PROVIDENCE PROPERTIES, 701 S. ALLEN ST. #104, 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 April, 20 21

James W Smith, Manager
Signature
LIONWOOD PROPERTIES, LLC

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

Penny Smith
Notary Public for Idaho

Residing at: Meridian, Idaho

My commission expires: 2-16-2025

PENNY SMITH
COMMISSION #23655
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/16/2025

# Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

monday 4/19

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: PUD APPLICATION FOR 135 ACRES ON NW CORNER OF W. HUBBARD & TEN MILE. APPROX 600 RESIDENTIAL LOTS AND 9 ACRES OF C-1 ZONE ALONG TEN MILE.

Date of Meeting: 4/19/2021 Time: 6:00 PM

Meeting Location: VIRTUAL, GO TO meeting

**Site Information**

Location: Quarter SEE ATTACHED Section _____ Township _____ Range _____ Total Acres _____

Subdivision Name: SABINO'S ROCKY RIDGE Lot ____ Block ____

Address: SEE ATTACHED

Parcel No(s).:

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: SEE ATTACHED

Address:

**Contact Person**

Name: PATRICK CONNOR

Business Name (if applicable): PROVIDENCE PROPERTIES, LLC

Address: 701 S. ALLEN ST #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

**Applicant**

Name: PATRICK CONNOR

Address: 701 S. ALLEN ST, #104, MERIDIAN, ID 83642

Phone: (214) 564-2812 Email: PCONNOR@HUBBLEHOMES.COM

*I,* PATRICK T. CONNOR *, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.*

Applicant Signature: Date: 4/20/2021

# Site Information

**Aloha Property:**

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 42.89

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310314800 and

Quarter: SW

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 37.49

Subdivision Name: Sanctuary Sub

Lot: n/a

Block: n/a

Address: 4400 W. Hubbard

Parcel numbers: S1310346805

**Welsh Property:**

Quarter: portion of west half of southeast

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 15.2

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3606 W. Hubbard Rd

Parcel numbers: S1310427810

**Sabino's Rocky Ridge Property:**

Quarter: portion of southeast quarter of the southeast quarter

Section: 10

Township: 2 North

Range: 1 West

Total Acres: 40

Subdivision Name: n/a

Lot: n/a

Block: n/a

Address: 3250 W. Hubbard Rd

Parcel numbers: S1310449300

# SIGN-IN SHEET

Project Name: SABINO'S ROCKY RIDGE

| | Name | Address | Phone |
|---|---|---|---|
| 1 | BRIAN SINDERHOFF | 1500 N. ELDORADO ST | |
| 2 | JAY VOTH | 3600 W. HUBBARD | |
| 3 | NEIL DURRANT | 4000 W. HUBBARD | |
| 4 | STEVE WELSH | 9085 TEN MILE | |
| 5 | TUCK EWING | 4412 W. HUBBARD | |
| 6 | HENRY HARMON | 3620 W. HUBBARD | |
| 7 | ALDIS GARSVO | 3610 W. HUBBARD | |
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# NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4/19/21 Number of Attendees: 7

Location: VIRTUAL - GoTo MEETING

Project Description: PUD APPLICATION FOR 135 ACRES ON NW CORNER OF W. HUBBARD & TEN MILE. APPROX. 600 RESIDENTIAL LOTS + CI

Attendee Comments or Concerns:

- TUCK EWING ASKED FOR TWO CONNECTION POINTS TO THE WISCOMBE PROPERTY ALONG THE WESTERN BOUNDARY. HE SAID THIS ACCESS WAS PLANNED IN THE SANCTUARY PRELIMINARY PLAT.
- ALDIS GARSVO EXPLAINED IRRIGATION SYSTEM AND WHERE TO BE CAUTIOUS OF PONDING AREAS IN NW CORNER OF SABINO'S 40 AC AND ALONG EAST SIDE OF ALOHA PROPERTY. WE EXPLAINED THAT WE WILL NOT INTERFERE WITH IRRIGATION DELIVERY AND WILL BE SURE OUR FIELD SURVEYING AND GEOTECH INFO WILL ENSURE PROPER DEALING W/ OVER FLOW.
- NEIL DURRANT WANTS THE COLLECTOR STREET "SHASTA" TO BE SHIFTED WEST TO AVOID DIRECT ACCESS OF HIS DRIVEWAY TO THE STREET. WE SAID WE WOULD HAVE CONVOS W/ ACHD & CITY TO ENSURE THE SAFEST PLAN FOR ACCESS.
- DURRANT & GARSVO WANT 6' FENCING BETWEEN THEIR PROPERTY AND THE ADJACENT PUBLIC STREETS.

I, PATRICK T. CONNOR, *hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.*

Applicant Signature: Date: 4/20/21

## Doug Hanson

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>
**Sent:** Wednesday, January 22, 2020 1:45 PM
**To:** Patrick Connor
**Cc:** 'Gregory Carter (gcarter@idahosurvey.com)'
**Subject:** RE: Sabinos Rocky Ridge Subdivision Name Reservation

January 22, 2020

Greg Carter, Idaho Survey Group
Patrick Conner, Hubble Homes

RE: Subdivision Name Reservation: **SABINOS ROCKY RIDGE SUBDIVISION**

At your request, I will reserve the name **Sabinos Rocky Ridge Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

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

---

**From:** Patrick Connor <pconnor@hubblehomes.com>
**Sent:** Wednesday, January 22, 2020 10:52 AM
**To:** Sub Name Mail <subnamemail@adacounty.id.gov>
**Subject:** [EXTERNAL] RE: Subdivision name request

Glen,
Please see the requested information below:

The name of the Professional Land Surveyor that will be in responsible charge of the plat, along with the firm. : **Gregory G. Carter, Idaho Survey Group**
The name of the Developer: **Mitch Armuth, Providence Properties, LLC**
The Name of the Owner: **Providence Properties, LLC**

[hubblehomes.com]

[hubblehomes.com]
[hubblehomes.com]
[facebook.com]
[instagram.com]
[houzz.com]

**Patrick Connor**
Director of Planning and Design

e pconnor@hubblehomes.com
o (208) 433-8800
p (214) 564-2812

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>
**Sent:** Wednesday, January 22, 2020 10:41 AM
**To:** Patrick Connor <pconnor@hubblehomes.com>
**Subject:** RE: Subdivision name request

Patrick;

Our website was updated a few weeks ago, and the requirements to reserve a name have unfortunately not been included.
While we hope that changes, prior to reserving the name the following additional information is required;

The name of the Professional Land Surveyor that will be in responsible charge of the plat, along with the firm.
The name of the Developer
The Name of the Owner.

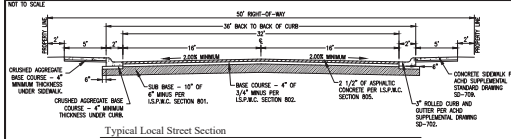
I already checked the list and the name is reservable. If you could reply with the requested information, I should be able to process this tomorrow.

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

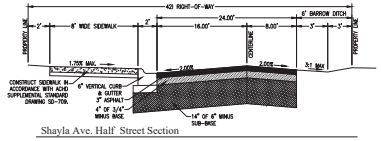
**From:** Patrick Connor <pconnor@hubblehomes.com>
**Sent:** Wednesday, January 22, 2020 8:55 AM
**To:** Sub Name Mail <subnamemail@adacounty.id.gov>
**Subject:** [EXTERNAL] Subdivision name request

**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.

## Street Sections




Typical Local Street Section

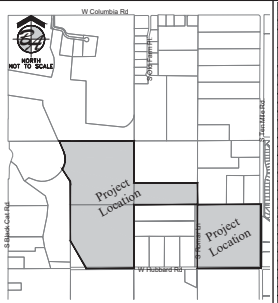



Shayla Ave. Half Street Section

## Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THERE ARE AREAS ANTICIPATED TO HAVE SHALLOW BEDROCK.
8. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
9. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
10. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA
11. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
12. PROPERTIES LIE WITHIN THE NEW YORK IRRIGATION DISTRICT AND THE BOISE PROJECT BOARD OF CONTROL.
13. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
14. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
15. THESE PROPERTIES ARE CURRENTLY ZONED R-4 AND RR. PROPOSED ZONES R-6, R-8, AND C-1 WITH A REDUCED SETBACK REQUEST FOR THE R-8 ZONE.
16. EXISTING USE: AGRICULTURAL.
17. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
18. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
19. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM.
20. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
21. THIS PARCEL LIES WITHIN THE ZONE "X" FLOODWAY PER FEMA MAP #16001C0250J, REVISED OCTOBER 2, 2003.
22. THE FOLLOWING TAX PARCEL NUMBERS INCLUDED WITHIN THIS SUBDIVISION: S1310446300, S1310427810, S1310314800, AND S1310346805.
23. POTABLE WATER, SANITARY SEWER, AND PRESSURE IRRIGATION ARE AVAILABLE TO THIS SITE WITH THE EXTENSION OF SERVICES FROM MINILINES AS REQUIRED.

## Vicinity Map




## Sanitary Sewer Manhole Table

| MANHOLE NUMBER | INVERT IN | | | INVERT OUT | | | RIMELEV. | DEPTH (FEET) | MANHOLE NUMBER | INVERT IN | | | INVERT OUT | | | RIMELEV. | DEPTH (FEET) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | ELEV. (ft) | DIR | PIPE | ELEV. (ft) | DIR | PIPE | | | | ELEV. (ft) | DIR | PIPE | ELEV. (ft) | DIR | PIPE | | |
| 1 | 10 | 2605.73 | S | 10 | 2605.63 | W | 2626.00 | 8.377 | 64 | 8 | 2614.73 | S | 8 | 2614.63 | W | 2625.12 | 8.89 |
| 2 | 10 | 2621.68 | E | 10 | 2621.58 | W | 2641.98 | 10.38 | 65 | 8 | 2615.85 | W | 8 | 2615.75 | N | 2633.52 | 7.67 |
| 3 | 8 | 2621.83 | E | | | | | | 66 | 8 | 2615.94 | S | 8 | 2614.94 | W | 2633.52 | 8.58 |
| 4 | 10 | 2622.91 | W | 10 | 2622.81 | N | 2612.36 | 9.55 | 67 | – | – | – | 8 | 2617.78 | W | 2629.78 | 7.00 |
| 5 | 8 | 2623.07 | S & E | | | | | | 68 | 8 | 2622.20 | S | 8 | 2622.10 | W | 2631.00 | 6.90 |
| 6 | 8 | 2608.77 | S & E | 8 | 2608.67 | W | 2616.46 | 7.79 | 69 | 8 | 2622.52 | S | 8 | 2622.42 | W | 2632.28 | 7.76 |
| 7 | 8 | 2611.68 | SE | 8 | 2611.58 | W | 2621.75 | 10.19 | 70 | 8 | 2623.33 | N & S | 8 | 2623.23 | W | 2634.21 | 10.98 |
| 8 | 8 | 2611.68 | S | 8 | 2611.58 | NW | 2623.57 | 11.99 | 71 | 8 | 2623.91 | S | 8 | 2623.81 | W | 2633.91 | 7.80 |
| 9 | 8 | 2615.45 | S & E | 8 | 2615.35 | W | 2624.98 | 9.63 | 72 | 8 | 2624.48 | S | 8 | 2624.38 | W | 2634.28 | 7.80 |
| 10 | 8 | 2617.10 | S | 8 | 2617.00 | W | 2626.10 | 8.10 | 73 | 8 | 2624.68 | S | 8 | 2624.58 | W | 2634.48 | 7.80 |
| 11 | 8 | 2624.68 | S | 8 | 2624.58 | W | 2633.72 | 7.93 | 74 | 8 | 2625.10 | S | 8 | 2625.00 | W | 2635.10 | 7.90 |
| 12 | 8 | 2627.18 | S & E | 8 | 2627.08 | W | 2636.07 | 7.79 | 75 | 8 | 2627.78 | S & E | 8 | 2627.68 | W | 2637.58 | 7.80 |
| 13 | – | – | – | 8 | 2631.35 | N | 2638.48 | 7.48 | 76 | 8 | 2632.75 | E | 8 | 2632.65 | W | 2640.45 | 7.80 |
| 14 | 8 | 2605.32 | SW | 8 | 2605.22 | N | 2617.92 | 12.33 | 77 | 8 | 2636.75 | S & E | 8 | 2636.65 | W | 2644.42 | 7.77 |
| 15 | 8 | 2606.80 | SW & SE | 8 | 2606.70 | N | 2618.18 | 9.43 | 78 | 8 | 2638.19 | N & S | 8 | 2638.09 | W | 2646.79 | 8.70 |
| 16 | 8 | 2608.75 | S | 8 | 2608.65 | NW | 2616.57 | 9.07 | 79 | 8 | 2644.31 | N & S | 8 | 2644.21 | W | 2652.71 | 8.50 |
| 17 | 8 | 2607.48 | S & SE | 8 | 2607.38 | N | 2617.11 | 9.63 | 80 | 8 | 2645.01 | E | 8 | 2644.91 | W | 2653.01 | 8.10 |
| 18 | – | – | – | 8 | 2607.58 | N | 2617.28 | 9.70 | 81 | 8 | 2646.61 | E | 8 | 2646.51 | W | 2654.31 | 7.80 |
| 19 | 8 | 2608.04 | S | 8 | 2607.94 | NW | 2617.08 | 9.12 | 82 | 8 | 2643.09 | N & S | 8 | 2642.99 | W | 2651.39 | 7.80 |
| 20 | 8 | 2609.51 | S & E | 8 | 2609.41 | NW | 2618.01 | 11.60 | 83 | 8 | 2643.10 | N & S | 8 | 2643.00 | W | 2651.40 | 7.80 |
| 21 | – | – | – | 8 | 2614.65 | W | 2622.51 | 7.73 | 84 | 8 | 2653.53 | N | 8 | 2653.43 | W | 2662.33 | 8.73 |
| 22 | 8 | 2609.91 | S & W | 8 | 2609.81 | N | 2629.68 | 19.67 | 85 | 8 | 2653.53 | N | 8 | 2653.43 | W | 2662.33 | 8.73 |
| 23 | 8 | 2610.01 | S & W | 8 | 2609.91 | N | 2629.68 | 19.67 | 86 | 8 | 2657.94 | E | 8 | 2657.84 | W | 2665.74 | 7.73 |
| 24 | – | – | – | 8 | 2611.88 | S | 2617.88 | 6.00 | 87 | 8 | 2661.68 | S & E | 8 | 2661.58 | W | 2670.18 | 8.17 |
| 25 | 8 | 2611.88 | S | 8 | 2617.88 | N | 2629.68 | 11.80 | 88 | 8 | 2644.48 | E | 8 | 2644.38 | W | 2652.18 | 7.80 |
| 26 | 8 | 2612.06 | N & S | 8 | 2612.06 | NE | 2619.77 | 6.93 | 89 | 8 | 2654.26 | N & S | 8 | 2654.16 | W | 2662.71 | 8.61 |
| 27 | 8 | 2612.16 | N & S | 8 | 2612.16 | NE | 2619.77 | 6.83 | 90 | 8 | 2654.36 | N & S | 8 | 2654.26 | W | 2662.81 | 8.61 |
| 28 | 8 | 2620.73 | S | 8 | 2620.63 | W | 2629.43 | 6.77 | 91 | 8 | 2654.46 | N & S | 8 | 2654.36 | W | 2662.91 | 8.61 |
| 29 | 8 | 2621.10 | S | 8 | 2621.00 | W | 2629.80 | 6.77 | 92 | 8 | 2654.56 | N & S | 8 | 2654.46 | W | 2663.01 | 8.61 |
| 30 | 8 | 2621.40 | S & E | 8 | 2621.30 | W | 2630.10 | 6.77 | 93 | 8 | 2654.66 | N & S | 8 | 2654.56 | W | 2663.11 | 8.61 |
| 31 | 8 | 2621.70 | S & E | 8 | 2621.60 | W | 2630.40 | 6.77 | 94 | 8 | 2654.76 | N & S | 8 | 2654.66 | W | 2663.21 | 8.61 |
| 32 | 8 | 2622.00 | S & E | 8 | 2621.90 | W | 2630.70 | 6.77 | 95 | 8 | 2654.86 | N & S | 8 | 2654.76 | W | 2663.31 | 8.61 |
| 33 | 8 | 2622.30 | S & E | 8 | 2622.20 | W | 2631.00 | 6.77 | 96 | 8 | 2654.96 | N & S | 8 | 2654.86 | W | 2663.41 | 8.61 |
| 34 | – | – | – | 8 | 2622.40 | S | 2630.20 | 6.90 | 97 | 8 | 2655.06 | N & S | 8 | 2654.96 | W | 2663.51 | 8.61 |
| 35 | 8 | 2624.35 | S | 8 | 2624.25 | NW | 2631.05 | 6.90 | 98 | 8 | 2655.16 | N & S | 8 | 2655.06 | W | 2663.61 | 8.61 |
| 36 | 8 | 2624.45 | S | 8 | 2624.35 | NW | 2631.15 | 6.90 | 99 | 8 | 2655.26 | N & S | 8 | 2655.16 | W | 2663.71 | 8.61 |
| 37 | 8 | 2625.05 | S | 8 | 2624.95 | NW | 2631.75 | 6.90 | 100 | 8 | 2655.36 | N & S | 8 | 2655.26 | W | 2663.81 | 8.61 |
| 38 | 8 | 2625.15 | S | 8 | 2625.05 | NW | 2631.85 | 6.90 | 101 | 8 | 2655.46 | N & S | 8 | 2655.36 | W | 2663.91 | 8.61 |
| 39 | 8 | 2625.25 | S | 8 | 2625.15 | NW | 2631.95 | 6.90 | 102 | 8 | 2655.56 | N & S | 8 | 2655.46 | W | 2664.01 | 8.61 |
| 40 | 8 | 2625.35 | S | 8 | 2625.25 | NW | 2632.05 | 6.90 | 103 | 8 | 2655.66 | N & S | 8 | 2655.56 | W | 2664.11 | 8.61 |
| 41 | 8 | 2625.45 | S | 8 | 2625.35 | NW | 2632.15 | 6.90 | 104 | 8 | 2655.76 | N & S | 8 | 2655.66 | W | 2664.21 | 8.61 |
| 42 | 8 | 2625.55 | S | 8 | 2625.45 | NW | 2632.25 | 6.90 | 105 | 8 | 2655.86 | N & S | 8 | 2655.76 | W | 2664.31 | 8.61 |
| 43 | 8 | 2625.65 | S | 8 | 2625.55 | NW | 2632.35 | 6.90 | 106 | 8 | 2655.96 | N & S | 8 | 2655.86 | W | 2664.41 | 8.61 |
| 44 | 8 | 2625.75 | S | 8 | 2625.65 | NW | 2632.45 | 6.90 | 107 | 8 | 2656.06 | N & S | 8 | 2655.96 | W | 2664.51 | 8.61 |
| 45 | 8 | 2625.85 | S | 8 | 2625.75 | NW | 2632.55 | 6.90 | 108 | 8 | 2656.16 | N & S | 8 | 2656.06 | W | 2664.61 | 8.61 |
| 46 | 8 | 2625.95 | S | 8 | 2625.85 | NW | 2632.65 | 6.90 | 109 | 8 | 2656.26 | N & S | 8 | 2656.16 | W | 2664.71 | 8.61 |
| 47 | 8 | 2626.05 | S | 8 | 2625.95 | NW | 2632.75 | 6.90 | 110 | 8 | 2656.36 | N & S | 8 | 2656.26 | W | 2664.81 | 8.61 |
| 48 | 8 | 2626.15 | S | 8 | 2626.05 | NW | 2632.85 | 6.90 | 111 | 8 | 2656.46 | N & S | 8 | 2656.36 | W | 2664.91 | 8.61 |
| 49 | 8 | 2626.25 | S | 8 | 2626.15 | NW | 2632.95 | 6.90 | 112 | 8 | 2656.56 | N & S | 8 | 2656.46 | W | 2665.01 | 8.61 |
| 50 | 8 | 2626.35 | S | 8 | 2626.25 | NW | 2633.05 | 6.90 | 113 | 8 | 2656.66 | N & S | 8 | 2656.56 | W | 2665.11 | 8.61 |
| 51 | 8 | 2626.45 | S | 8 | 2626.35 | NW | 2633.15 | 6.90 | 114 | 8 | 2656.76 | N & S | 8 | 2656.66 | W | 2665.21 | 8.61 |
| 52 | 8 | 2626.55 | S | 8 | 2626.45 | NW | 2633.25 | 6.90 | 115 | 8 | 2656.86 | N & S | 8 | 2656.76 | W | 2665.31 | 8.61 |
| 53 | 8 | 2626.65 | S | 8 | 2626.55 | NW | 2633.35 | 6.90 | 116 | 8 | 2656.96 | N & S | 8 | 2656.86 | W | 2665.41 | 8.61 |
| 54 | 8 | 2626.75 | S | 8 | 2626.65 | NW | 2633.45 | 6.90 | 117 | 8 | 2657.06 | N & S | 8 | 2656.96 | W | 2665.51 | 8.61 |
| 55 | 8 | 2626.85 | S | 8 | 2626.75 | NW | 2633.55 | 6.90 | 118 | 8 | 2657.16 | N & S | 8 | 2657.06 | W | 2665.61 | 8.61 |
| 56 | 8 | 2626.95 | S | 8 | 2626.85 | NW | 2633.65 | 6.90 | 119 | 8 | 2657.26 | N & S | 8 | 2657.16 | W | 2665.71 | 8.61 |
| 57 | 8 | 2627.05 | S | 8 | 2626.95 | NW | 2633.75 | 6.90 | 120 | 8 | 2657.36 | N & S | 8 | 2657.26 | W | 2665.81 | 8.61 |
| 58 | 8 | 2627.15 | S | 8 | 2627.05 | NW | 2633.85 | 6.90 | 121 | 8 | 2657.46 | N & S | 8 | 2657.36 | W | 2665.91 | 8.61 |
| 59 | 8 | 2627.25 | S | 8 | 2627.15 | NW | 2633.95 | 6.90 | 122 | 8 | 2657.56 | N & S | 8 | 2657.46 | W | 2666.01 | 8.61 |
| 60 | 8 | 2627.35 | S | 8 | 2627.25 | NW | 2634.05 | 6.90 | 123 | 8 | 2657.66 | N & S | 8 | 2657.56 | W | 2666.11 | 8.61 |
| 61 | 8 | 2627.45 | S | 8 | 2627.35 | NW | 2634.15 | 6.90 | 124 | 8 | 2657.76 | N & S | 8 | 2657.66 | W | 2666.21 | 8.61 |
| 62 | 8 | 2627.55 | S | 8 | 2627.45 | NW | 2634.25 | 6.90 | 125 | 8 | 2657.86 | N & S | 8 | 2657.76 | W | 2666.31 | 8.61 |
| 63 | 8 | 2627.65 | S | 8 | 2627.55 | NW | 2634.35 | 6.90 | 126 | 8 | 2657.96 | N & S | 8 | 2657.86 | W | 2666.41 | 8.61 |

## Setback & Zoning Table

| | R-8 ZONE (STANDARD) | PROPOSED R-8 ZONE FOR PUD |
|---|---|---|
| EXISTING ZONE | R-4 & RR | R-4 & RR |
| PROPOSED ZONE | R-8 | R-8 W/ PUD* |
| MINIMUM PROPERTY SIZE | 3,200 SF | 2,800 SF |
| FRONT YARD SETBACK | 20 FEET | 10 FEET |
| REAR YARD SETBACK | 15 FEET | 10 FEET |
| STREET SIDE YARD SETBACK | 20 FEET | 15 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% | 50% |
| MAXIMUM BUILDING HEIGHT | 35 FEET | 35 FEET |
| MINIMUM STREET FRONTAGE | 40 FEET | 40 FEET |

| EXISTING ZONE | R-4 & RR |
|---|---|
| PROPOSED ZONE | R-6 |
| MINIMUM PROPERTY SIZE | 4,500 SF |
| FRONT YARD SETBACK | 20 FEET |
| REAR YARD SETBACK | 15 FEET |
| STREET SIDE YARD SETBACK | 20 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 45 FEET |

| EXISTING ZONE | RR |
|---|---|
| PROPOSED ZONE | C-1 |
| MINIMUM PROPERTY SIZE | 2,000 SF |
| FRONT YARD SETBACK | 15 FEET |
| REAR YARD SETBACK | 5 FEET |
| STREET SIDE YARD SETBACK | 10 FEET |
| INTERIOR SIDE YARD SETBACK | 0 FEET |
| MAXIMUM LOT COVERAGE | 100% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 0 FEET |

## Legend

PROJECT / PROPERTY BOUNDARY
LOT LINE
SECTION LINE
STREET CENTERLINE
ADJOINING PROPERTY LINE
PROPOSED PRESSURE IRRIGATION LINE
EXISTING PRESSURE IRRIGATION LINE
EXISTING FENCE
EXISTING EDGE OF PAVEMENT
EXISTING SANITARY SEWER MAIN LINE
PROPOSED 8" SANITARY SEWER MAIN LINE
EXISTING WATER MAIN LINE
PROPOSED 8" WATER MAIN LINE
PROPOSED CURB, GUTTER, & SIDEWALK
LOT NUMBER
LOT NUMBER
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
FOUND BRASS CAP
FOUND 5/8" PIN
SET 1/2"x24" REBAR WITH PLASTIC CAP LABELED "RAA LS 4116"
SET 5/8"x24" REBAR WITH PLASTIC CAP LABELED "RAA LS 4116"
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
EXISTING UTILITY POLE
LOT AREA
EXISTING BUILDING

## Land Use & Density Calculations

| DESCRIPTION | AREA (ACRES) | PERCENTAGE |
|---|---|---|
| PROJECT | 135.09 | 100% |
| RESIDENTIAL LOTS | 73.26 | 54.23% |
| *STANDARD LOTS* | *68.40* | *50.64%* |
| *CLUSTER LOTS* | *4.86* | *3.60%* |
| NON-BUILDABLE LOTS | 23.43 | 17.35% |
| *LANDSCAPED BUFFER LOTS* | *5.81* | *4.30%* |
| *OPEN SPACE/PARK LOTS* | *11.51* | *8.52%* |
| *PATHWAY LOTS* | *2.02* | *1.50%* |
| *CANAL LOT* | *0.81* | *0.60%* |
| *LIFT STATION LOT* | *0.64* | *0.47%* |
| *DRIVEWAY/PARKING LOT* | *2.64* | *1.96%* |
| COMMERCIAL | 7.54 | 5.58% |
| RIGHT-OF-WAY | 30.56 | 22.62% |

*QUALIFIED OPEN SPACE

| | R-6 ZONE | R-8 ZONE |
|---|---|---|
| CURRENT CODE STANDARD | 6 UNITS PER NET ACRE | 8 UNITS PER NET ACRE |
| REQUESTED PUD VARIANCE | 6.15 UNITS PER NET ACRE | 8.91 UNITS PER NET ACRE |
| | 4.67 UNITS PER GROSS ACRE | 7.47 UNITS PER GROSS ACRE |

| | | |
|---|---|---|
| RESIDENTIAL LOTS | 619 | |
| *STANDARD LOTS* | *547* | |
| *CLUSTER LOTS* | *72* | |
| NON-BUILDABLE LOTS | 109 | |
| *LANDSCAPED BUFFER LOTS* | *72* | |
| *OPEN SPACE/PARK LOTS* | *4* | |
| *PATHWAY LOTS* | *10* | |
| *CANAL LOT* | *1* | |
| *LIFT STATION* | *1* | |
| *DRIVEWAY/PARKING LOT* | *21* | |
| COMMERCIAL | 2 | |
| OVERALL NET RESIDENTIAL DENSITY | 5.92 u/ac. | |
| OVERALL GROSS RESIDENTIAL DENSITY | 4.58 u/ac. | |

*QUALIFIED OPEN SPACE

## Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

## Traffic Calming Details

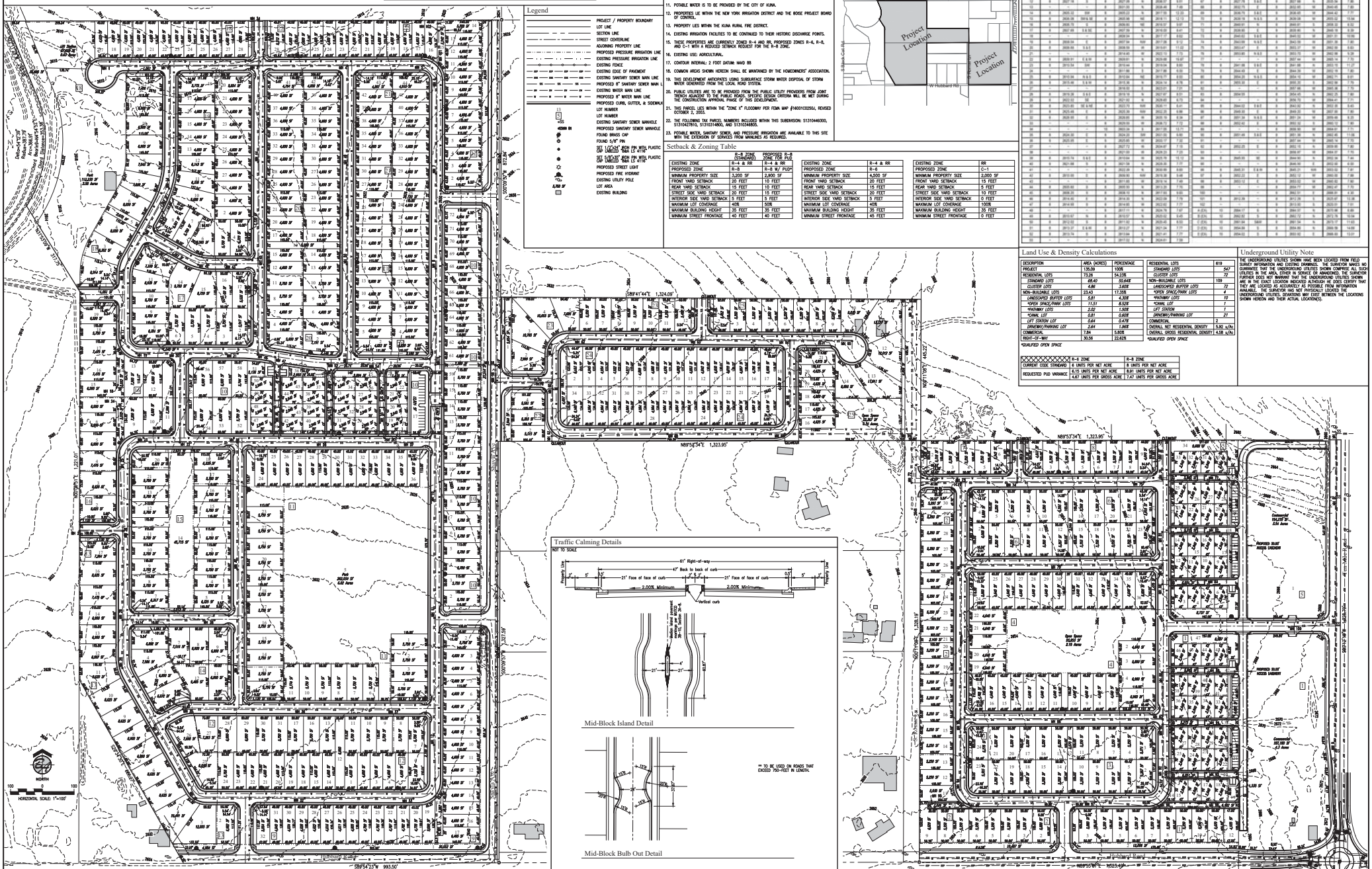
NOT TO SCALE










| | |
|---|---|
| SHEET NO.: | 1 |
| DATE: | MAY 13, 2021 |
| HORIZ. SCALE: | AS NOTED |
| VERT. SCALE: | AS NOTED |
| DRAWN BY: | J.L. HALL |
| CHECKED BY: | J.D. CANNING |
| FILE: | N:\KUNA\proj\Sabino's Sub Pre-Plat.dwg |

**Applicant**
ALOHA HOLDINGS, LLC
872 W. BOGUS VIEW DR.
EAGLE, ID 83616

**Parcel Numbers**
S1310314800, S1310346805,
S1310427810, & S1310446300

Preliminary Plat

# Sabino's Rocky Ridge Subdivision

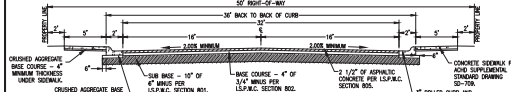
PARCELS OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

REGISTERED PROFESSIONAL LAND SURVEYOR — JASON D. CANNING — ID 4116 LS

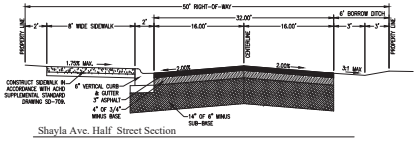

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

## Street Sections

NOT TO SCALE




Typical Local Street Section

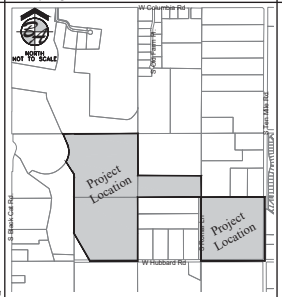



Shayla Ave. Half Street Section

## Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THERE ARE AREAS ANTICIPATED TO HAVE SHALLOW BEDROCK.
8. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
9. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
10. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA
11. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
12. PROPERTIES LIE WITHIN THE NEW YORK IRRIGATION DISTRICT AND THE BOISE PROJECT BOARD OF CONTROL.
13. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
14. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
15. THESE PROPERTIES ARE CURRENTLY ZONED R-4 AND RR, PROPOSED ZONES R-6, R-8, AND C-1 WITH A REDUCED SETBACK REQUEST FOR THE R-8 ZONE.
16. EXISTING USE: AGRICULTURAL.
17. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
18. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
19. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM.
20. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
21. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0250J, REVISED OCTOBER 2, 2003.
22. THE FOLLOWING TAX PARCEL NUMBERS INCLUDED WITHIN THIS SUBDIVISION: S1310448000, S1310427810, S1310314800, AND S1310346805.
23. POTABLE WATER, SANITARY SEWER, AND PRESSURE IRRIGATION ARE AVAILABLE TO THIS SITE WITH THE EXTENSION OF SERVICES FROM MAINLINES AS REQUIRED.

## Vicinity Map




## Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

## Setback & Zoning Table

| | R–8 ZONE (STANDARD) | PROPOSED R–8 ZONE FOR PUD |
|---|---|---|
| EXISTING ZONE | R–4 & RR | R–4 & RR |
| PROPOSED ZONE | R–8 | R–8 W/ PUD* |
| MINIMUM PROPERTY SIZE | 3,300 SF | 2,900 SF |
| FRONT YARD SETBACK | 20 FEET | 10 FEET |
| REAR YARD SETBACK | 15 FEET | 10 FEET |
| STREET SIDE YARD SETBACK | 20 FEET | 15 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% | 50% |
| MAXIMUM BUILDING HEIGHT | 35 FEET | 35 FEET |
| MINIMUM STREET FRONTAGE | 40 FEET | 40 FEET |

| | |
|---|---|
| EXISTING ZONE | R–4 & RR |
| PROPOSED ZONE | R–6 |
| MINIMUM PROPERTY SIZE | 4,500 SF |
| FRONT YARD SETBACK | 20 FEET |
| REAR YARD SETBACK | 15 FEET |
| STREET SIDE YARD SETBACK | 20 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 45 FEET |

| | |
|---|---|
| EXISTING ZONE | RR |
| PROPOSED ZONE | C–1 |
| MINIMUM PROPERTY SIZE | 2,000 SF |
| FRONT YARD SETBACK | 15 FEET |
| REAR YARD SETBACK | 5 FEET |
| STREET SIDE YARD SETBACK | 10 FEET |
| INTERIOR SIDE YARD SETBACK | 0 FEET |
| MAXIMUM LOT COVERAGE | 100% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 0 FEET |

## Sanitary Sewer Manhole Table

## Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING PRESSURE IRRIGATION LINE
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER MAIN LINE
- PROPOSED 8" SANITARY SEWER MAIN LINE
- PROPOSED PRESSURE SEWER MAIN LINE
- EXISTING WATER MAIN LINE
- PROPOSED 8" WATER MAIN LINE
- PROPOSED CURB, GUTTER, & SIDEWALK
- LOT NUMBER
- LOT NUMBER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- FOUND BRASS CAP
- FOUND 5/8" PIN
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- SET 5/42"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- LOT AREA
- EXISTING BUILDING

## Land Use & Density Calculations

| DESCRIPTION | AREA (ACRES) | PERCENTAGE |
|---|---|---|
| PROJECT | 135.09 | 100% |
| RESIDENTIAL LOTS | 74.61 | 55.23% |
| *STANDARD LOTS* | *69.62* | *51.53%* |
| *CLUSTER LOTS* | *4.99* | *3.70%* |
| NON–BUILDABLE LOTS | 22.46 | 16.63% |
| *LANDSCAPED BUFFER LOTS* | *5.38* | *3.98%* |
| *OPEN SPACE/PARK LOTS | *11.71* | *8.67%* |
| *PATHWAY LOTS | *1.84* | *1.36%* |
| *CANAL LOT | *0.75* | *0.56%* |
| LIFT STATION LOT | 0.55 | 0.41% |
| DRIVEWAY/PARKING LOT | 2.22 | 1.64% |
| COMMERCIAL | 7.84 | 5.80% |
| RIGHT–OF–WAY | 30.18 | 22.34% |

*QUALIFIED OPEN SPACE

| | |
|---|---|
| RESIDENTIAL LOTS | 604 |
| *STANDARD LOTS* | *554* |
| *CLUSTER LOTS* | *50* |
| NON–BUILDABLE LOTS | 114 |
| *LANDSCAPED BUFFER LOTS* | *65* |
| *OPEN SPACE/PARK LOTS | *5* |
| *PATHWAY LOTS | *18* |
| *CANAL LOT | *1* |
| LIFT STATION | 1 |
| DRIVEWAY/PARKING LOT | 24 |
| COMMERCIAL | 6 |
| OVERALL NET RESIDENTIAL DENSITY | 5.76 s/Ac |
| OVERALL GROSS RESIDENTIAL DENSITY | 4.47 s/Ac |

*QUALIFIED OPEN SPACE

HORIZONTAL SCALE: 1"=100'

| | |
|---|---|
| SHEET NO.: | 1 |
| DATE: | MAY 13, 2021 |
| HORIZ. SCALE: | AS NOTED |
| VERT. SCALE: | AS NOTED |
| DRAWN BY: | JJL HALL |
| CHECKED BY: | J.D. CANNING |
| FILE: | H:\KW\Dwg\Sabino's Sub Pre Plat.dwg |

Applicant
ALOHA HOLDINGS, LLC
872 W. BOGUS VIEW DR.
EAGLE, ID 83616

Parcel Numbers
S1310314800, S1310346805, S1310427810, & S1310449300

Preliminary Plat

# Sabino's Rocky Ridge Subdivision

PARCELS OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

REGISTERED PROFESSIONAL LAND SURVEYOR — JASON D. CANNING — LS 4116


CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
5505 W Franklin Road | Boise, ID 83705
208.343.3381 | www.centengr.com

NORTH

150 0 150

HORIZONTAL SCALE: 1"=150'

Phase 9
(95 Lots)

Phase 8
(59 Lots)

Phase 6
(95 Lots)

Phase 7
(65 Lots)

Phase 5
(68 Lots)

Phase 4
(64 Lots)

Phase 3
(62 Lots)

Phase 2
(57 Lots)

Phase 1
(54 Lots)

PROPOSED 30.00' ACCESS EASEMENT

PROPOSED 30.00' ACCESS EASEMENT

Ten Mile Road

Hubbard Road


B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

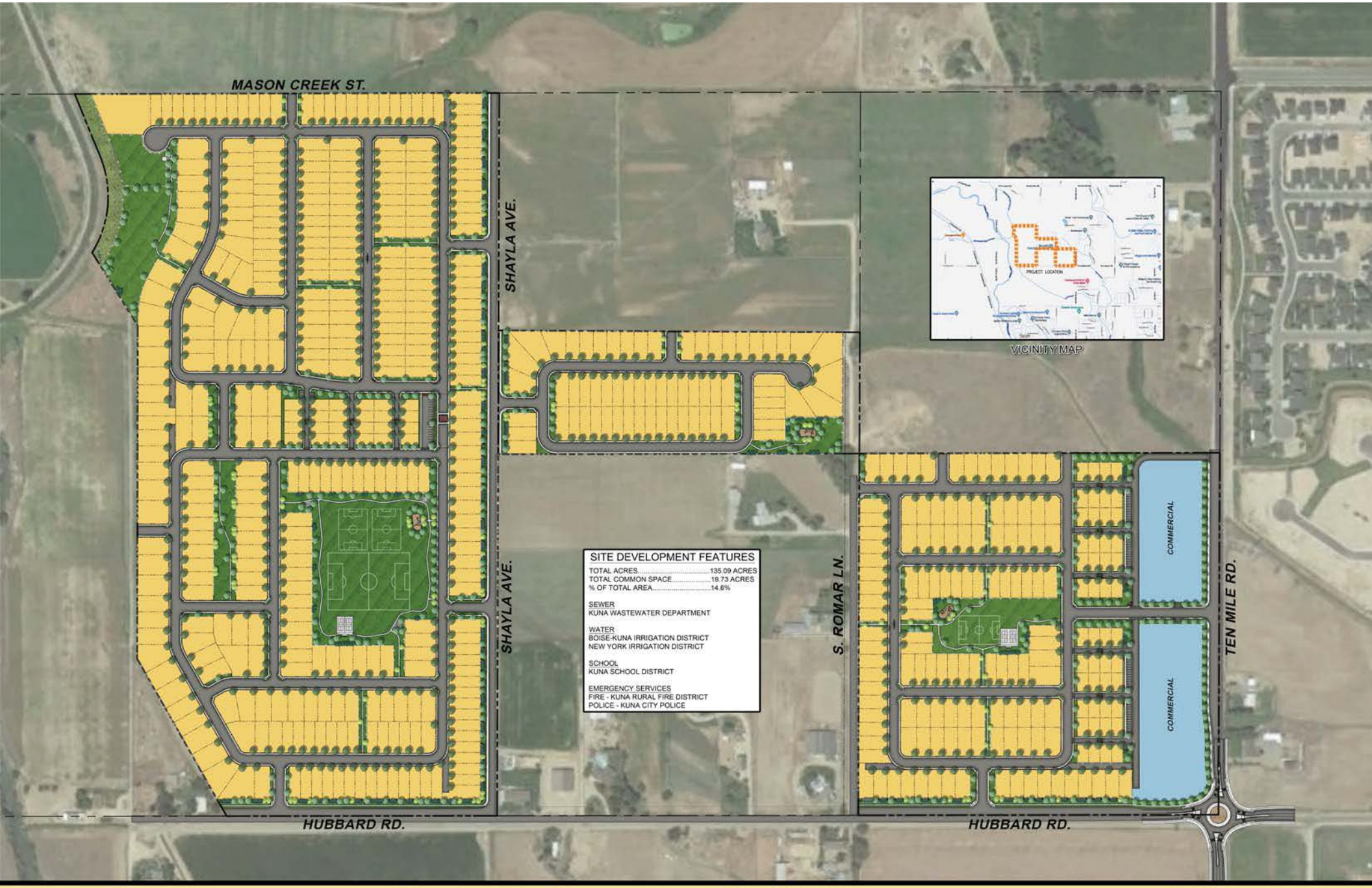

# Sabino's Rocky Ridge Subdivision

Located in the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

## Phasing Plan

SCALE: 1" = 150'
DATE: APRIL 27, 2021
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING
PROJECT NO. HMS-1901
DRAWING FILE NAME: Sabino's Sub PrePlat.dwg

SHEET NO:
1




# Sabino's Rocky Ridge Subdivision

DEVELOPER
HUBBLE HOMES
701 S. ALLEN ST., STE #104
MERIDIAN, ID 83642
208-695-2401

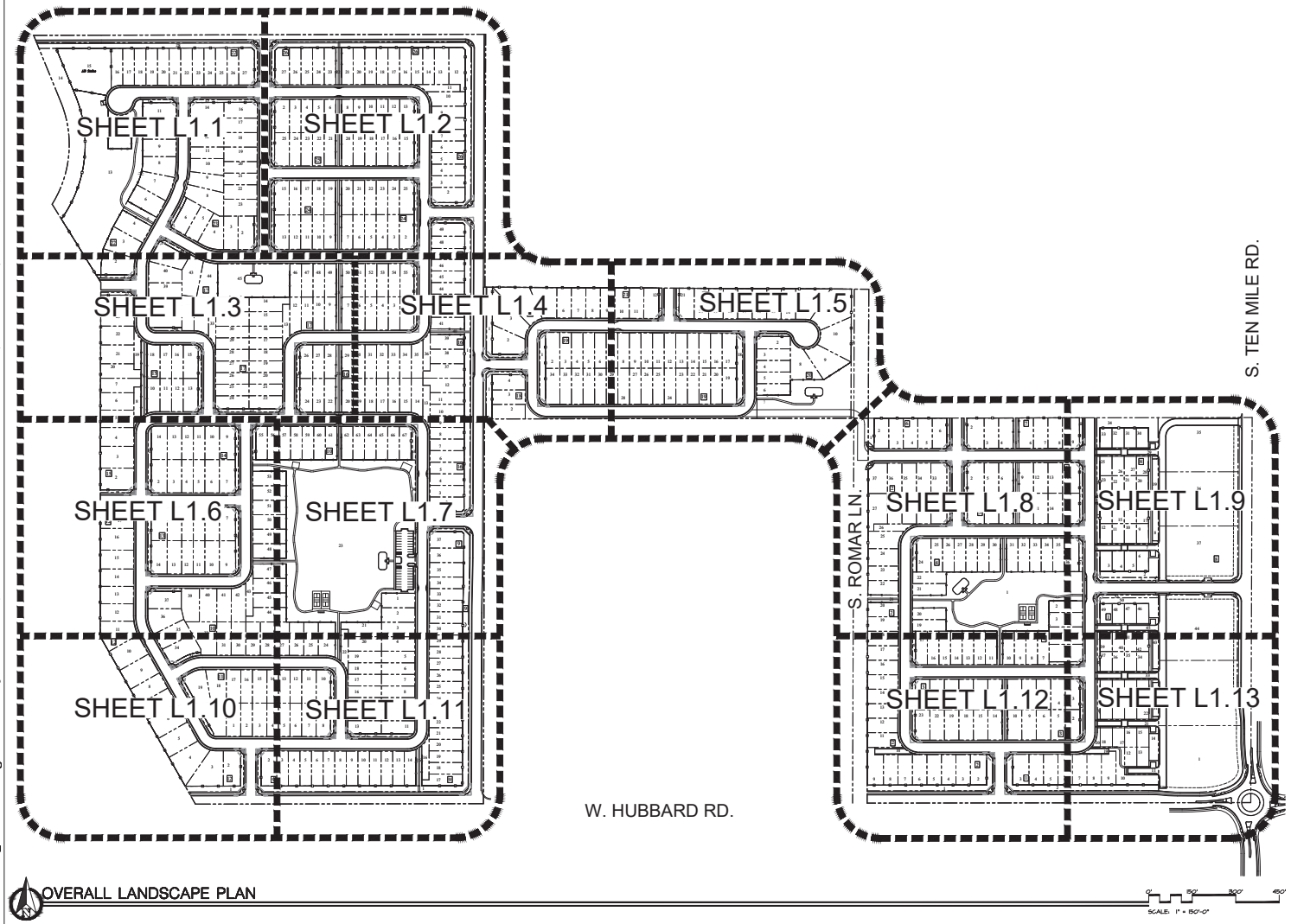
ENGINEER
B&A ENGINEERS, INC.
5505 W. FRANKLIN ROAD
BOISE, ID 83705
208-343-3381

SOUTH BECK & BAIRD

SABINO'S ROCKY RIDGE SUBDIVISION
SITUATED ENTIRELY IN THE SOUTHERN 1/2 OF
SECTION 10, T.2N.; R.1W. B.M.
ADA COUNTY, KUNA, IDAHO



VICINITY MAP
SCALE: N.T.S.




OVERALL LANDSCAPE PLAN
SCALE: 1" = 150'-0"

## SITE DEVELOPMENT FEATURES

TOTAL ACRES..... 135.09 ACRES
TOTAL COMMON SPACE..... 19.73 ACRES
% OF TOTAL AREA..... 14.6%

SEWER
KUNA WASTEWATER DEPARTMENT

WATER
KUNA WATERWORKS DEPARTMENT

IRRIGATION
BOISE-KUNA IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT

SCHOOL
KUNA SCHOOL DISTRICT

EMERGENCY SERVICES
FIRE - KUNA RURAL FIRE DISTRICT
POLICE - KUNA CITY POLICE

## LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS:
  W. HUBBARD RD. (ARTERIAL)
  20' STREET BUFFER
  SHADE TREES @ 2/100'
  EVERGREENS @ 3/100'
  SHRUBS @ 12/100'
  6' HEIGHT SOLID VINYL FENCE PROVIDED
- COMMON LOTS:
  1 TREE / 800 SF
- NOTE:
  ORNAMENTAL TREES ARE SUBSTITUTED AT THE RATE OF 2 PER SHADE TREE.
- MITIGATION FOR REMOVAL OF EXISTING TREES:
  NO EXISTING TREES ON THE SITE - NO MITIGATION NECESSARY.

## OWNER

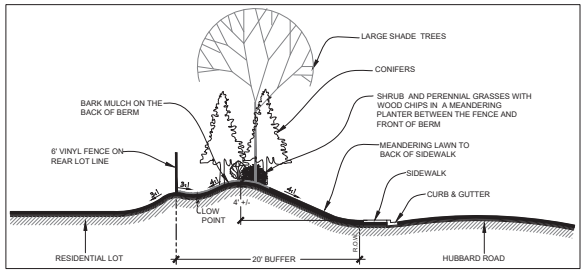
PROVIDENCE
PROPERTIES, LLC

## DEVELOPER

HUBBLE HOMES
MITCHELL S. ARMUTH
DIRECTOR,
LAND DEVELOPMENT
701 S. ALLEN ST., STE #104
MERIDIAN, ID 83642
208-695-2401

## ENGINEER

B&A ENGINEERS, INC.
JOE CANNING, PE/PLS
5505 W. FRANKLIN ROAD
BOISE, ID 83705
208-343-3381




TYPICAL LANDSCAPE BERM
(HUBBARD ROAD)
N.T.S.

SEE SHEET L1.1-L1.13 FOR DETAILED LANDSCAPE PLANS
SEE SHEET L2.0 FOR LANDSCAPE DETAILS
SEE SHEET L2.1 FOR AMENITY DETAILS.

STAMP: PRELIMINARY NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
dba South Beck & Baird Landscape Architecture P.C.
2001 S 918 Ave
Boise, ID 83709
208.342.2399 Office
info@sbbinc.com
www.sbbinc.com
CA-LA-1099 expires 6-30-2023
OR-LA-F-1099 expires 12-31-2022
WA-LA-1099 expires 6-30-2023

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REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

# OVERALL LANDSCAPE PLAN

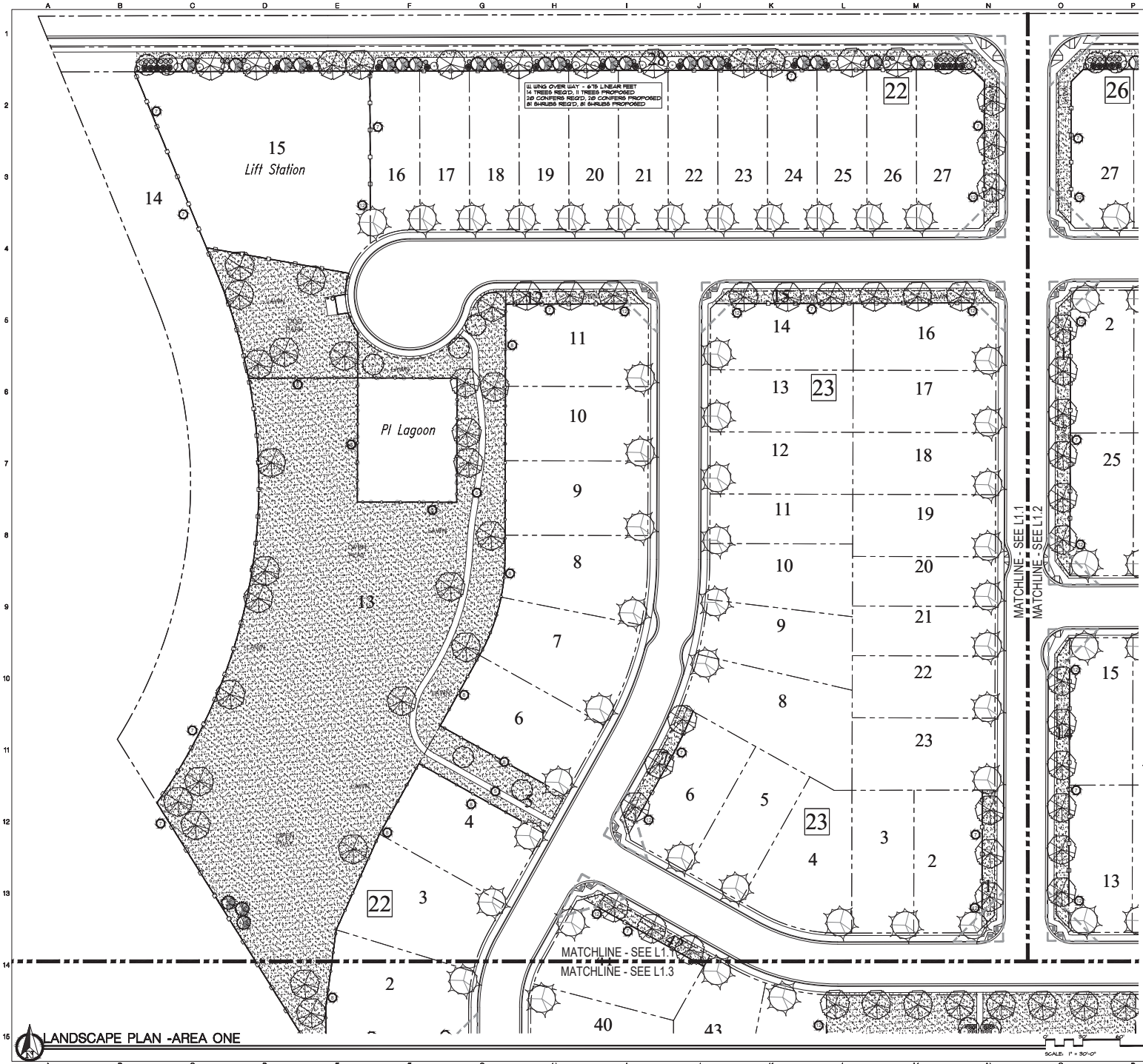
## Sabino's Rocky Ridge Subdivision

## W Hubbard Rd.

Kuna, Idaho 83634

DRAWN BY: JAG
CHECKED BY: JDR
PROJECT NUMBER 21-015
SHEET: L1.0

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolius 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Prunus x cistena Dwarf Red Leaf Sand Cherry | 5 Gal. | 10' hgt. x 6' wide | |
| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |


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dba South Beck & Baird Landscape Architecture P.C.
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Boise, ID 83702
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208.342.2999 Fax
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www.sbbarch.com



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STAMP: PRELIMINARY NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022

REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

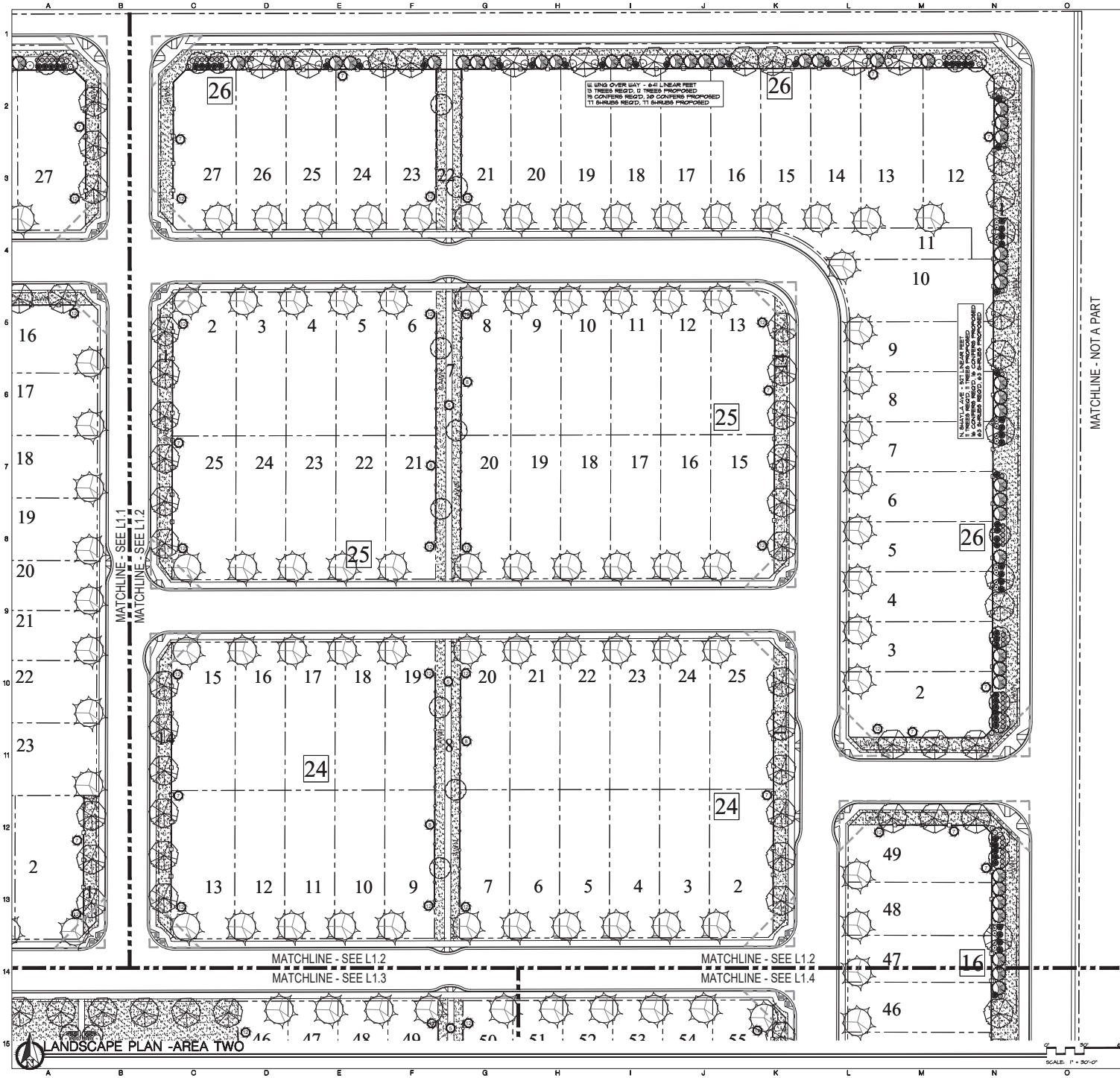
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER 21-015

SHEET: L1.1

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
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| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
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| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |


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REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

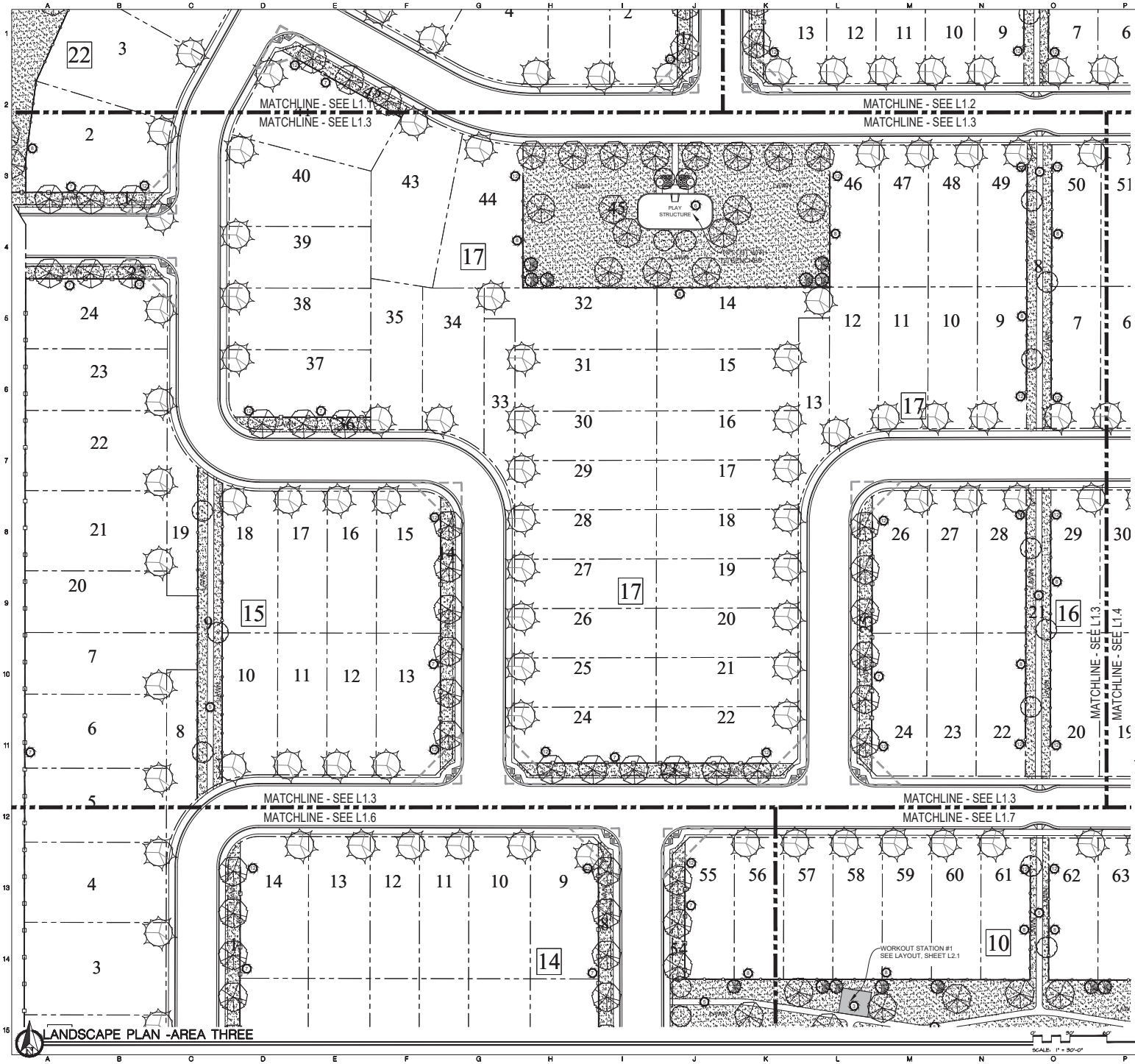
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

SHEET: L1.2

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolius 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Prunus x cistena Dwarf Red Leaf Sand Cherry | 5 Gal. | 10' hgt. x 6' wide | |
| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |


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REVISIONS:

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# DETAILED LANDSCAPE PLAN

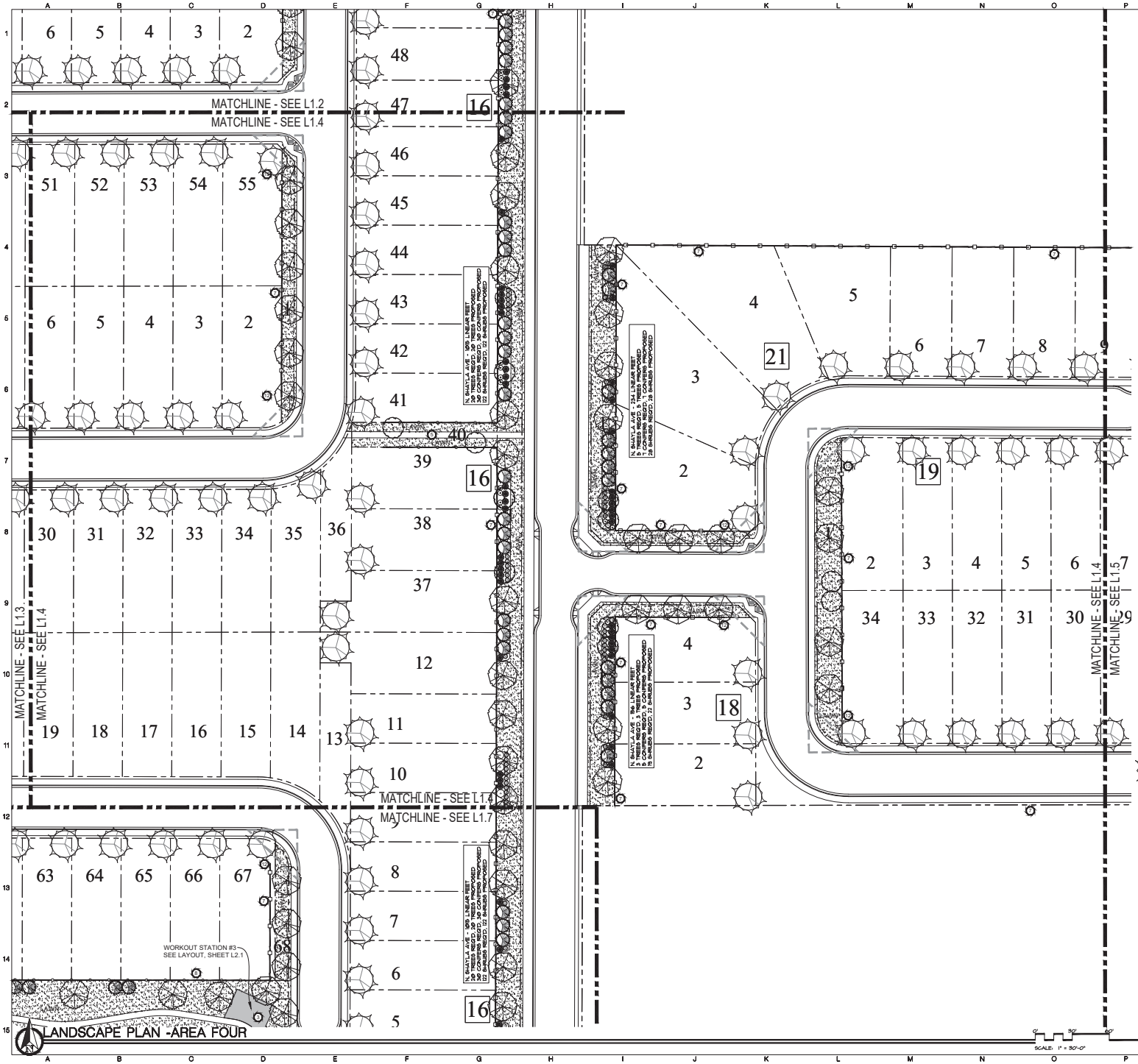
## Sabino's Rocky Ridge Subdivision

Kuna, Idaho 83634

W Hubbard Rd.

DRAWN BY: JAG
CHECKED BY: JDR
PROJECT NUMBER: 21-015
SHEET: L1.3

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolius 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Prunus x cistena Dwarf Red Leaf Sand Cherry | 5 Gal. | 10' hgt. x 6' wide | |
| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
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9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
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REVISIONS:

| No. | Date | Description |
|---|---|---|

# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

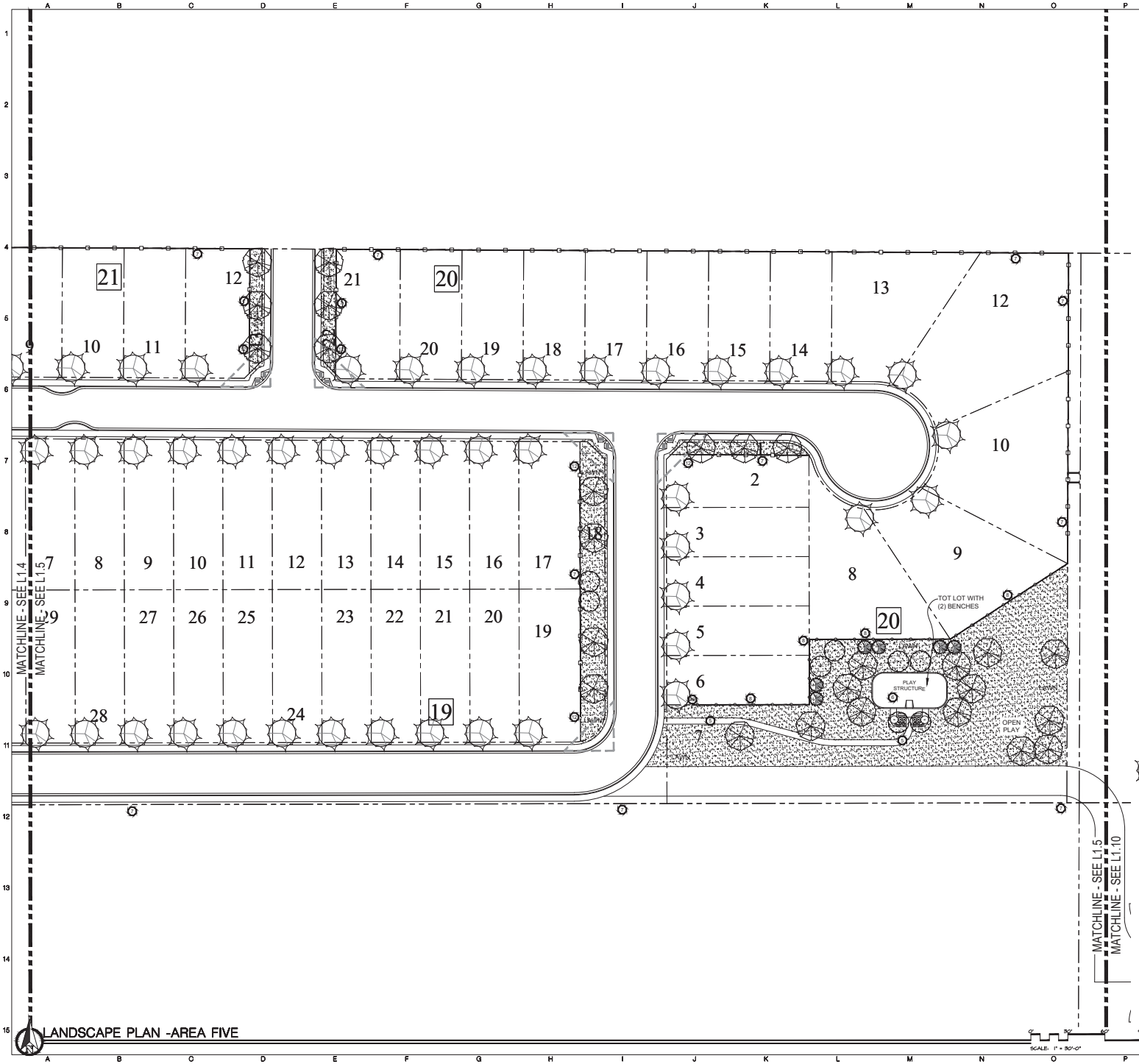
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

SHEET: L1.4

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- 3 | AG — QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
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| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
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| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
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| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
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## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
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11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
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STAMP: PRELIMINARY NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022

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REVISIONS:

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# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

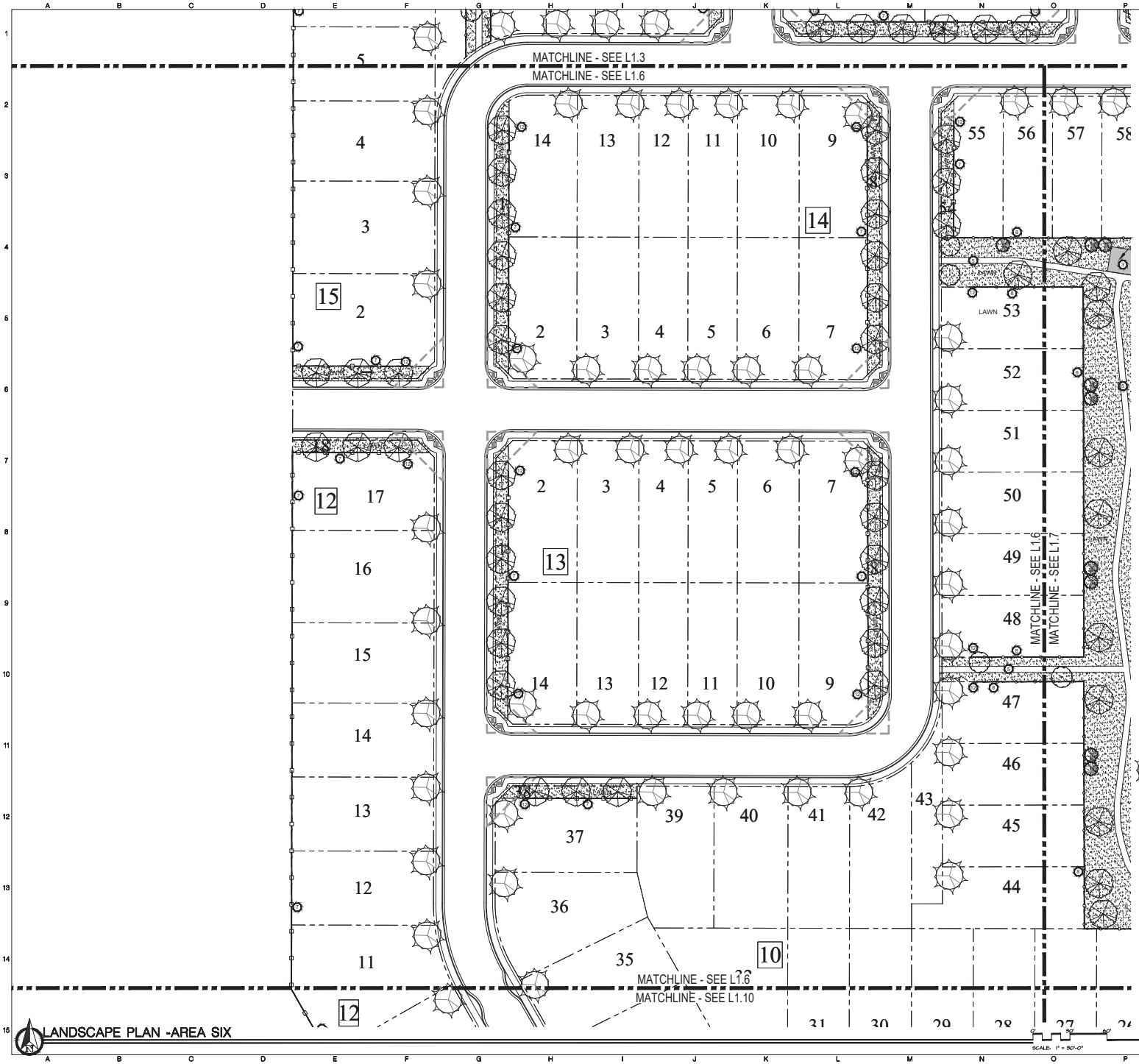
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER 21-015

SHEET: L1.5

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
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| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
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| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
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## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |

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STAMP: PRELIMINARY NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022

REVISIONS:

| No. | Date | Description |
|---|---|---|

# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

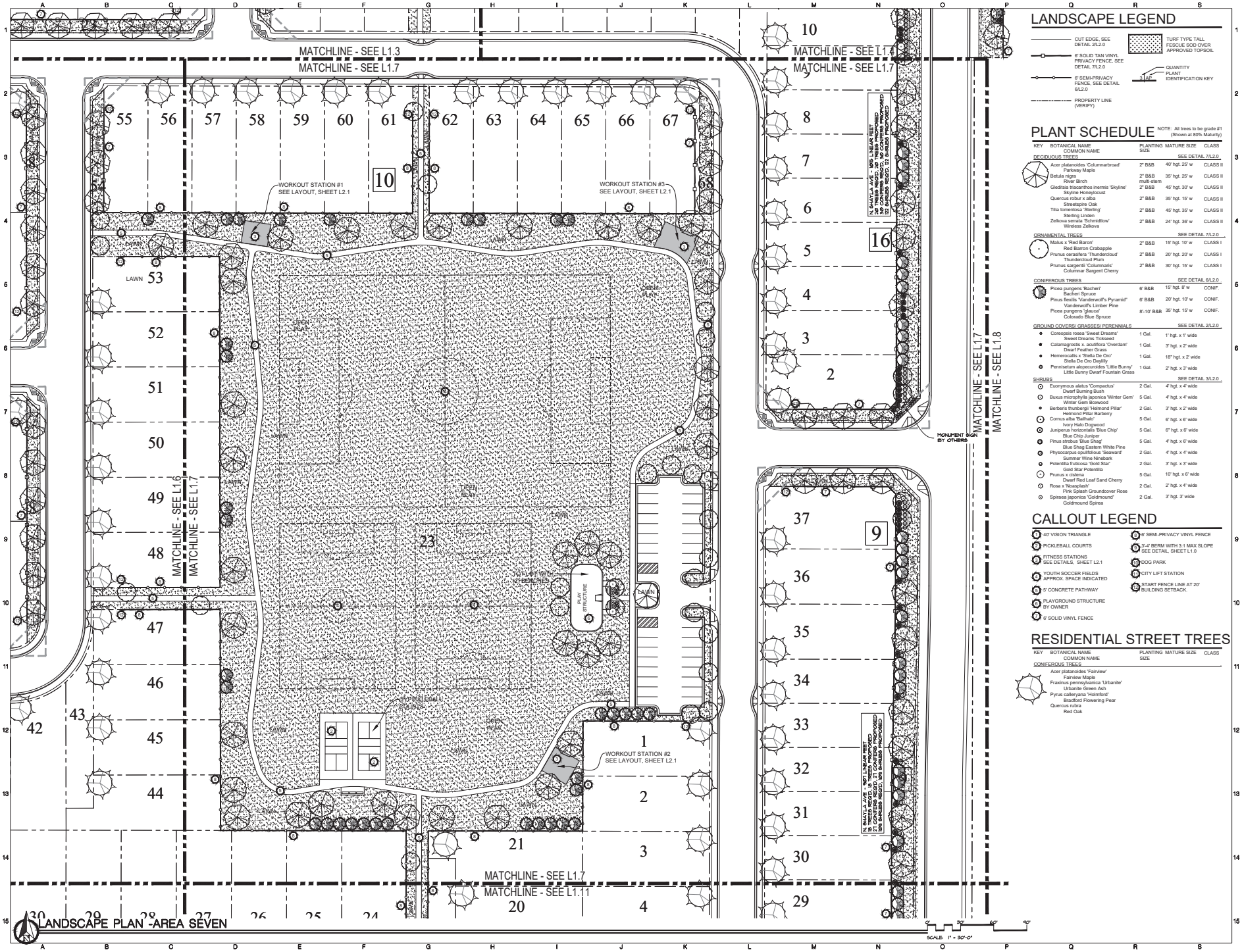
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

SHEET: L1.6

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolius 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Prunus x cistena Dwarf Red Leaf Sand Cherry | 5 Gal. | 10' hgt. x 6' wide | |
| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
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3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
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9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
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12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |

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STAMP: PRELIMINARY PLAT NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022

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REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

# DETAILED LANDSCAPE PLAN

## Sabino's Rocky Ridge Subdivision

Kuna, Idaho 83634

W Hubbard Rd.

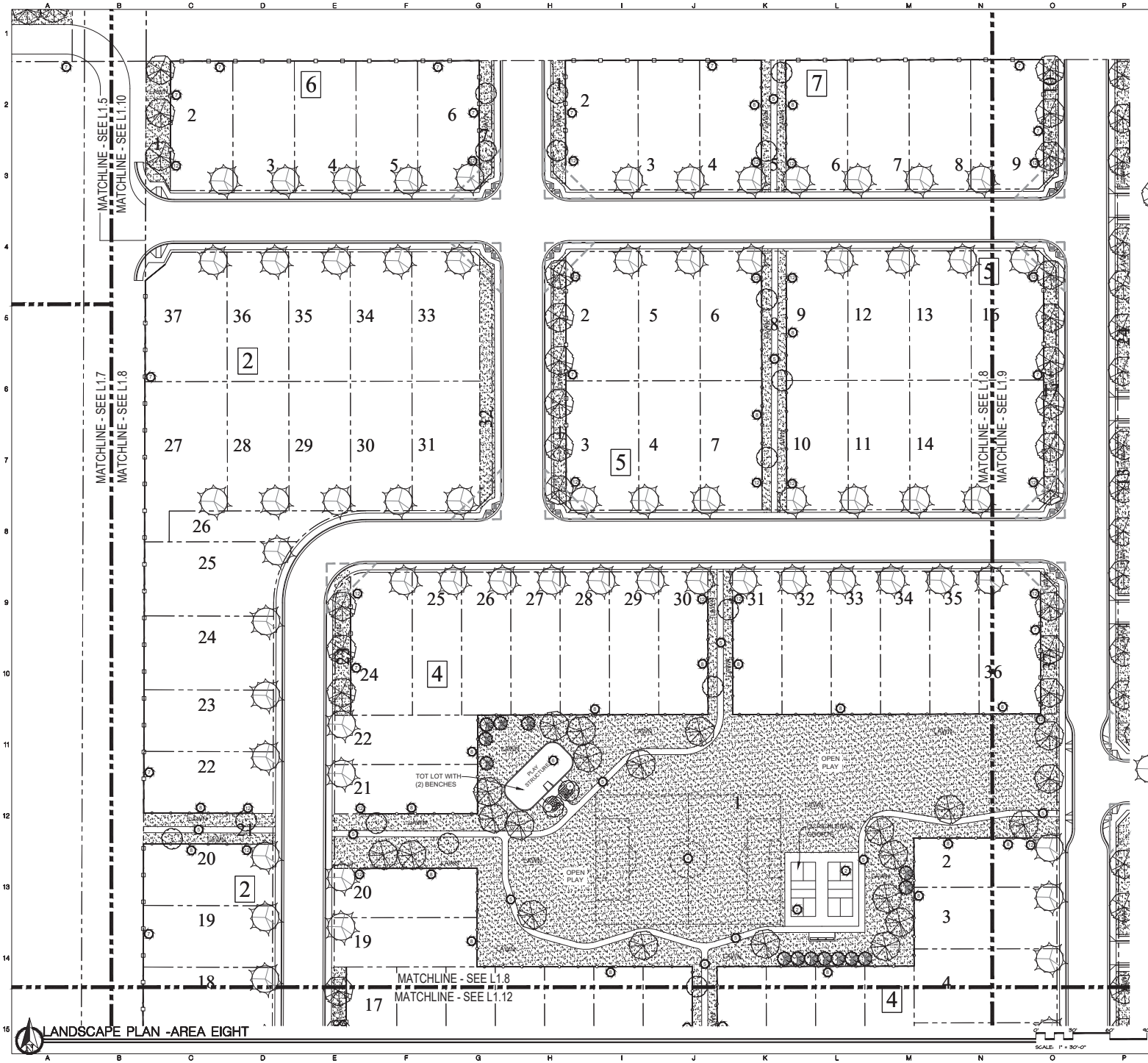
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

SHEET: L1.7

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
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| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolious 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
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## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
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DATE: 3/28/2022

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REVISIONS:

| No. | Date | Description |
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# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

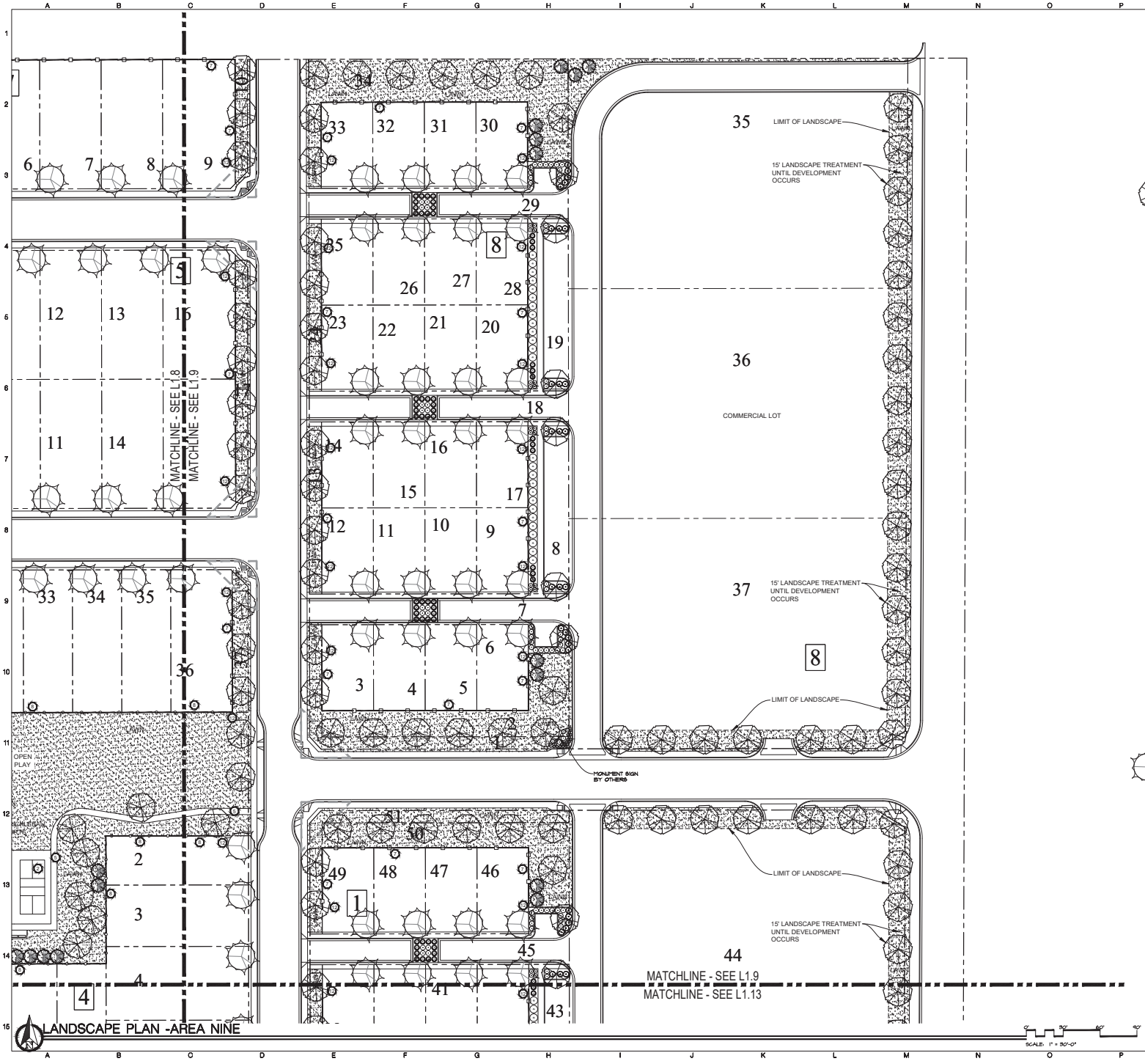
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

SHEET: L1.8

PRELIMINARY PLAT




## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE. SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
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| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
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| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
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| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
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| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
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|---|---|---|---|---|
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DATE: 3/28/2022

REVISIONS:

| No. | Date | Description |
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# DETAILED LANDSCAPE PLAN

## Sabino's Rocky Ridge Subdivision

Kuna, Idaho 83634

W Hubbard Rd.

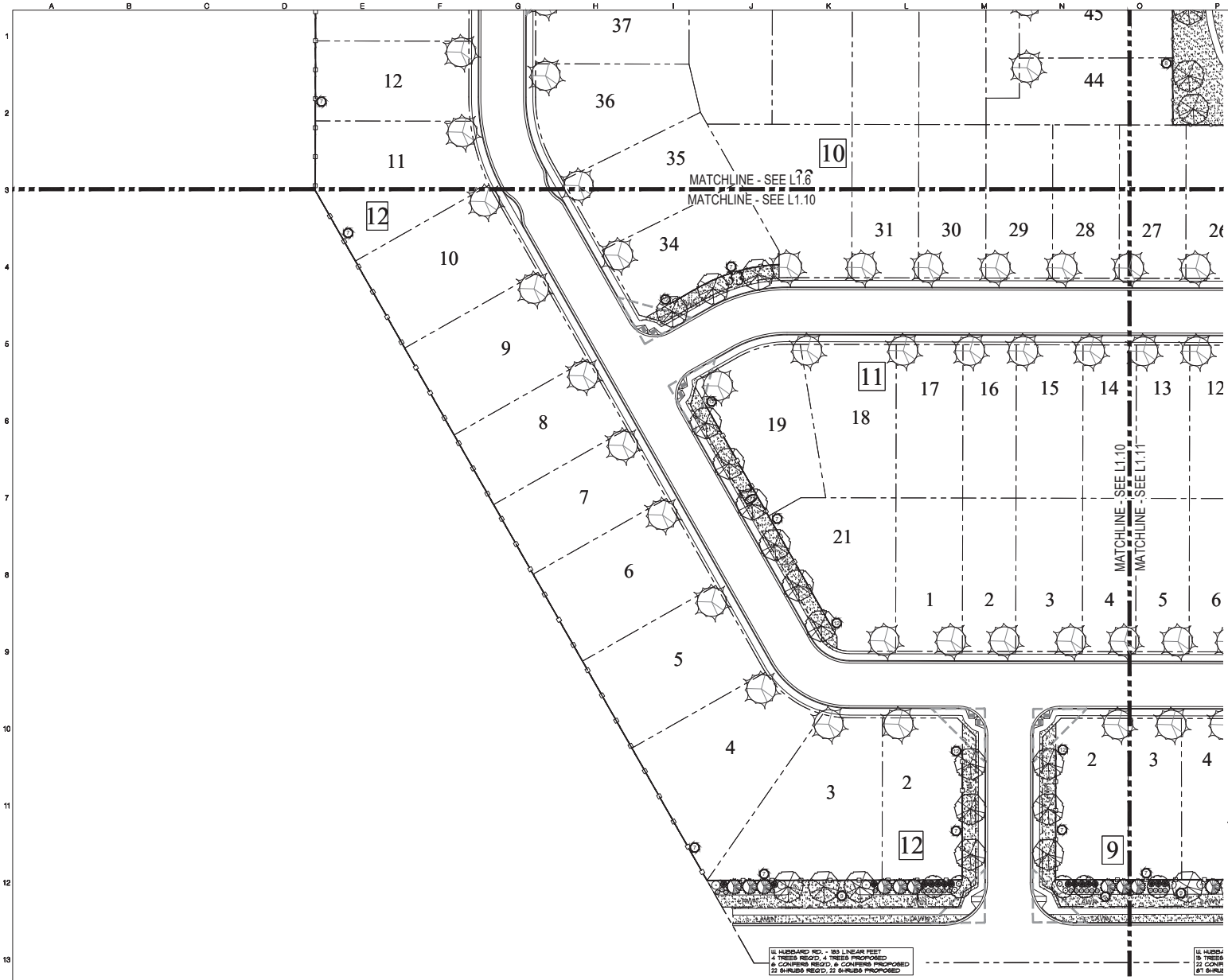
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER 21-015

SHEET: L1.9

PRELIMINARY PLAT




## LANDSCAPE PLAN -AREA TEN

## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
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- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
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| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
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| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
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| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolius 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Prunus x cistena Dwarf Red Leaf Sand Cherry | 5 Gal. | 10' hgt. x 6' wide | |
| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK.

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |


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REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

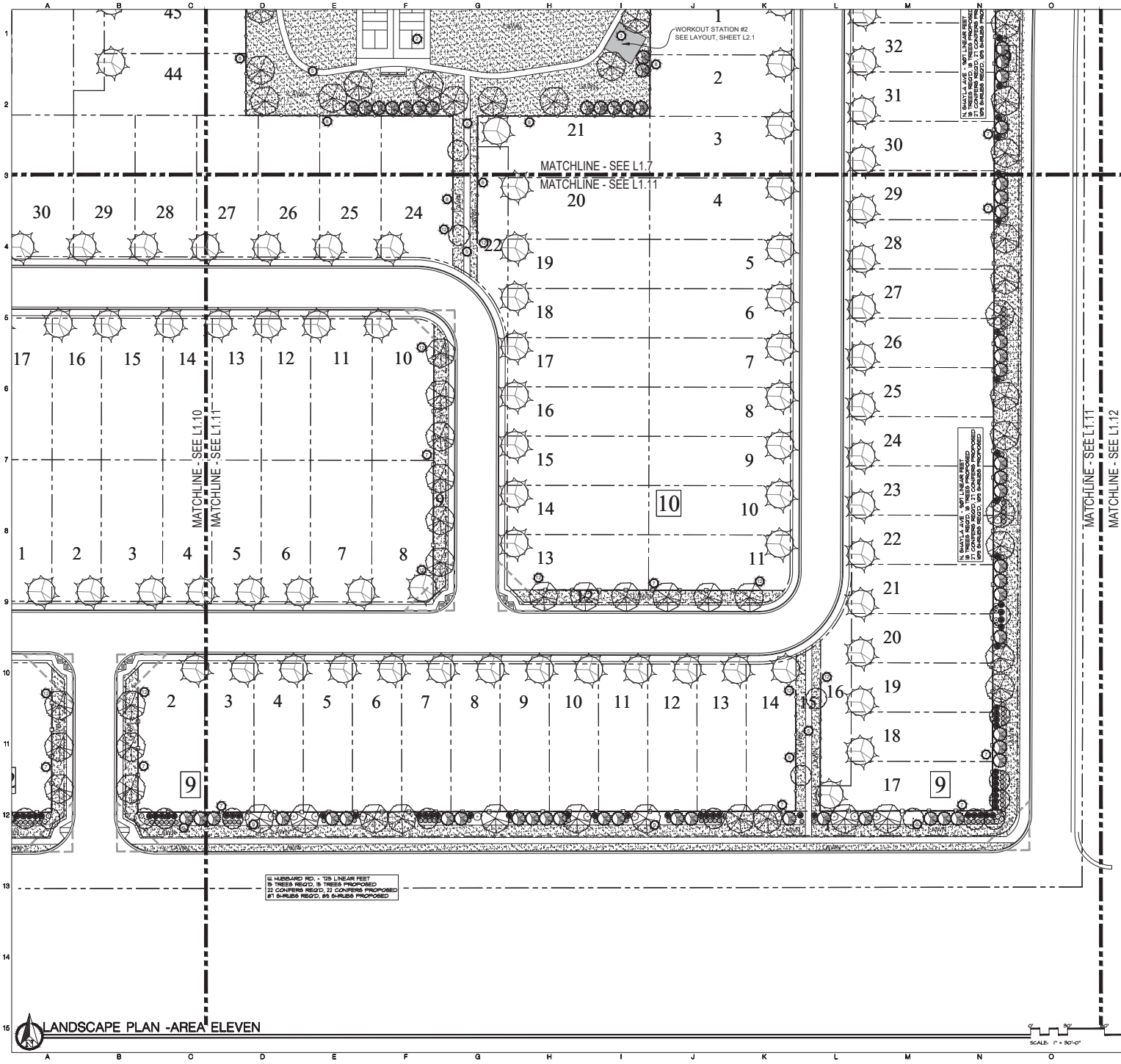
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

SHEET: L1.10

PRELIMINARY PLAT




LANDSCAPE PLAN -AREA ELEVEN

SCALE: 1" = 30'-0"

## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolius 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Prunus x cistena Dwarf Red Leaf Sand Cherry | 5 Gal. | 10' hgt. x 6' wide | |
| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |


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STAMP: PRELIMINARY PLAT NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022

REVISIONS:

| No. | Date | Description |
|---|---|---|

# DETAILED LANDSCAPE PLAN

## Sabino's Rocky Ridge Subdivision

Kuna, Idaho 83634

W Hubbard Rd.

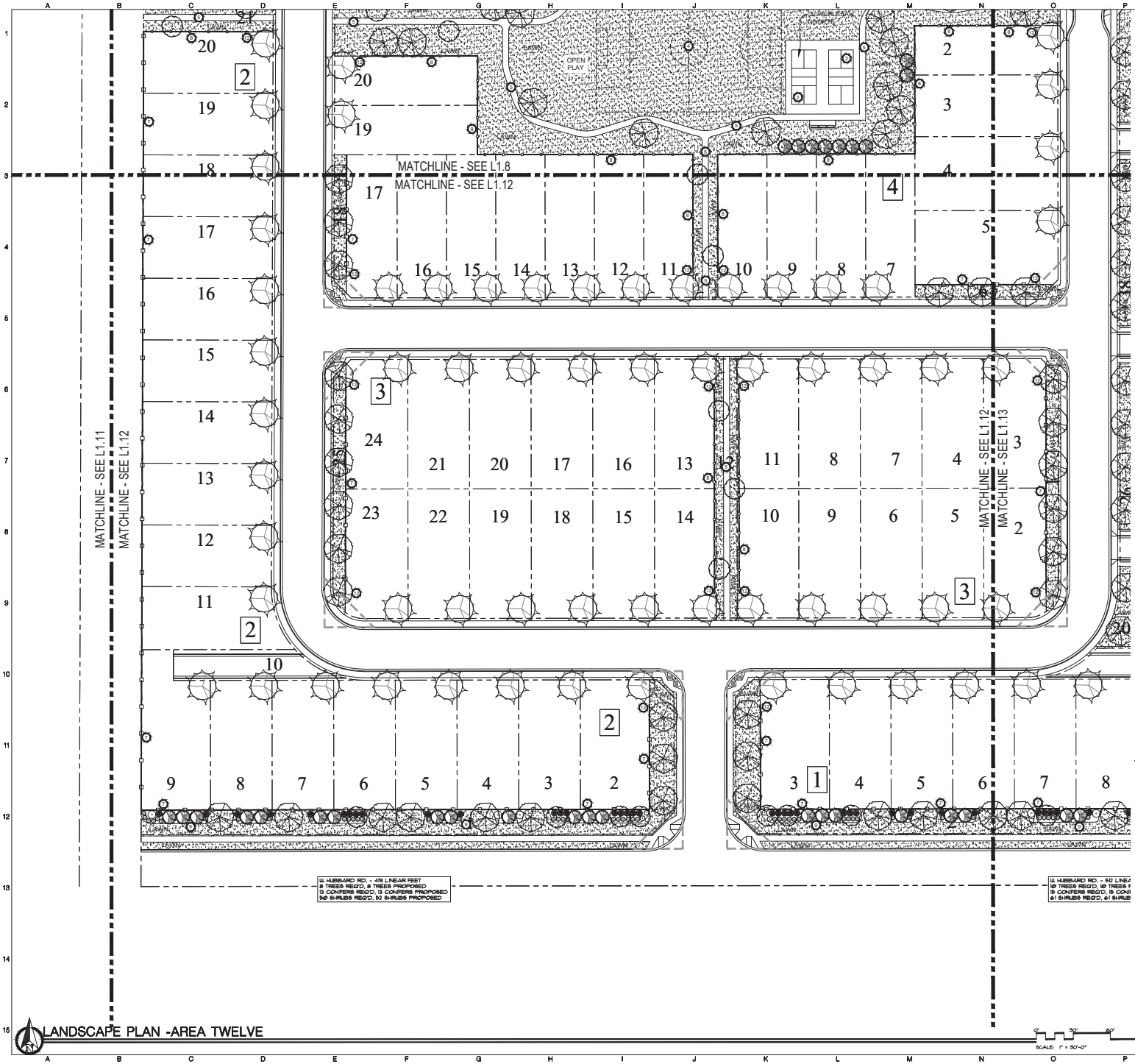
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER 21-0015

SHEET: L1.11

PRELIMINARY PLAT




## LANDSCAPE PLAN -AREA TWELVE

SCALE: 1" = 30'-0"

## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
| | Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust | 2" B&B | 45' hgt. 30' w | CLASS II |
| | Quercus robur x alba Streetspire Oak | 2" B&B | 35' hgt. 15' w | CLASS II |
| | Tilia tomentosa 'Sterling' Sterling Linden | 2" B&B | 45' hgt. 35' w | CLASS II |
| | Zelkova serrata 'Schmidtlow' Wireless Zelkova | 2" B&B | 24' hgt. 36' w | CLASS II |
| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
| | Malus x 'Red Baron' Red Baron Crabapple | 2" B&B | 15' hgt. 10' w | CLASS I |
| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
| | Juniperus horizontalis 'Blue Chip' Blue Chip Juniper | 5 Gal. | 6" hgt. x 6' wide | |
| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
| | Physocarpus opulifolius 'Seaward' Summer Wine Ninebark | 2 Gal. | 4' hgt. x 4' wide | |
| | Potentilla fruticosa 'Gold Star' Gold Star Potentilla | 2 Gal. | 3' hgt. x 3' wide | |
| | Prunus x cistena Dwarf Red Leaf Sand Cherry | 5 Gal. | 10' hgt. x 6' wide | |
| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pyrus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |

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STAMP: PRELIMINARY PLAT NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022

REVISIONS:

| No. | Date | Description |
|---|---|---|

# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

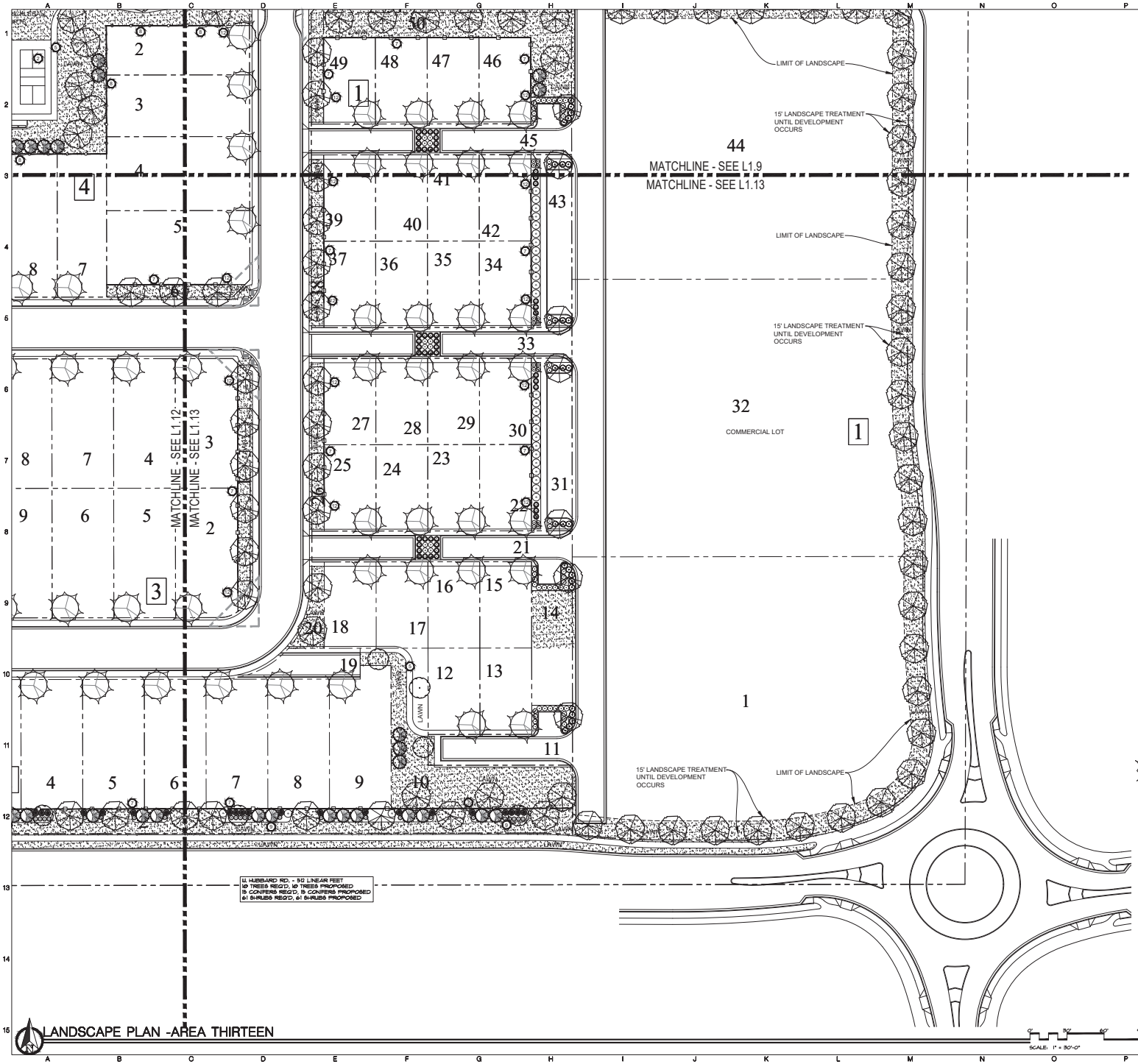
DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

SHEET: L1.12

PRELIMINARY PLAT




## LANDSCAPE PLAN -AREA THIRTEEN

SCALE: 1" = 30'-0"

## LANDSCAPE LEGEND

- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' SEMI-PRIVACY FENCE, SEE DETAIL 6/L2.0
- PROPERTY LINE (VERIFY)
- TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL
- QUANTITY / PLANT IDENTIFICATION KEY

## PLANT SCHEDULE

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

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | SEE DETAIL 7/L2.0 |
| | Acer platanoides 'Columnarbroad' Parkway Maple | 2" B&B | 40' hgt. 25' w | CLASS II |
| | Betula nigra River Birch | 2" B&B multi-stem | 35' hgt. 25' w | CLASS II |
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| **ORNAMENTAL TREES** | | | | SEE DETAIL 7/L2.0 |
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| | Prunus cerasifera 'Thundercloud' Thundercloud Plum | 2" B&B | 20' hgt. 20' w | CLASS I |
| | Prunus sargentii 'Columnaris' Columnar Sargent Cherry | 2" B&B | 30' hgt. 15' w | CLASS I |
| **CONIFEROUS TREES** | | | | SEE DETAIL 6/L2.0 |
| | Picea pungens 'Bacheri' Bacheri Spruce | 6' B&B | 15' hgt. 8' w | CONIF. |
| | Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Limber Pine | 6' B&B | 20' hgt. 10' w | CONIF. |
| | Picea pungens 'glauca' Colorado Blue Spruce | 8'-10' B&B | 35' hgt. 15' w | CONIF. |
| **GROUND COVERS/ GRASSES/ PERENNIALS** | | | | SEE DETAIL 2/L2.0 |
| | Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed | 1 Gal. | 1' hgt. x 1' wide | |
| | Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass | 1 Gal. | 3' hgt. x 2' wide | |
| | Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly | 1 Gal. | 18" hgt. x 2' wide | |
| | Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass | 1 Gal. | 2' hgt. x 3' wide | |
| **SHRUBS** | | | | SEE DETAIL 3/L2.0 |
| | Euonymous alatus 'Compactus' Dwarf Burning Bush | 2 Gal. | 4' hgt. x 4' wide | |
| | Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood | 5 Gal. | 4' hgt. x 4' wide | |
| | Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry | 2 Gal. | 3' hgt. x 2' wide | |
| | Cornus alba 'Bailhalo' Ivory Halo Dogwood | 5 Gal. | 6' hgt. x 6' wide | |
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| | Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine | 5 Gal. | 4' hgt. x 6' wide | |
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| | Rosa x 'Noasplash' Pink Splash Groundcover Rose | 2 Gal. | 2' hgt. x 4' wide | |
| | Spiraea japonica 'Goldmound' Goldmound Spirea | 2 Gal. | 3' hgt. 3' wide | |

## CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PICKLEBALL COURTS
3. FITNESS STATIONS SEE DETAILS, SHEET L2.1
4. YOUTH SOCCER FIELDS APPROX. SPACE INDICATED
5. 5' CONCRETE PATHWAY
6. PLAYGROUND STRUCTURE BY OWNER
7. 6' SOLID VINYL FENCE
8. 6' SEMI-PRIVACY VINYL FENCE
9. 3'-4' BERM WITH 3:1 MAX SLOPE SEE DETAIL, SHEET L1.0
10. DOG PARK
11. CITY LIFT STATION
12. START FENCE LINE AT 20' BUILDING SETBACK

## RESIDENTIAL STREET TREES

| KEY | BOTANICAL NAME / COMMON NAME | PLANTING SIZE | MATURE SIZE | CLASS |
|---|---|---|---|---|
| **CONIFEROUS TREES** | | | | |
| | Acer platanoides 'Fairview' Fairview Maple | | | |
| | Fraxinus pennsylvanica 'Urbanite' Urbanite Green Ash | | | |
| | Pynus calleryana 'Holmford' Bradford Flowering Pear | | | |
| | Quercus rubra Red Oak | | | |

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REVISIONS:

| No. | Date | Description |
|---|---|---|
| | | |

# DETAILED LANDSCAPE PLAN

**Sabino's Rocky Ridge Subdivision**

**Kuna, Idaho 83634**

**W Hubbard Rd.**

DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER 21-015

SHEET: L1.13

PRELIMINARY PLAT

# LANDSCAPE NOTES

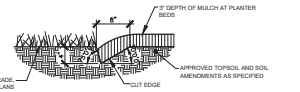
1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED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

# IRRIGATION NOTES:

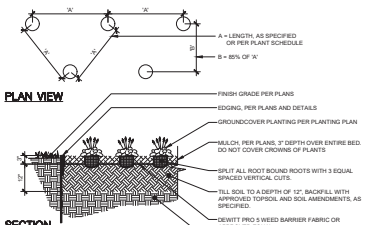
1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER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

# DISCLAIMER

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC. CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

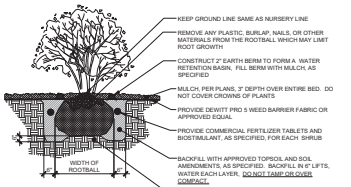



## 1 PLANTER BED CUT EDGE
(TYPICAL AT TREES IN TURF AREAS)
NOT TO SCALE



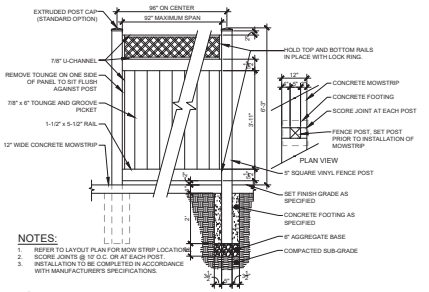

**NOTES:**
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

## 2 PERENNIAL & GROUNDCOVER PLANTING
NOT TO SCALE



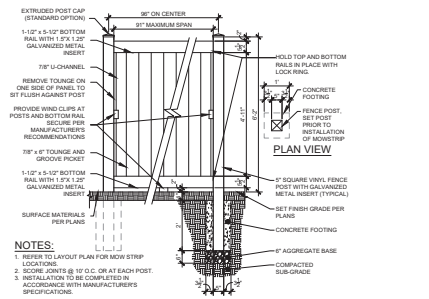

**NOTE:**
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

## 3 SHRUB PLANTING
NOT TO SCALE



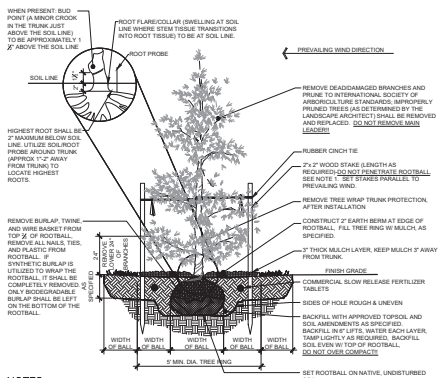

**NOTES:**
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 4 VINYL FENCE PANEL
SCALE: 1/2"= 1'-0"



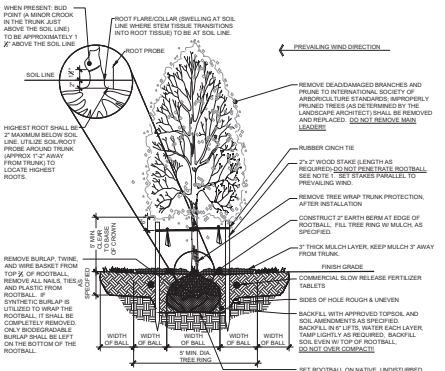

**NOTES:**
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 5 VINYL FENCE PANEL
SCALE: 1/2"= 1'-0"




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

## 6 CONIFEROUS TREE PLANTING
NOT TO SCALE




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

## 7 DECIDUOUS TREE PLANTING
NOT TO SCALE

STAMP: PRELIMINARY PLAT NOT FOR CONSTRUCTION 3/28/2022

DATE: 3/28/2022


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# LANDSCAPE DETAILS
## Sabino's Rocky Ridge Subdivision
## W Hubbard Rd.
## Kuna, Idaho 83634

DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER 21-015

SHEET: L2.0

PRELIMINARY PLAT


THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF SOUTH BECK & BAIRD LANDSCAPE ARCHITECTURE P.C. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REUSE OF THESE PLANS AND SPECIFICATIONS ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION IS PROHIBITED AND WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SOUTH BECK & BAIRD LANDSCAPE ARCHITECTURE P.C. ALL TITLES, CLAIMS, AND RIGHTS ARE RESERVED.



USER: JAY GIBBONS LOCATION:W:\PROJECTS\ACTIVE\21-015 SABINOS ROCKY RIDGE SUB\CAD\SHEETS\21-015 LANDSCAPE PLAN_3-28-2022.DWG PRINT DATE:3/28/2022 2:05 PM

## SITE FURNISHING NOTES

1. ALL 6 FOOT BENCHES TO BE SURFACE MOUNTED ON A MINIMUM 4" CONCRETE PAD. BENCH TO BE A MAGLIN MLB1200 SERIES BENCH, SURFACE MOUNT WITH A POWDER COAT "EVRGREEN" COLOR, SLATS TO BE RECYCLED PLASTIC COLOR - CEDAR. CONTACT MAGLIN 1-800-716-5506 X 521 TO ORDER. ORDER SHALL BE PLACED A MINIMUM OF 12 WEEKS TO INSURE DELIVERY.

3. THE CONTRACTOR SHALL MEET AND/OR EXCEED ALL LOCAL, STATE, AND FEDERAL GOVERNMENT ACCESSIBILITY STANDARDS.

4. THE LANDSCAPE PLANS ARE FOR LANDSCAPE CONSTRUCTION PURPOSES ONLY. NO GRADING OR DRAINAGE, CONCRETE WALKS OR PEDESTRIAN RAMPS, SITE UTILITIES, AND/OR STRUCTURES SHALL BE DESIGNED OR BUILT FROM THE LANDSCAPE DRAWINGS.




1 WORKOUT STATION #1

NOT TO SCALE







2 WORKOUT STATION #2

NOT TO SCALE







3 WORKOUT STATION #3

NOT TO SCALE

## NOTE:

1. COORDINATE INSTALLATION OF THE WORKOUT STATIONS WITH OWNER & EQUIPMENT MANUFACTURER.
2. COORDINATE INSTALLATION OF FALL PROTECTION SURFACING ON WORKOUT STATION PADS WITH OWNER AND EQUIPMENT MANUFACTURER TO INSURE ALL SAFETY STANDARDS ARE MET.





NOTE: #MLB1200 SERIES BACKED BENCH, POWDER COAT - EVERGREEN-FINETEX. RECYCLED PLASTIC SLATS COLOR CEDAR. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. BENCH BY MAGLIN SITE FURNITURE; CONTACT JENNIFER FANCY 1.800.716.5506 EXT. 261 (COORDINATE WITH OWNER FOR ORDERING AND SCHEDULE)

4 TYPICAL BENCH

NOT TO SCALE

STAMP

DATE: 3/28/2022


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|---|---|---|
| | | |

# AMENITIES DETAILS

## Sabino's Rocky Ridge Subdivision

W Hubbard Rd.

Kuna, Idaho 83634

DRAWN BY: JAG

CHECKED BY: JDR

PROJECT NUMBER: 21-015

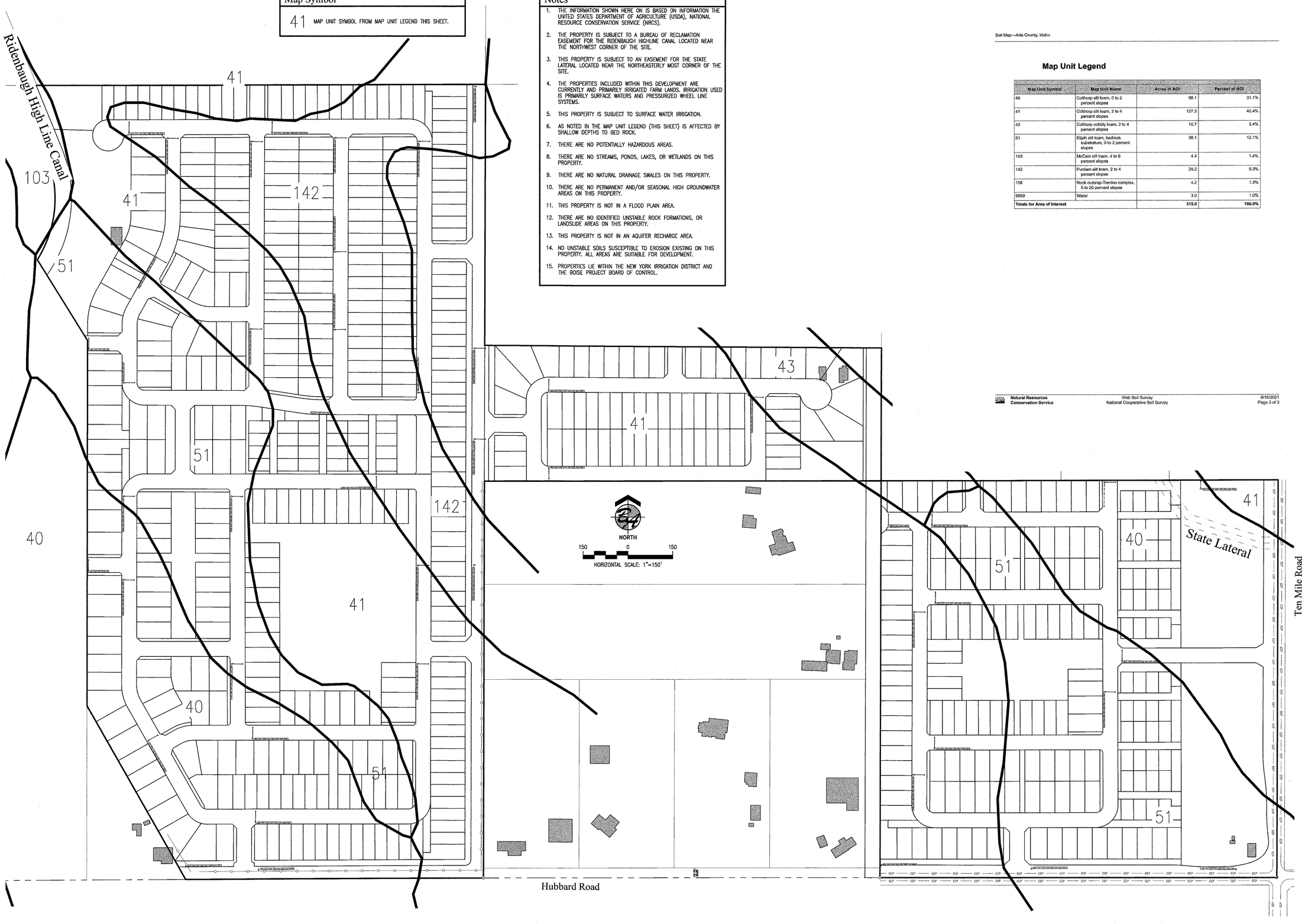
SHEET: L2.1

PRELIMINARY PLAT

| Map Symbol | |
|---|---|
| 41 | MAP UNIT SYMBOL FROM MAP UNIT LEGEND THIS SHEET. |

## Notes

1. THE INFORMATION SHOWN HERE ON IS BASED ON INFORMATION THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATIONAL RESOURCE CONSERVATION SERVICE (NRCS).
2. THE PROPERTY IS SUBJECT TO A BUREAU OF RECLAMATION EASEMENT FOR THE RIDENBAUGH HIGHLINE CANAL LOCATED NEAR THE NORTHWEST CORNER OF THE SITE.
3. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE STATE LATERAL LOCATED NEAR THE NORTHEASTERLY MOST CORNER OF THE SITE.
4. THE PROPERTIES INCLUDED WITHIN THIS DEVELOPMENT ARE CURRENTLY AND PRIMARILY IRRIGATED FARM LANDS. IRRIGATION USED IS PRIMARILY SURFACE WATERS AND PRESSURIZED WHEEL LINE SYSTEMS.
5. THIS PROPERTY IS SUBJECT TO SURFACE WATER IRRIGATION.
6. AS NOTED IN THE MAP UNIT LEGEND (THIS SHEET) IS AFFECTED BY SHALLOW DEPTHS TO BED ROCK.
7. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
8. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
9. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
10. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
11. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
12. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
13. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
14. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
15. PROPERTIES LIE WITHIN THE NEW YORK IRRIGATION DISTRICT AND THE BOISE PROJECT BOARD OF CONTROL.




Soil Map—Ada County, Idaho

### Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 40 | Colthorp silt loam, 0 to 2 percent slopes | 98.1 | 31.1% |
| 41 | Colthorp silt loam, 2 to 4 percent slopes | 127.3 | 40.4% |
| 43 | Colthorp cobbly loam, 2 to 4 percent slopes | 10.7 | 3.4% |
| 51 | Elijah silt loam, bedrock substratum, 0 to 2 percent slopes | 38.1 | 12.1% |
| 103 | McCain silt loam, 4 to 8 percent slopes | 4.4 | 1.4% |
| 142 | Purdam silt loam, 2 to 4 percent slopes | 29.2 | 9.3% |
| 158 | Rock outcrop-Trevino complex, 5 to 20 percent slopes | 4.2 | 1.3% |
| 9999 | Water | 3.0 | 1.0% |
| **Totals for Area of Interest** | | **315.0** | **100.0%** |




B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381


PROFESSIONAL ENGINEER 14116 STATE OF IDAHO JOSEPH D. CANNING

# Sabino's Rocky Ridge Subdivision

Located in the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

## Natural Features Map Sketch

| | |
|---|---|
| SCALE: | 1" = 150' |
| DATE: | June 16, 2021 |
| DRAWN BY: | D. CRAWFORD |
| CHECKED BY: | J.D. CANNING |
| PROJECT NO. | HH08 |
| DRAWING FILE NAME: | Sabino's Sub PrePlat.dwg |

SHEET NO: 1

| | |
|---|---|
| SHEET NO: 1 | SCALE: 1" = 150' |
| | DATE: June 16, 2021 |
| | DRAWN BY: D.A.CRAWFORD |
| | CHECKED BY: J.D. CANNING |
| | PROJECT NO. HH06 |
| | DRAWING FILE NAME: Sabino's Sub PrePlat.dwg |

Preliminary Grading Plan Sketch

Sabino's Rocky Ridge Subdivision

Located in the southwest quarter of Section 10, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

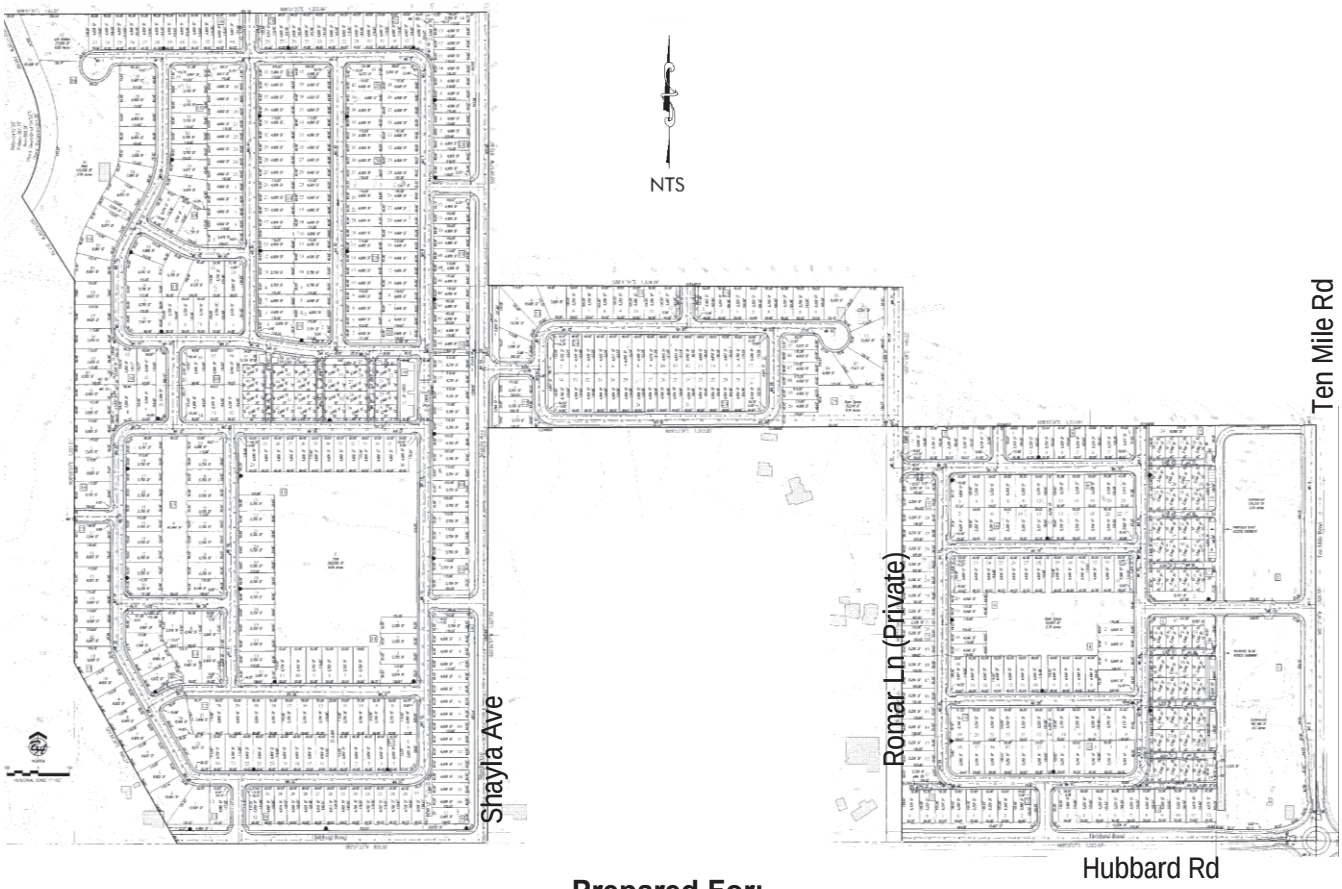
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# TRAFFIC IMPACT STUDY

# ALOHA SUBDIVISION

Kuna, Idaho
February 22, 2021
*Revised May 19, 2021*




**Prepared For:**

## Hubble Homes

**Prepared By:**

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

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# EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Aloha Subdivision located north of Hubbard Road between Black Cat Road and Ten Mile 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 in the study area, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and accesses as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the intersection and roadway segment improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2030 Build-out year background traffic
- 2030 Build-out year total traffic

## *1.0 Proposed Development*

1.1 Aloha Subdivision is a proposed mixed-use development estimated to contain 619 single-family dwelling units and 80,000 square feet of neighborhood commercial space. The anticipated build-out year for the proposed development is 2030 but may change depending on the 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 10,729 trips per weekday with 636 trips during the AM peak hour and 1,046 trips during the PM peak hour.

- Based on the proposed land uses, the development is expected to retrain 4 internal trips within the site during the AM peak hour and 144 internal trips during the PM peak hour
- Based on the proposed land uses, the development is expected to attract 132 pass-by trips during the PM peak hour. No weekday daily or AM peak hour pass-by rates were available for the proposed land uses
- 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:

- 40% traveling on Ten Mile Road north of the site
- 10% traveling on Ten Mile Road south of the site
- 50% traveling on Hubbard Road east of the site

**Table 1 – Proposed Improvements Summary**

| Intersection or Roadway Segment | | 2021 Existing | 2030 Build-Out Year | |
|---|---|---|---|---|
| | | | Background | Total |
| (1) | Amity Rd and Ten Mile Rd | None | **Multilane roundabout or signal with left-turn lanes** | **Multilane roundabout or signal with left-turn lanes and SB right-turn lane** |
| (2) | Lake Hazel Rd and Ten Mile Rd | None | None | **Single-lane roundabout or signal with left-turn lanes** |
| (3) | Columbia Rd and Ten Mile Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout or signal with left-turn lanes** |
| (4) | Hubbard Rd and Ten Mile Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout with right-turn lanes on NB and SB approaches or signal with left-turn lanes** |
| (5) | Linder Rd and Hubbard Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout with SB right-turn lane or signal with left-turn lanes** |
| (6) | Meridian Rd and Hubbard Rd | **Signal timing adjustments** | **Dual EB left-turn lanes and SB right-turn lane** | **Dual EB left-turn lanes and SB right-turn lane** |
| Ten Mile Rd, Amity Rd to Lake Hazel Rd | | None | None | None |
| Ten Mile Rd, Lake Hazel Rd to Columbia Rd | | None | None | **Widen to three lanes or alternative mitigation measures** |
| Ten Mile Rd, Columbia Rd to Hubbard Rd | | None | None | **Widen to three lanes or alternative mitigation measures** |
| Hubbard Rd, West of Ten Mile Rd | | None | None | None |
| Hubbard Rd, Ten Mile Rd to Linder Rd | | None | None | None |
| Hubbard Rd, Linder Rd to Meridian Rd | | None | **Widen to three lanes or alternative mitigation measures** | **Widen to three lanes or alternative mitigation measures** |

## 2.0 Site Access

2.1 The development is proposing to construct Shayla Avenue as a mid-mile collector street along the site frontage connecting to Hubbard Road. In addition, two site accesses are proposed on Ten Mile Road, two site accesses are proposed on Hubbard Road, and three site accesses are proposed on Shayla Avenue:

- Commercial Access A on Ten Mile Road
  - Proposed as a full-movement access located approximately 580 feet north of Commercial Access B and 1,320 feet north of Hubbard Road
    - Meets minimum 425-feet driveway spacing on Ten Mile Road, a minor arterial roadway
  - Warrants the following turn lane based on ACHD turn lane guidelines:
    - Northbound left-turn lane
      - Warranted by 2030 with full build-out of Aloha Subdivision
    - Southbound right-turn lane
      - Warranted by 2030 with full build-out of Aloha Subdivision
  - Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
    - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
    - Building setback and landscape design should not obstruct intersection sight distance
    - Maintain existing and proposed landscape along Ten Mile Road
  - Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
  - Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes at full build-out
- Commercial Access B on Ten Mile Road
  - Proposed as a full-movement access located approximately 580 feet south of Commercial Access A and 740 feet north of Hubbard Road
    - Meets minimum 660-feet driveway and local spacing on Ten Mile Road from a signalized intersection
    - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection
  - Warrants the following turn lanes based on ACHD turn lane guidelines:
    - Northbound left-turn lane
      - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
    - Southbound right-turn lane
      - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
    - Two eastbound lanes, one left-turn lane and one right-turn lane, based on NCHRP Report 457
      - Warranted by 2030 with full built-out of Aloha Subdivision
  - Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
    - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
    - Building setback and landscape design should not obstruct intersection sight distance
    - Maintain existing and proposed landscape along Ten Mile Road

- Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
- Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes
  - Exceeds minimum operational thresholds by 2030 when the development generates 643 PM peak hour trips, equivalent to full build-out of the residential portion of the development plus approximately 10,000 square feet of commercial space

- Access A on Hubbard Road
  - Proposed as a full-movement access located approximately 800 feet west of Shayla Avenue
    - Meets minimum 660-feet local road spacing on Hubbard Road, a minor arterial roadway
    - Meets minimum 660-feet spacing near a future signal at the Shayla Avenue and Hubbard Road intersection
  - Expected to have adequate intersection sight distance exceeding 390 feet minimum visibility for a 35-mph posted speed limit on Hubbard Road
    - Hubbard Road segment adjacent to the site is relatively flat and straight
    - Building setback and landscape design should not obstruct intersection sight distance
    - Maintain existing and proposed landscape along Hubbard Road
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 build-out total traffic conditions
- Access B on Hubbard Road
  - Proposed as a full-movement access located approximately 860 feet west of Ten Mile Road
    - Meets minimum 660-feet driveway and local road spacing on Hubbard Road from a signalized intersection
    - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 total traffic conditions
- Shayla Avenue should be designed and constructed to ACHD requirements for a collector street
  - The maximum projected 2030 total directional peak hour volume on Shayla Avenue is 205 vehicles per hour (vph) during the AM peak hour and 203 vph during the PM peak hour, which is below ACHD planning threshold of 475 vph for a 2-lane collector street
  - The proposed site access intersections on Shayla Avenue should have a minimum intersection sight distance of 390 feet for a 35-mph posted speed limit
    - Building setback and landscape design should not obstruct intersection sight distance and should be verified during construction
- Access C on Shayla Avenue
  - Proposed as a full-movement access located approximately 580 feet north of Access D
    - Meets minimum 330-feet local road spacing on Shayla Avenue, a collector street
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 total traffic conditions

- Access D on Shayla Avenue
  - Proposed as a full-movement access located approximately 580 feet south of Access C and 750 feet north of Access E
  - Meets minimum 330-feet local road spacing on Shayla Avenue
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 total traffic conditions

- Access E on Shayla Avenue
  - Proposed as a full-movement access located approximately 750 feet south of Access D and 760 feet north of Hubbard Road
    - Meets minimum 330-feet local road spacing on Shayla Avenue
    - Meets minimum 440-feet spacing near a future signal at the Shayla Avenue and Hubbard Road intersection
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 build-out total traffic conditions

2.2 Aloha Subdivision consists of three non-contiguous parcels. As a result, multiple access points are needed to adequately serve the site. Additionally, multiple access points are needed to accommodate the projected traffic volume generated by the proposed mixed land uses. The following discussed site access considerations and requirements per ACHD Policy:

- **7205.3.2 – Maximum Traffic on One Access (Arterial)**
  - Aloha Subdivision has site frontages on Hubbard Road and Ten Mile, which are classified as minor arterials. Hubbard Road currently ends west of the site. The proposed Shayla Avenue is not expected to connect to Columbia Road until parcels north of the site are developed. Therefore, the development will only have one arterial access to the public street system without the proposed site access points on Ten Mile Road. The projected 2030 total average daily traffic (ADT) on Hubbard Road west of Ten Mile would be over 10,400 vehicles per day (vpd) without the proposed site access on Ten Mile Road. Therefore, the proposed commercial accesses on Ten Mile Road are warranted to serve the development.
  - With the proposed commercial accesses on Ten Mile Road, the projected 2030 total ADT on Hubbard Road west of Ten Mile Road is 5,056 vpd
    - The 5,056 ADT included 457 vpd off-site traffic from parcels to the north using Shayla Avenue
    - Without off-site traffic, the 2030 total ADT on Hubbard Road is approximately 4,599 vpd
    - Hubbard Road is only expected to exceed 5,000 ADT between Access B and Ten Mile Road

- **7205.4.4 – Number of Driveways on Arterials**
  - In addition to Shayla Avenue, two access points are proposed on Hubbard Road to serve the residential developments, which are located in separate parcels. Therefore, separate access points are needed to serve these residential developments
    - Without Access A on Hubbard Road, the 2030 total ADT on Shayla Avenue exceeds 4,500 vpd
  - Two access points are proposed on Ten Mile Road to serve the commercial land use, which is estimated to generate approximately 5,166 trips per day. Additionally, some traffic generated by the adjacent residential development will use these driveways. The projected ADT using one driveway on Ten Mile Road would exceed 5,000 vpd, meeting the condition for additional driveways on Ten Mile Road

- **7206.3.3 – Maximum Traffic on One Access (Collector Street)**
  - Aloha Subdivision is planning to construct Shayla Avenue connecting to Hubbard Road to serve the two western residential parcels. Until Shayla Avenue is connected to Columbia Road, these residential parcels will only have one access to the public street system. The two residential parcels contain a total of 445 single-family lots generating approximately 4,100 trips per day. Therefore, the projected ADT on Shayla Avenue is anticipated to exceed 3,000 vpd. Additional access points on Hubbard Road are needed to serve the residential development west of Shayla Avenue.

## 3.0 2021 Existing Traffic Conditions

3.1 With 2021 existing traffic, one study area intersection exceeds minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations. The intersection, operational deficiencies, and minimum mitigation improvement are:

- **Meridian Road and Hubbard Road intersection**
  - The overall intersection and all lane groups are anticipated to meet minimum operational thresholds with the exception of one lane group:
    - The eastbound left-turn lane group is operating at Level of Service (LOS) F with a volume to capacity ratio (v/c) of 1.37 during the PM peak hour, which exceeds ACHD 1.00 v/c ratio threshold
    - It should be noted that the existing storage length for the eastbound left-turn lane is approximately 50 feet long, which is not sufficient to accommodate the existing eastbound left-turn volumes of 273 vehicles in the AM peak hour and 124 vehicles in the PM peak hour
  - Adjust signal timing is recommended as an interim mitigation improvement
    - Adjusting the signal timing to allot more green time (approximately 7 seconds) for the eastbound left-turn movement reduces the v/c ratio to 0.90, while the intersection and all other lane groups continue to meet minimum operational thresholds
  - ITD is currently working with ACHD and other agencies on a long-range corridor plan for Meridian Road. At the time of this TIS, a final version of the corridor study was not available.
    - Preliminary July 2020 findings show a ThrU-turn (signalized median U-turn) in the long term with no additional through lanes at the Hubbard Road and Meridian Road intersection

3.2 With 2021 existing traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:

- **Amity Road and Ten Mile Road intersection**
  - Meets MUTCD signal Warrant 1 and Warrant 2 with 2021 existing traffic
  - The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal or roundabout is not recommended to mitigate 2021 traffic operations.

3.3 With 2021 existing traffic, all study area roadway segments meet ACHD level of service planning thresholds with the existing lane configuration. As a result, no roadway capacity improvements are needed to mitigate 2021 existing traffic operations.

# 4.0 2030 Build-Out Year Background Traffic Conditions (No Site Traffic)

4.1 With 2030 background traffic, five study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations (no-build). The intersections, operational deficiencies, and proposed mitigation improvements are:

- **Amity Road and Ten Mile Road intersection**
  - The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
  - Two mitigation options are proposed to mitigate 2030 background traffic operations:
    - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
      - The intersection is programmed in the ACHD *FY2021-2025 Intergrated Five-Year Work Plan* (IFYWP) to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 *Capital Improvements Plan* (CIP)
      - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.75 during the AM peak hour
    - Option 2 – Install traffic signal and construct left-turn lanes on all approaches (3x3 signal)
      - As under existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
      - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
      - With a traffic signal, the overall intersection is anticipated to operate at LOS E or better with a v/c ratio of 0.85 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.98 or less during the peak hours.
  - The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with an additional background traffic increase of approximately 60 vehicles per hour (vph) during the PM peak hour beyond 2021 existing traffic volume.

- **Columbia Road and Ten Mile Road intersection**
  - The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
  - Two mitigation options are proposed to mitigate 2030 background traffic operations:
    - Option 1 – Reconstruct as a single-lane roundabout
      - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
      - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS B or better with v/c ratios of 0.61 or less during the peak hours
    - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
      - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
      - A traffic signal would be an interim improvement as the intersection is planned as a roundabout

        - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.62 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 310 vph during the PM peak hour beyond 2021 existing traffic volume

**Hubbard Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 background traffic operations:
    - Option 1 – Reconstruct as a single-lane roundabout
        - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
        - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.58 or less during the peak hours

    - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
        - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
        - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
        - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.54 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.91 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with an additional background traffic increase of approximately 380 vph during the PM peak hour beyond 2021 existing traffic volume

**Linder Road and Hubbard Road intersection**

- The intersection is anticipated to operate at LOS F with the westbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP

- Two mitigation options are proposed to mitigate 2030 background traffic operations:
    - Option 1 – Reconstruct as a single-lane roundabout
        - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours

    - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
        - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions

  - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.65 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.87 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 370 vph during the PM peak hour beyond 2021 existing traffic volume.

**Meridian Road and Hubbard Road intersection**

- The intersection is anticipated to operate at LOS F with the eastbound left-turn and southbound through/right-turn lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP. ITD is planning to reconstruct the intersection as a ThrU-turn in the long-term as part of the Meridian Road corridor plan.

- The following improvements are proposed to mitigate 2030 background traffic operations:
  - Construct one additional eastbound left-turn lane
  - Construct a right-turn lane on the southbound approach
    - With these improvements, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.74 or less during the peak hours. The eastbound left-turn lane is anticipated to operate with a v/c ratio of 0.92 during the AM peak hour. All other lane groups are anticipated to operate with v/c ratios of 0.90 or less during the peak hours

- The intersection fails under existing traffic conditions and will continue to fails with additional background traffic growth

4.2 With 2030 background traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:

**Lake Hazel Road and Ten Mile Road intersection**

- The intersection is programmed in the ACHD IFYWP to be widened/reconstructed and signalized in the future
- Meets MUTCD signal Warrant 1 and Warrant 2 with 2030 background traffic
- The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal is not recommended to mitigate 2030 background traffic operations.

4.3 With 2030 background traffic, one study area roadway segment is anticipated to exceed ACHD level of service planning thresholds with the existing lane configuration during the peak hours. The study area roadway segment, capacity deficiencies, and proposed mitigation improvements are:

**Hubbard Road segment between Linder Road and Meridian Road**

- The anticipated maximum peak hour directional volume on this roadway segment is 728 vph in the PM peak hour, exceeding ACHD 720 vph planning threshold for a 3-lane minor arterial. The PM shoulder hours volumes are below the 720 vph planning threshold.

- There are no improvements planned on this Hubbard Road segment according to the IFYWP or 2020 CIP. This Hubbard Road segment is identified in the ACHD Master Street Map (MSM) to be preserved for a three-lane residential/transitional/commercial arterial.
- Two mitigation options are proposed to mitigate 2030 background traffic impacts:
  - Option 1 – Widen to three lanes as identified in the MSM

- Option 2 – If ACHD determines the road widening in Option 1 is infeasible, ACHD should consider installing alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
  - Construct missing sidewalks on this Hubbard Road segment
  - Construct bicycle facilities on this Hubbard Road segment
  - Upgrade existing pedestrian ramps on this Hubbard Road segment to comply with ADA requirements
  - Construct missing sidewalk on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity

This Hubbard Road segment is anticipated to exceed ACHD level of service planning thresholds by 2030 with an increase of approximately 273 vph in the peak direction during the PM peak hour beyond 2021 existing volumes.

## 5.0 2030 Build-Out Year Total Traffic Conditions (Background Plus Site Traffic)

5.1 With 2030 total traffic, all six study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and proposed mitigation improvements are:

**Amity Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
    - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 CIP
    - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.78 during the AM peak hour
  - Option 2 – Install traffic signal and construct left-turn lanes on all approaches with an additional southbound right-turn lane
    - As with existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
    - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.76 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.96 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with a traffic increase of approximately 80 vph during the PM peak hour beyond 2021 existing volumes. By 2022, Aloha Subdivision is estimated to have constructed 115 dwelling units and contribute 21 PM peak hour trips to the intersection.

**Lake Hazel Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with the northbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.66 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - The intersection is programmed in the ACHD IFYWP to be widened and signalized in the future with left-turn lanes on all approaches per the 2020 CIP. The ACHD IFYWP also includes right-turn lanes on the southbound and westbound approaches. However, these right-turn lanes are not needed for the intersection to meet minimum operational thresholds under 2030 total traffic conditions
    - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.56 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.89 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with a traffic increase of approximately 370 vph in the AM peak hour and 450 vph during the PM peak hour beyond 2021 existing volumes. By 2028, Aloha Subdivision is estimated to have constructed 550 dwelling units and contribute 106 AM peak hour trips and 142 PM peak hour trips to the intersection.

**Columbia Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS C or better with v/c ratios of 0.78 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
    - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.72 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.93 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 290 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units, contributing 98 PM peak hour trips to the intersection.

- **Hubbard Road and Ten Mile Road intersection**
  - The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
  - Two mitigation options are proposed to mitigate 2030 total traffic operations:
    - Option 1 – Reconstruct as a modified single-lane roundabout
      - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
      - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better. All lane group v/c ratios are 0.85 or less during the peak hours, with the exception of the westbound approach in the PM peak hour having a v/c ratio of 0.87.
    - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
      - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
      - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
      - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.95 or less during the peak hours.
  - The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of 400 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 243 PM peak hour trips to the intersection.

- **Linder Road and Hubbard Road intersection**
  - The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
  - There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP
  - Two mitigation options are proposed to mitigate 2030 total traffic operations:
    - Option 1 – Reconstruct as a single-lane roundabout
      - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours
    - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
      - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
      - With a traffic signal, the overall intersection is anticipated to operate at LOS D or better with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.
  - The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 330 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 121 PM peak hour trips to the intersection.

# DECLARATION OF

# COVENANTS, CONDITIONS AND RESTRICTIONS

# FOR

# SABINOS ROCKY RIDGE SUBDIVISION

DRAFT

**5.6.2.7 Architectural Committee**. Appoint and remove members of the Architectural Committee, subject to the provisions of this Declaration.

**5.6.2.8 Enforcement of Restrictions and Rules**. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or the Bylaws, including, without limitation, the recordation of any claim of lien with the Ada County Recorder, as more fully provided herein.

**5.6.2.9 Private Streets, Signs, and Lights**. Maintain, repair, or replace private streets (as noted on the Plat and including any cul-de-sac easements), street signs, and private street lights located on the Property. This duty shall run with the land and cannot be waived by the Association unless the City of Kuna consents to such waiver.

**5.7 Personal Liability**. No Member of the Board, or member of any committee of the Association, or any officer of the Association, or the Grantor, or the manager, if any, shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss, or prejudice suffered or claimed on the account of any act, omission, error, or negligence of the Association, the Board, the manager, if any, or any other representative or employee of the Association, the Grantor, or the Architectural Committee, or any other committee, or any owner of the Association, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

**5.8 Budgets and Financial Statements**. Financial statements for the Association shall be prepared regularly and copies shall be distributed to each Member of the Association as follows:

**5.8.1** A pro forma operating statement or budget, for each fiscal year may be requested in writing not less than sixty (60) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable.

**5.8.2** Within ninety (90) days after the close of each fiscal year, the Association shall cause to be prepared and available for delivery upon written request to each Owner, a balance sheet as of the last day of the Association's fiscal year and annual operating statements reflecting the income and expenditures of the Association for the last fiscal year.

**5.9 Meetings of Association**. Each year the Association shall hold at least one (1) meeting of the Members, according to the schedule for such meetings established by the Bylaws.

## ARTICLE 6 - RIGHTS TO COMMON AREAS

**6.1 Use of Common Area**. Every Owner shall have a right to use each parcel of the Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to the following provisions:

DRAFT

**6.1.1** The right of the Association holding or controlling such Common Area to levy and increase Assessments for the maintenance, repair, management and operation of improvements on the Common Area;

**6.1.2** The right of the Association to suspend the voting rights and rights to use of, or interest in, the Common Area recreational facilities (but not including access to private streets, cul-de-sacs and walkways of the Property) by an Owner for any period during which any Assessment or charge against such Owner's Building Lot remains unpaid and,

**6.1.3** The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be permitted by the Articles and the Bylaws and agreed to by the Members. No dedication or transfer of said Common Area shall be effective unless an instrument agreeing to such dedication or transfer signed by Members representing two-thirds (2/3) of each class of Members has been recorded.

**6.1.4** The right of the Association to prohibit the construction of structures or Improvements on all Common Areas which interfere with the intended use of such areas as private street, cul-de-sacs and walkways.

**6.1.5** The right of the Association to protect wildlife habitat.

**6.2 Designation of Common Area**. Grantor shall designate and reserve the Common Area in the Declaration, Supplemental Declarations, and/or recorded Plats, deeds, or other instruments, and/or as otherwise provided herein.

**6.2.1** Lot 21 Block 11, Lot 10 Block 12 and Lot 1 Block 14 are Common Area lots and have all right and uses outlined in Article 6 of this document.

**6.3 Delegation of Right to Use**. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules of the Association, such Owner's right of enjoyment to the Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building 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.

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

DRAFT

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 Kuna City Code 5-1A-8

Applicant/agent signature

3/31/2021
Date

City of Kuna
Planning & Zoning Department

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

# Agency Transmittal

July 27, 2021

Notice is hereby given by the City of Kuna that the following actions are under consideration**:**

| | |
|---|---|
| **FILE NUMBER:** | *21-01-PUD* (Planned Unit Development), 21-04-AN (Annexation), 21-03-ZC (Rezone), *21-03-S* (Preliminary Plat) & 21-04-SUP (Special Use Permit) |
| **PROJECT DESCRIPTION** | Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300). |
| **SITE LOCATION** | 3250 W Hubbard Road, Kuna, Idaho 83634. |
| **REPRESENTATIVE** | Providence Properties LLC – Patrick Connor<br>701 S Allen Street #104<br>Meridian, ID 83642<br>214.564.2812<br>pconnor@hubblehomes.com |
| **SCHEDULED HEARING DATE** | Tuesday, **October 12, 2021**<br>6:00 P.M. |
| **STAFF CONTACT** | Doug Hanson<br>dhanson@kunaid.gov<br>Phone**:** 208.922.5274<br>Fax**:** 208.922.5989 |

We have included a packet with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can provide about how this action would affect the services you provide. The public hearing is at 6:00 p.m. or, as soon thereafter as it may be heard, in Kuna's chambers located at Kuna City Hall 751 W. 4th Street, Kuna, Idaho. If your agency needs additional time for review, please let our office know ASAP.

RECEIVED
JUL 30 2021
CITY OF KUNA

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

**BOISE PROJECT BOARD OF CONTROL**

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

28 July 2021

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

RE: Providence Properties LLC **21-01-PUD, 21-04-AN, 21-03-ZC, 21-04-SUP**
3250 W Hubbard Rd.
Kuna, Id 83634
Boise-Kuna Irrigation District BK-263, 262 B, 260
New York Irrigation District NY-080-001-00
State Lateral 70+01, 85+10, Teed Lateral 260+76
Sec. 10, T2N, R1W, BM.

Doug Hanson, Senior Planner:

The United States' State Lateral lies within the boundary of **Parcel #1310449300** in the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 35 feet north and 25 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping including trees and/or shrubs (other than grass) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

**Any fencing/pathways, as may be required, must be constructed off of any Boise Project Easements.**

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall

take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

**Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.**

Storm Drainage and/or Street Runoff must be retained on site.

The proposed irrigation system for this development must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

**Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors or any changes during the construction phase.**

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

| | | |
|---|---|---|
| cc: | Clint McCormick | Watermaster, Div. 2, BPBC |
| | Alicia Flavel | Secretary – Treasurer, BKID |
| | Terri Hasson | Secretary – Treasurer, NYID |
| | File | |

# ADA COUNTY
# DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING


August 2, 2021

Doug Hanson
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 21-04-AN, 21-01-PUD, 21-02-S / 3250, 3606, and 4400 W Hubbard Road / Sabino's Rocky Ridge Subdivision

Doug,

The City of Kuna has requested feedback regarding the proposed annexation, planned unit development, and preliminary plat for the Sabino's Rocky Ridge Subdivision, which will consist of 619 detached single-family lots and two commercial lots on 136 acres located at 3250, 3606, and 4400 W Hubbard Road.

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

The layout of the subdivision complies with many of the goals of the Ada County Comprehensive Plan. The proposal of four community parks with pedestrian pathways is compatible with *Goal 1.3:* which call for the development of recreational areas and programs for the use and enjoyment of residents of all ages and abilities. The four community parks are proposed to include a tot lot, fitness stations, a pickleball/sport court, and a dog park along with pedestrian pathways throughout the development to provide connectivity to the proposed parks.

The proposed access points to both Hubbard Road and Ten Mile Road and the stub streets proposed to the north, west, and south are supported by *Goal 4.3* of the Ada County Comprehensive Plan which supports the development of local transportation systems that are well-connected both internally and to the regional transportation system, and *Goal 4.3d* which calls for new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible. The proposed north/south collector street is supported by *Goal 4.3a:* which promotes the design of continuous collector streets that discourages cut-through traffic on local streets.

Regarding the land use, the proposal is for a variety of detached single family lots with a proposed zoning of R-6 and R-8, which allows for 6 units per acre and 8 units per acre respectively; and two commercial lots to be zoned C-1 to allow for neighborhood commercial uses to support propped development in the area. The site is contiguous to City of Kuna limits. Therefore, the proposed development is compatible with other development in the area.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

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 21-03-S

Sabino's Rocky Ridge

☐ 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
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ 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
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ individual water
- ☐ community water well

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☒ central sewage
- ☐ sewage dry lines
- ☐ community sewage system
- ☒ central water
- ☐ community 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
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: Ron Boody

Date: 8/5/2021

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

August 13, 2021

By e-mail: dhanson@kunaid.gov

City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Providence Properties, LLC Planned Unit Development, 21-01-PUD/21-04-AN/21-03-ZC/21-03-S/21-04-SUP

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: https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.

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

1. **AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

**2. WASTEWATER AND RECYCLED WATER**

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

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

**3. DRINKING WATER**

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

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

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

**4. SURFACE WATER**

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

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

## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource 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.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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#: 2021AEK155

RECEIVED
AUG 19 2021
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

August 11, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

**RE: 21-01PUD, 21-04-AN, 21-03ZC, 21-03-S & 21-04-SUP/ 3250 W. Hubbard Road**

Dear Doug:

Nampa & Meridian Irrigation District (NMID) requires a filed Land Use Change Application to review prior to final platting. Please contact Elke Adams (208) 466-7861, at 1503 First Street S. Nampa, ID, for further information.

All private laterals and waste ways must be protected. The Districts Burke Canal boarders a portion of the development and must be protected. The districts easement for the Burke Canal at this location is a minimum of seventy-five feet (75') total, thirty-five feet (35') left and forty feet (40') left from centerline; facing downstream.

**This easement must be protected. Any encroachment without a signed License Agreement and approved plan before construction is unacceptable.**

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, the NMID must review drainage plans. Developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC /gnf

Cc:
Office/ file




APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH NAMPA, IDAHO 83651-4395
FAX #208-463-0092 nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663


16 August 2021

Patrick Connor
Providence Properties, LLC
701 S Allen St. #104
Meridian, ID 83642

RE: Land Use Change Application – **Sabino's Rocky Ridge**
**Please note the District requires three (3) sets of plans**

Dear Mr. Connor:

To obtain Nampa & Meridian Irrigation District approval for your project, Sabino's Rocky Ridge, our review process requires a completed Land Use Change Application (enclosed).

If this development includes a pressurized urban irrigation system (PUIS), please also fill out the enclosed PUIS questionnaire. I encourage you to coordinate with the District's Water Superintendent, Greg Curtis, on specifications for and installation of the pressure system.

If time is of the essence, I recommend paying by **cashier's check, money order or cash**. If you submit a company or personal check, the application will not be processed until the check has cleared.

If you have any questions, please feel free to call Greg Curtis at the District's shop, 208-466-0663.

Sincerely,

Lacee Sharpe

Lacee Sharpe, Administrative Assistant
NAMPA & MERIDIAN IRRIGATION DISTRICT

LS

cc: File
Water Superintendent
Doug Hanson, City of Kuna Planning & Zoning, PO Box 13, Kuna, ID 83634
David Crawford, B & A Engineers, INC., 5505 Franklin RD., Boise, ID 83705

enc.

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

**Date:** 8/26/2021
**From:** Kuna Rural Fire District

**Regarding:** Preliminary Comments
Sambinos Rocky Ridge Subdivision
3250 W Hubbard Road, Kuna, ID 83634

## Agency Comments:

Currently, the overall plan on sheet L1.0 does not indicate compliance with Idaho Fire Code section D107.1,2 for secondary fire and emergency service access.

1. Please provide a development phasing plan which demonstrates at least 2 approved means of emergency service access as this development progresses to more than 30 single family dwellings.

Upon submittal and approval of a phasing plan with acceptable emergency service access, the Fire District can support the proposed 136-acre subdivision with 697 proposed residential dwellings and 2 commercial lots.

- **Fire Service and Emergency Service Access:**

  Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width. Building's hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

  *Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (Idaho Fire Code appendix D107.1)

  *The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a s straight line between accesses. (Idaho Fire Code appendix D107.2)

- **Fire Fighting Water Supply:**

  New fire hydrants shall be placed in service prior to the storage or framing of combustible construction materials. Maintenance and installation of fire hydrants shall require prior approval of the water purveyor. The largest diameter outlet, commonly referred to as the steamer connection, shall face the street as opposed to facing driveways. A 3' clear space shall

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

be maintained around the circumference of fire hydrants. The center of a hose outlet shall be not less than 18 in. above final grade. (IFC 508).

- **Premises Identification:**

  Residential road signs, private lane signs and any NO PARKING FIRE LANE signs shall comply with ACHD standards and the Idaho Fire Code. Residential address numbers shall be plainly visible from the named street with a minimum of four 4-inch-high numbers installed against contrasting background. (IFC 505.1,2 IFC appendix D103.6)

Final approval will be subject to the secondary emergency services access phasing plan, approval of proposed fire hydrant locations, and a final plat review by all responsible review agencies under the final plat review process. Approved construction plans will include a stamp from the Kuna Rural Fire District.

Regards,

Kuna Rural Fire District
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144

# *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: Sabino's Rocky Ridge** **Agency: Kuna**

**CIM Vision Category: Future Neighborhoods**

**New households: 619** **New jobs: ±100** **Exceeds CIM forecast: No**



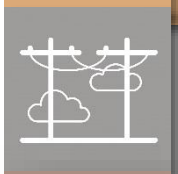
CIM Corridor: **Hubbard Road**
Pedestrian level of stress: **R**
Bicycle level of stress: **R**

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: **1,410**
Jobs within 1 mile: **200**
Jobs/Housing Ratio: **0.1**

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: **1.7 miles**
Nearest fire station: **2.6 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: **707 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: **0.8 miles**
Nearest public park: **0.7 miles**
Nearest grocery store: **3.1 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

The proposal 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. ValleyConnect 2.0 proposes bus service from Kuna to Meridian via Meridian Road, approximately two miles from this development. Finally, there are proposed pathways and a mix of uses which may encourage non-motorized travel and a mix of housing stock which may enable many types of households to live in the neighborhood.

Consider reconfiguring the internal street networks to encourage a safe pedestrian environment. Several roads are lengthy and may encourage automobile speeding within the neighborhood. Also consider adding bulbouts, speed bumps, or other traffic calming measures to discourage speeding and improving safety for all modes.

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

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

# PRELIMINARY PLAT MEMORANDUM

**To:** **Jace Hellman** **- Planning and Zoning Director**

**From:** **Brady Barroso** **- Engineering Technician I**

**Catherine Feistner** **- Assistant City Engineer**

**Date:** **30 August 2021**

**RE:** **Public Works Comments**

**Sabino's Rocky Ridge – 21-01-PUD (Planned Unit Development), 21-04-AN (Annexation), 21-03-S (Preliminary Plat), 21-03-ZC (Rezone), 21-04-SUP (Special Use Permit)**

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Sabino's Rocky Ridge and associated commercial, northwest of S Ten Mile Rd and W Hubbard Rd, dated 27 July 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-6, R-8, and C-1" zones. This application encompasses 135.09 acres. This application contains a total of 619 single-family residential lots, 76 common lots, and 2 commercial lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

Public Works staff cannot provide positive support for this development until a larger lift station and an irrigation pump and pond is shown in the preliminary plat. This development is dependent on the functionality of the new 18-in. Danskin force main. Once the new force main is functional, connecting to the 12-in. force main will be a viable option. Public Works staff currently cannot support the development because the applicant proposes connecting to the abandoned 12-in. which is not yet viable. An irrigation pump and pond is required for this development, but is not currently shown in the plan set.

Comments may be expanded or refined in connection with the 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) Sabino's Rocky Ridge currently encompasses 135.09 acres with City of Kuna R-4 and county zoning designation.
b) Sabino's Rocky Ridge requests the development site be rezoned from R-4 and county to R-6, R-8, and C-1.
c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 1,969. This makes the realized density approximately 15 people per acre.
d) The preliminary plat shows seven (7) total accesses to the subdivision, one (1) off of S Ten Mile Rd, two (2) off of W Hubbard Rd, one (1) off of Mason Creek St, and three (3) off of Shayla Ave.
e) The preliminary plat shows five (5) stub streets for future connectivity. There are two (2) stubs to the west, and three (3) stubs to the north.
f) There is one (1) access off of the private road Romar Ln.
g) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy.
h) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
i) A plan approval letter will be required if this project affects any local irrigation districts.
j) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
k) All positional information shall be from the most recent state plane coordinate system.
l) Provide engineering certification on all final engineering drawings.
m) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
n) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

**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 or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e) The KRFD Deputy Fire Marshal , or its representative, must approve fire access to the subdivision and any traffic calming measures.

f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

**4) Sanitary Sewer Connection**

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 Planned Unit Developments (PUD) and master planned communities to have a master utility plan that addresses sanitary sewer issues. 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) The developer needs to design and construct a regional lift station in the northwest corner of the property and is in communication with public works. The lift station designed is inadequate for a regional lift station. The lift station size shall be verified to provide adequate capacity in accordance with land use map, sewer master plan, and sewer flow models.
c) Sewer pipe within the subdivision shall be upsized to provide adequate flow for surrounding developments.
d) Sewer must provide connectivity for surrounding developments. There are currently no stub outs for surrounding developments.
e) No cleanouts are permitted per 6-4-2-B.14.
f) All sewer infrastructure must meet or exceed City of Kuna requirements.
g) Sewer flow models will be required to verify and accommodate pipe sizes.
h) Sewer connection fees apply to each lot containing a home or other facility.
i) 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.
j) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

**5) Potable Water Connection**

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 PUDs and master planned communities to have a master utility plan that addresses potable water issues. 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 12-in water pipe on the east side of the site on S Ten Mile Rd.
c) In addition to the applicant's proposed improvements, the applicant shall extend water pipe on Mason Creek St and connect water pipe on Hubbard Rd from Shayla Ave to Romar Ln in accordance with the water master plan as applicable.
d) This project is located in a different water pressure zone. Improvements may be requested from applicant to provide appropriate pressures.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
g) Water connection fees apply to each lot containing a home or other facility.
h) 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.

i) 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. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b) This development will require a pump and pond that will connect to Kuna Municipal Irrigation System. A pump and pond is currently not included in the plan set. The pump and pond is eligible for reimbursement.
c) There is PI mainline southeast of the site, on the corner of S Ten Mile Rd and W Hubbard Rd.
d) The developer will need to extend pipe on Hubbard, Shayla, and Mason Creek in accordance with the pressure irrigation master plan where applicable.
e) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
f) This project requires connection to the City's Pressurized Irrigation system.
g) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
h) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
i) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
j) 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.

**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) 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. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.
d) Sidewalks, 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.
e) 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.
f) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

**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.

*b) As-built drawings will be required before occupancy or final plat approval is granted.*

# Kuna-Melba News Classifieds

## KUNA WELDING JOHN STEAR ESTATE AUCTION

**THIS WILL BE AN ONLINE AUCTION**

Download the Baker Auction App, or Visit; **bakerauction.com** for full sale list and online bidding

**Auction Soft Close:** April 28th @ 2:00pm

**Auction Preview:** April 26th-27th

**Auction Location:** 333 W Shortline St. Kuna, ID 83634

2018 Ram 3500 heavy duty 4x4, 6.4L Hemi v8 engine, 6spd auto trans, crew cab 6' bed, w/ running boards, backup camera, 5,029mi, 2018 Ram 2500, heavy duty 4x4, 6.7 Cummins diesel engine, 6spd auto trans, crew cab, 6' bed, running boards, 26K miles, 1936 Ford Tudor touring, w/ small block Chevrolet V8 engine, auto trans, coil over front independent suspension and spring rear suspension, AC, power steering, pump, shop built 18'X102" tandem axle flatbed trailer, 2004 Haulmark 24' enclosed trailer, Shop built single axle, welding trailer, Hyster 80 Fortis turbo diesel forklift, power shift 2-speed trans. 4-cylinder Kubota engine. 2-stage mast. 8K capacity. 244hrs, Hyster 60 forklift, Baker-York TM-80 forklift, 2019 Polaris RZR, Utility 45' semi dry van trailer, Fruehauf 27' single axle semi van trailer, shop built 8'x4' single axle utility trailer, shop built 16' tandem axle pup trailer frame, B&B Systems 5'6"x12' cutting table, w/ Hypertherm powermax 105 plasma unit and oxy-acetylene hookups, water bath, HP computer, and oxt acet head, Logic Tracer 44"x60" 5mil Digitizer .005 digitizer accuracy upgrade, logic Trace CNC DXF software. model: DB6 4460. ser#: DB61821445856 w/ HP laptop and hp 24" monitor.

**Also selling several Miller, Hobart, and Hypertherm welders, Milling Machines, Shop Tools and Equipment.**

**BAKER AUCTION CO., LLC**
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## AGRICULTURE & AUCTIONS

### Auctions

United States General Services Administration
Fleet Vehicle Sales Public Proxy Bid Auction
Bid as soon as the vehicles are unveiled

**Friday, April 15th at 12:00 PM Noon Mountain Time. Bidding ends Wednesday, April 20th at 12:00 PM Noon Mountain Time**

5 minute soft close rule applies. Vehicles receiving a bid in the last 5 minutes of Bidding will extend the bidding on that item by 5 minutes.

Make sure to refresh your browser or use your F5 keyboard short cut to see the most current bid.

For more information, register and bid online at: http://daaid.autoremarketers.com

Preview: Monday, April 18th from 10am to 4pm
Check for other auctions at: https://autoauctions.gsa.gov

Information Subject to Change

Brought to you by:
Dealers Auto Auction of Idaho
3323 Port St.
Nampa, ID 83687
208-463-8250
www.daaofidaho.com

### Farm Equipment

Balewagons:

NH pull-type & self propelled models/parts/tires/manuals. Buy/Sell/Trade/Finance

Call Jim anytime
(208)880-2889
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### Horses & Tack

**STUD SERVICES**
Perlino Paint Stallion at Stud - LFG
Also Available - Used Tack
NO TEXTING
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## MERCHANDISE

### Bargain Basement

1900 BELLEEK PITCHER, porcelain, from Ireland, $40. 620-266-6764

### Firewood

**Firewood For Sale**

Mixed Hardwoods
$300/cord
**(208)860-0979**

### Hobbies/Toys

**COUNTRY APRICOT JAM,** from Kansas orchard $5
620-266-6764

## Miscellaneous

**Firewood**
Clean stove-length board ends
**$60/load**
Can deliver.
**(208)861-6463**

**USN-USMC-USCG RETIRED ACTIVE DUTY & VETS!**
**WWW.FRA382.ORG**
**(208)629-0863**

### Wanted

**WANTED:**
I buy large Black Walnut, Maple, Sycamore, Elm and other hardwood trees. We can remove them.
Call Anthony Hess at
**River Valley Woodworks**
**(208)559-1651**

**Wanted**
Buying old and scrap farm equipment, cars, buses, trucks, combines, balers, free scrap cleanup. Will pay for good scrap.
**(208)870-1260**

ANTIQUE BOTTLES WANTED
Collector paying up to $5,000 each for old embossed bottles.
Call Q @ 425-210-3755

## NOTICES, CHILD CARE

### Business Opportunities

**RETIRED HANDYMAN**
Looking for small to medium jobs,
Licenced & Insured
Ask for Jim **(208)571-1089**

### Lost & Found

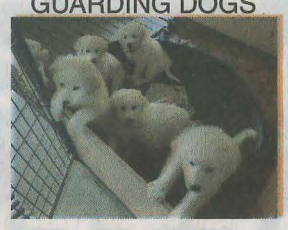
**LOST**
Missing Golden Orange 2 yr old cat, has a chip
**Lost near Main St. and Checola**
(near Idaho Pizza)
REWARD
Please Call: 208-761-2392

## PETS & SUPPLIES

### Pets/Pet Supplies & Equipment

NEW TODAY

LIVESTOCK GUARDING DOGS



Maremmas are considered the best guard dog for keeping predators away from your livestock.
They are very loyal and do not wander off like other livestock guarding breeds do, they remain on the job and are a joy to be around.
They are eight weeks old and have had their shots.

$800 ea.
541-216-0189 or
541-216-0125

**Mini Dachshund Puppies!**
$1,350
Call or text 208-972-4186

## Pets/Pet Supplies & Equipment

**BEAUTIFUL and HAPPY**
AKC Registered Shih-Tzu puppies!!!



AKC Limited Registered (No Breeding Rights) Shih-Tzu puppies
Grand Champion Bloodlines
2 females $1800 each
(Red/White, Black/White)
Born January 11th
Vet checked, dew claws removed, Microchipped, vaccinated, dewormed.
Please call 208-559-3795

## TRANSPORTATION

### Classic/Antique

**WANTED CLASSIC CARS AND TRUCKS**

Prefer restored and ready to go or all original
**CASH BUYER**
Call: 360-434-3993

### Fifth Wheel, Travel Trailers, Campers

**FOR SALE**
2001 Prowler Lynx
26' long Travel Trailer
$5500

2004 Arctic Fox
Pickup Camper 8.5' long
$7500

27 Ton Wood Splitter
$800

8000# Warn Winch
$800

Please Call 208-570-1120

### Parts

**4 CUSTOM CHROME RIMS**
Used on Hyundai Elantra; stored in garage and have original boxes.
15x6.5" $400 Cash
Please call:
Jim at 208-841-3773

### RVs, Motor Homes

**WANTED**

Motorhome or travel trailer and truck. Will consider any type or size.
**CASH BUYER**
Call: 360-471-2272

## LEGALS

### Government

**LEGAL NOTICE**

**Case Nos. 21-01-PUD (Planned Unit Development), 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-03-S (Preliminary Plat), & 21-04-SUP (Special Use Permit) for Sabino's Rocky Ridge Subdivision**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, May 10, 2022, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Sabino's Rocky Ridge. Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (619 single family, 109 common, and 6 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department
April 20, 2022 226297

**LEGAL NOTICE**

**Case No. 22-02-SUP (Special Use Permit) for 2997 N New Morning Avenue In-Home Daycare**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing Tuesday, May 10, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for an In-Home daycare located at 2997 N New Morning Avenue. Applicant Lucie Ndayirorere requests Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:30 AM to 7:00 PM.

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

April 20, 2022 225968

**Suggestions for Testifying at Public Hearings:**

**Be Informed…**
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

**If you do not wish to speak, write…**
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

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P&Z for 5.24.22

**Suggestions for Testifying at Public Hearings:**

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Planning & Zoning
PO BOX 13
Kuna, ID 83634

MCMULLEN DAVID
MCMULLEN DEBBIE
3800 W HUBBARD RD
KUNA, ID 83634-1270

# LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, May 24, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

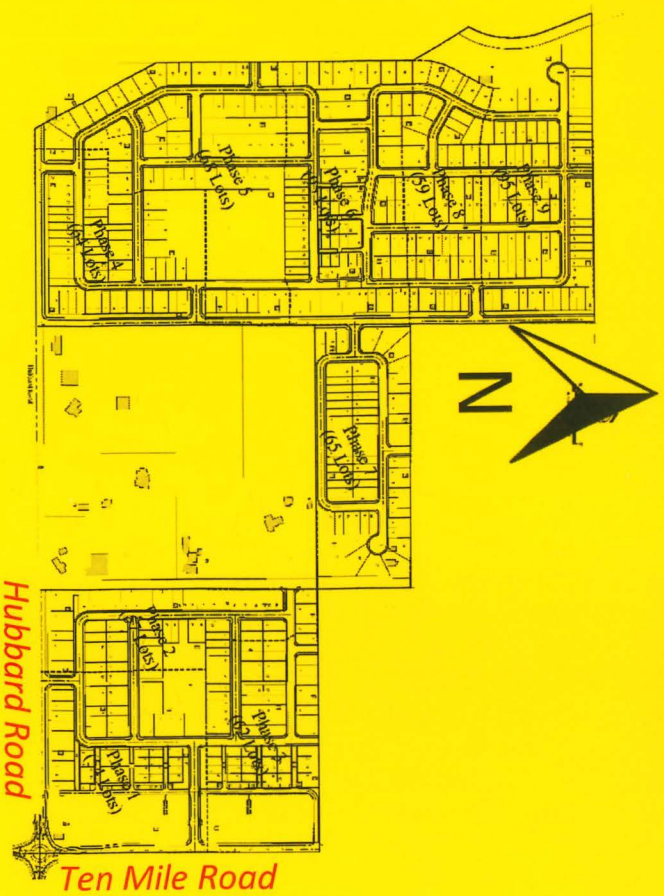
**Case Nos. 21-04-AN (Annexation), & 21-03-ZC (Rezone), & 21-01-PUD (Planned Unit Development), & 21-03-S (Preliminary Plat) & 21-04-SUP (Special Use Permit) for Sabino's Rocky Ridge Subdivision**

Providence Properties LLC requests approval for Annexation of Approx. 55 acres into City limits, a Planned Unit Development approximately 136.17 acres, using the C-1 (Neighborhood Commercial), R-6 (Med. Den. Res.) and R-8 (High Den. Res.) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 718 total lots (604 single family, 114 common/private drives, & 6 commercial). The subject site is located near 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **May 19, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

**MAILED 5.11.2022**




**Suggestions for Testifying at Public Hearings:**

**Be Informed…**
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

**If you do not wish to speak, write…**
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

NEOPOST FIRST-CLASS MAIL
05/11/2022 US POSTAGE $000.53º
ZIP 83634
041M11460992

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

MCMULLEN DAVID
MCMULLEN DEBBIE
3800 W HUBBARD RD
KUNA, ID 83634-1270

KUNA
Planning & Zoning

# Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

This form shall confirm that the Public Hearing Notice for (21-04-AN), (21-03-ZC) (21-03-S) (21-01-PUD) SAZINO'S ROCKY RIDGE was posted, as required per Kuna City Code 5-1A-8, on April 22, 2022. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

*Signs shall be removed from the site within three (3) days after the Public Hearing.*

DATED this 22 day of APRIL, 20 22.

Signature: [signature]

State of Idaho )
) ss
County of Ada )

On this 22ND day of April, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer). PATRICK CONNOR

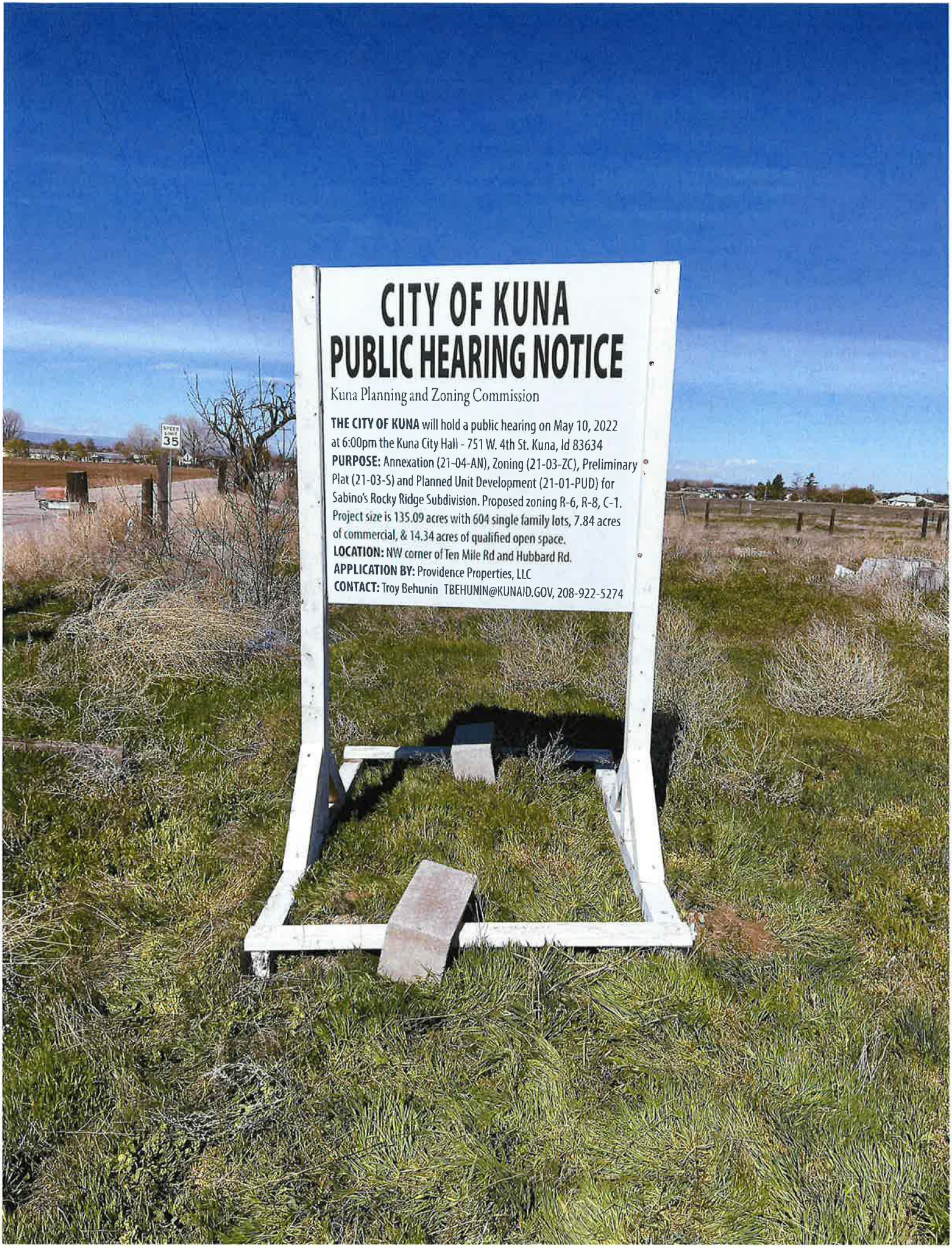
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Subscribed and sworn to before me the day and year first above written.

[signature]
Residing at: 2918 E Meadow Meridian ID 83646

My Commission expires: 2-16-2025

[signature]
Signature

PENNY SMITH
COMMISSION #23655
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/16/2025


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on May 10, 2022 at 6:00pm the Kuna City Hall - 751 W. 4th St. Kuna, Id 83634
PURPOSE: Annexation (21-04-AN), Zoning (21-03-ZC), Preliminary Plat (21-03-S) and Planned Unit Development (21-01-PUD) for Sabino's Rocky Ridge Subdivision. Proposed zoning R-6, R-8, C-1. Project size is 135.09 acres with 604 single family lots, 7.84 acres of commercial, & 14.34 acres of qualified open space.
LOCATION: NW corner of Ten Mile Rd and Hubbard Rd.
APPLICATION BY: Providence Properties, LLC
CONTACT: Troy Behunin TBEHUNIN@KUNAID.GOV, 208-922-5274
SPEED LIMIT 35


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STOP
ALL WAY


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BLUEprint
208-377-0294

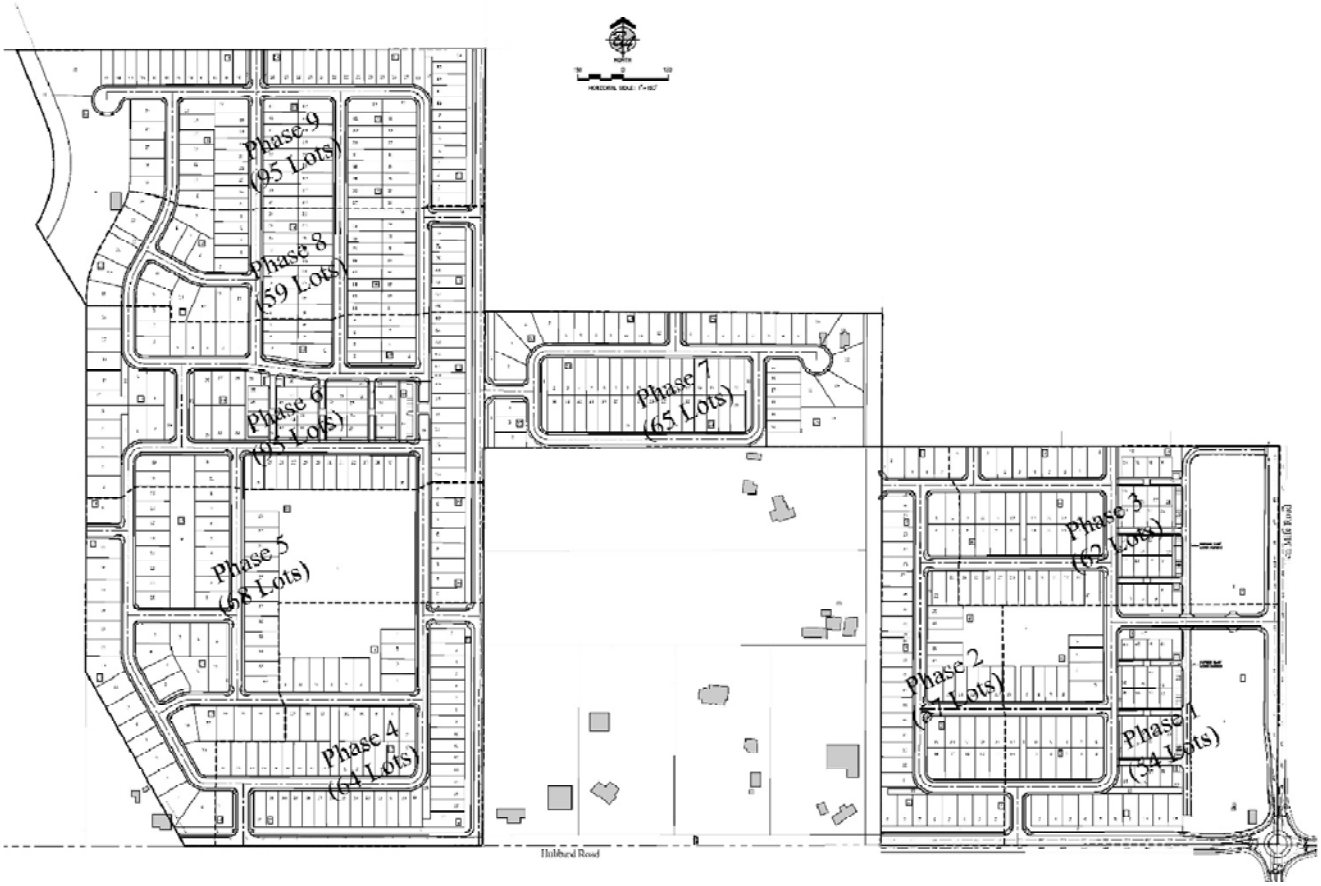
CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

**Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), & 21-04-SUP (Special Use Permit) for Sabino's Rocky Ridge Subdivision**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, May 10, 2022, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with *Sabino's Rocky Ridge.* Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 724 total lots (604 single family, 114 common, and 6 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.



Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

October 25, 2021

To (Email): Jace Hellman
Director of Planning and Zoning
City of Kuna

Patrick Connor
Direct of Planning and Design
Hubble Homes

From: Paige Bankhead, E.I.
Assistant Traffic Engineer
Ada County Highway District

Subject: KPP21-0001/ 21-01-PUD/ 21-04-AN/ 21-03-ZC/ 21-03-S
Sabino's Rocky Ridge Subdivision

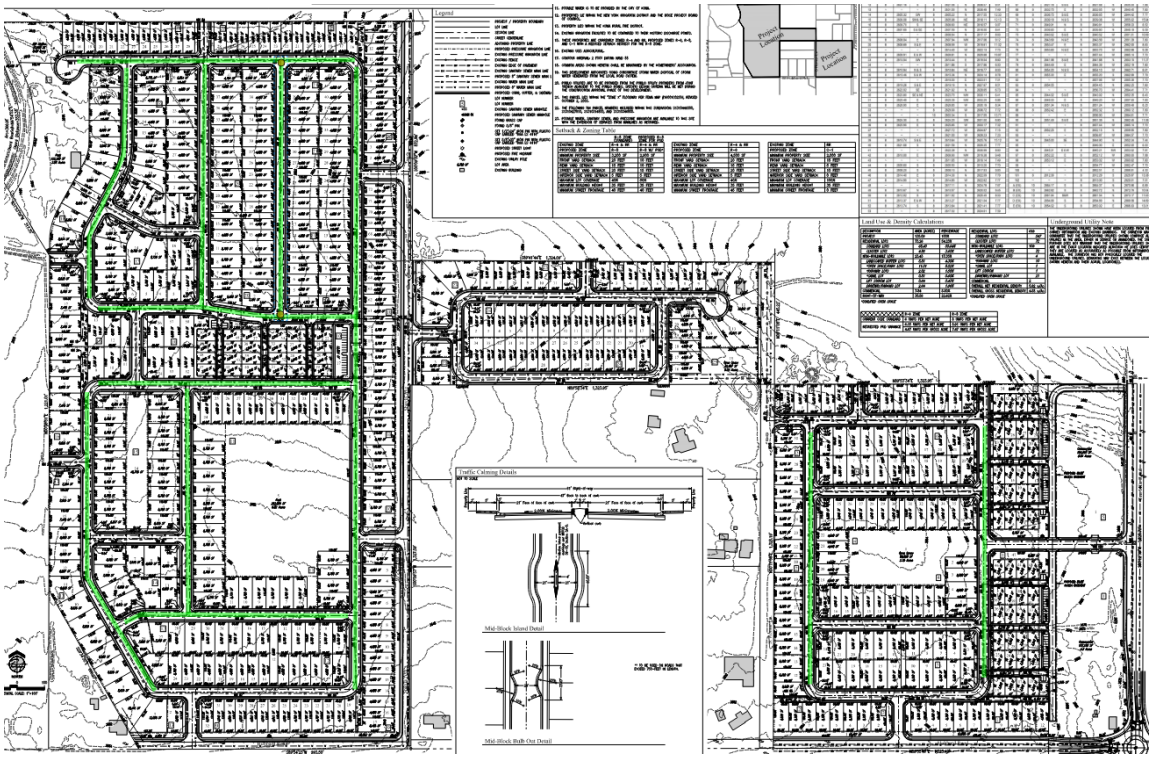
This memo provides a brief summary of ACHD's concerns, as well as a brief review of the traffic impact study and potential requirements for mitigation based on the study's findings and recommendations, and District Policy.

ACHD requests that a revised site plan in accordance with the following to address concerns with traffic calming, Wing Over Way and Shayla Avenue and be submitted to ACHD for review. ACHD will not act on this subdivision and provide a staff report until a revised site plan is received that addresses the following.

**1. Traffic Calming**

The applicant has proposed several streets with straight segments longer than 750-feet, shown in green below. District Policy requires that straight streets longer than 750-feet be reduced in length or install passive design measures to reduce excessive speeds. During the pre-application and traffic impact study review, ACHD requested that the applicant revise the site layout to reduce the street lengths to less than 750-feet and provide acceptable traffic calming measures. The applicant proposed to construct several bulb-outs and partial bulb-outs to address traffic calming with the same layout as before. However, adding several bulb-outs on all streets with straight segments longer than 750-feet as the only traffic calming method in a large development such as this is not acceptable. Bulb-outs may be used as traffic calming, however, they should not be the only traffic calming measure at the frequency proposed in such a large development. Numerous bulb-outs can create maintenance and drainage issues, and can create potential conflicts with driveways and ADA requirements at T-intersections. In addition, the Kuna Fire Department has historically not been supportive of these types of traffic calming measures. Staff has concerns that the numerous of bulb-outs proposed will create maintenance and emergency access issues.

Please revise the plat to include streets with straight segments less than 750-feet long and submit a revised plat to ACHD for review. A minimum of 75% of the streets within the site should be less than 750-feet long.



**2. Wing Over Way**

A new collector roadway was identified on the Master Street Map with the street typology of Residential Collector at the site's north property line, shown below. The new collector roadway should align with Mason Creek Street on the east side of Ten Mile Road to the east of the site and continue along the site's north property line stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way. This collector road is not shown on the applicant's site plan.

Typically, the applicant would be required to construct Wing Over Way at the site's north property line at a minimum as ½ of a 36-foot wide collector street section with vertical curb, gutter and sidewalk on the south side of the road and 12-feet of pavement with a gravel shoulder on and borrow ditch on the north side of the road consistent with the MSM and dedicate right-of-way. However, Wing Over Road has not yet been constructed to the east of the site to provide connectivity to Ten Mile Road as shown on the MSM. Therefore, the applicant should be required to dedicate a minimum of 25-feet of right-of-way that extends from the site's east to west property line and touches the site's north property line. Please submit a revised site plan to ACHD for review showing the right-of-way for Wing Over Way at the site's north property line.

ACHD will require a road trust deposit in the amount for the construction of the road in the with the future development of the abutting parcels as a Site Specific Condition of Approval in the future staff report.

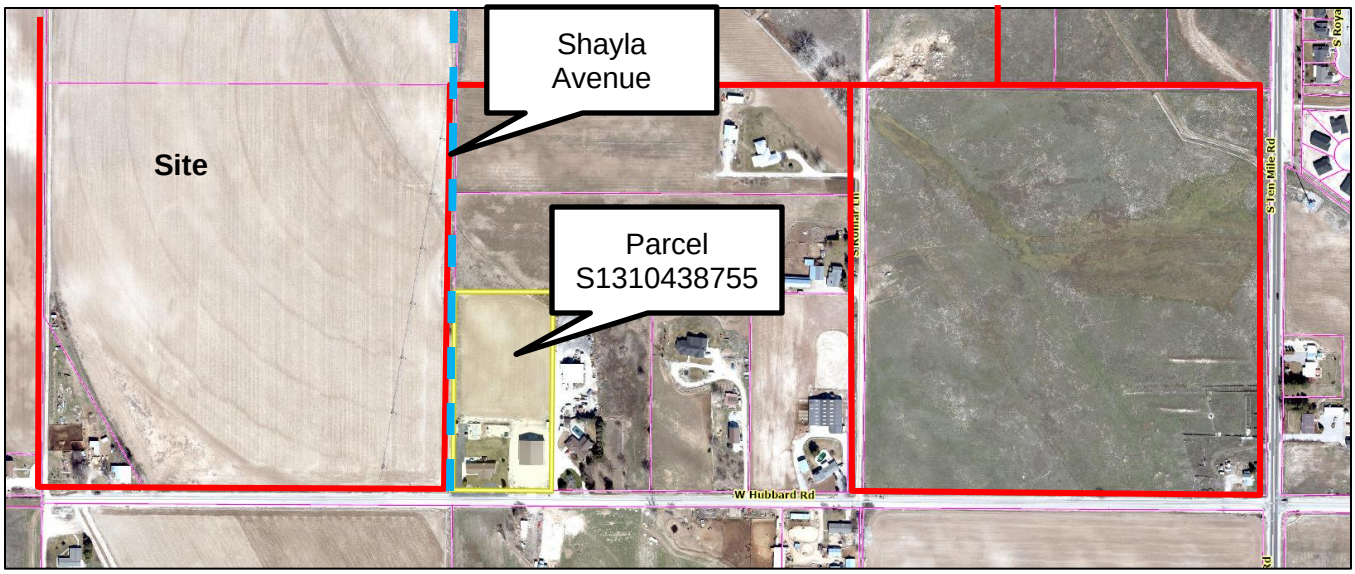



**3. Shayla Avenue**

A new collector roadway was identified on the Master Street Map with the street typology of Residential Collector at the site's east property line, shown below. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way. The applicant has proposed to construct Shayla Avenue abutting the site as ½ of a 36-foot wide street section with 12-feet of additional pavement widening with an 8-foot wide concrete sidewalk.

The property owner directly east of the site of Parcel S1310438755, shown below, has concerns about the proximity of Shayla Avenue to their property and the impact of widening Shayla Avenue in the future. Widening Shayla Avenue with the future development of his parcel will encroach onto the property and potentially the home and other structures. Therefore, staff recommends that the applicant adjust the alignment of Shayla Avenue further west within their site so that Shayla Avenue is constructed within the site at a minimum as a 36-foot wide collector street section with sidewalk, curb, gutter on the west side of the road, 16-feet of pavement and a 3-foot wide gravel shoulder and borrow ditch on the east side of the road abutting the parcel highlighted below, Parcel Number S1310438755. This will place the centerline of Shayla Avenue a minimum of 22-feet west of the site's east property line. This accounts for the eastern half of the road with 16-feet of pavement, and a 3-foot wide gravel shoulder with an additional 3-feet beyond the shoulder for the borrow ditch on the east side of the road. Right-of-way dedication is required from the site's east property line to 2-feet behind the back of sidewalk. When Parcel S1310438755 abutting the site develops in the future, that applicant will be required to complete the construction of Shayla Avenue with curb, gutter and sidewalk on the east side of the road and dedicate additional right-of-way to accommodate the improvements. The applicant may also choose to fully construct Shayla Avenue within their site with curb, gutter and sidewalk on the east side of the road.

Please submit a revised site plan to ACHD for review that shows the revised alignment of Shayla Avenue in accordance with the above.

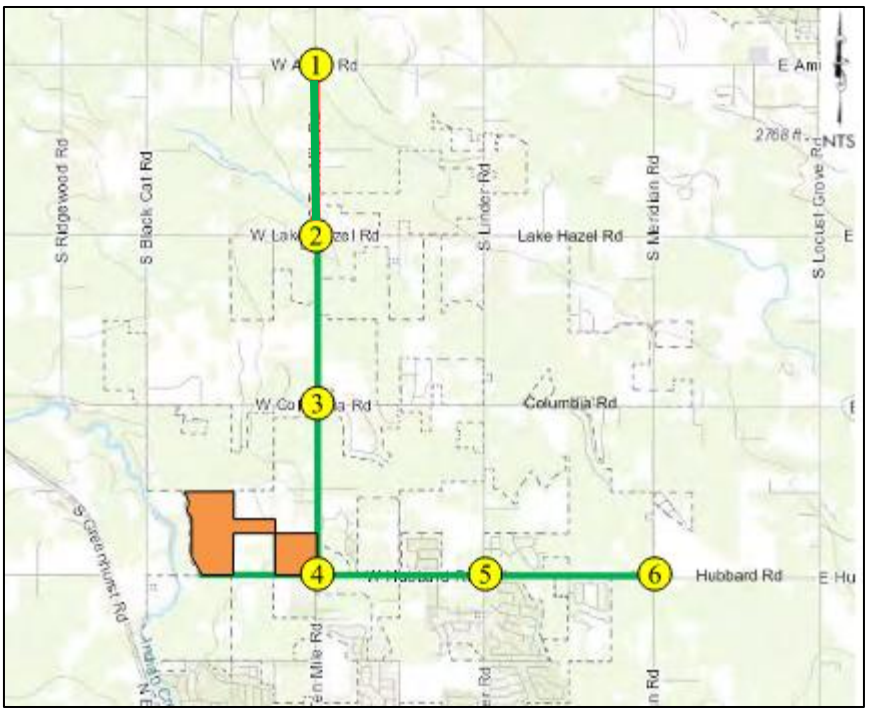



**4. Number of Trips on a Single Access – Hubbard Road**

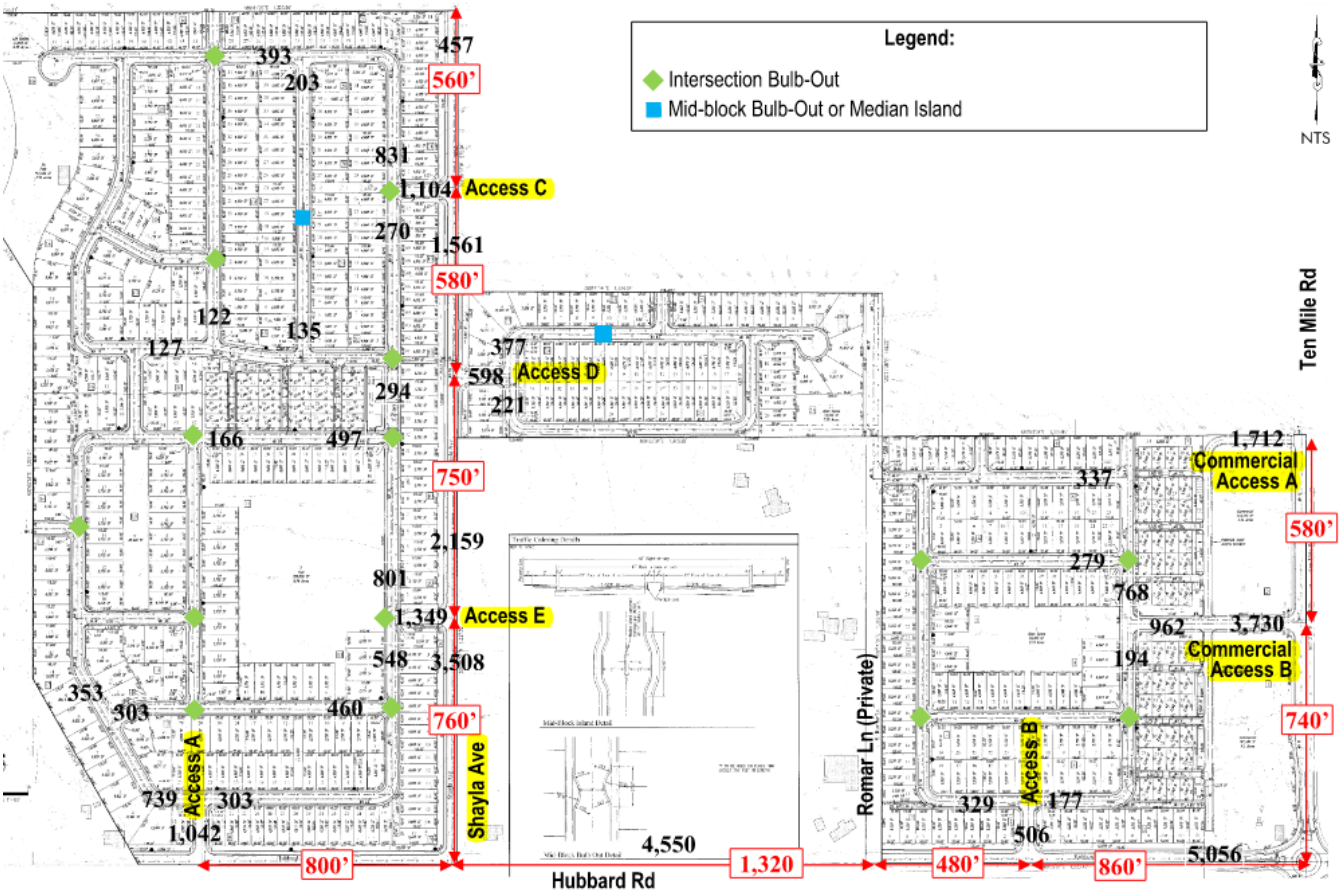
The traffic impact study shows that the projected Average Daily Traffic (ADT) on Hubbard Road west of Ten Mile Road will be 5,056 trips. District Policy restricts the ADT on arterial roads that are the sole access to a development to 5,000 trips. Although the projected ADT is close to the threshold, a significant portion of this site will only have access to Hubbard Road and staff has concerns about the increased traffic on Hubbard Road with the future developments in the area. The Kuna Fire Department has indicated that the development does not comply with the Idaho Fire Code and has requested that a development phasing plan be submitted that demonstrates at least 2 approved emergency service accesses as the development progresses to more than 30 single family units. Therefore, the applicant should be required to provide proof of approval from the Fire Department before platting the 31st lot for the western portion of the site. This will be a Site Specific Condition of Approval in the ACHD staff report.

**5. Traffic Impact Study**

CR Engineering, Inc. prepared a traffic impact study for the proposed Sabino's Rocky Ridge Subdivision (formerly known as Aloha Subdivision). Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The following is a brief summary of ACHD's review of the traffic impact study and improvements that will potentially be required as Site Specific Conditions of Approval in the staff report for the development. Further details and explanation will be provided in the future staff report.


1
2
3
4
5
6
Lake Hazel Rd
Columbia Rd
Hubbard Rd
S Ridgewood Rd
S Black Cat Rd
S Linder Rd
S Meridian Rd
S Locust Grove Rd
S Greenmont Rd
NTS

## Access




**Site Access Points Highlighted in Yellow**

Staff supports the additional public road access points on Hubbard Road due to the limited interconnectivity for the site. Staff also supports the 2 access points proposed onto Ten Mile Road, Commercial Accesses A and B, for the eastern portion of the site to help separate the commercial and residential traffic and provide another access point to Ten Mile Road given the high volume of traffic that is projected on Hubbard Road in the future. The study recommends that a northbound left-turn lane and southbound right-turn lane be constructed on Ten Mile Road at Commercial Accesses A and B for both scenarios. The applicant should be required to construct the turn lanes consistent with the study recommendations.

## Intersections

The following intersections will be required to be improved by trip/lot threshold listed, if they are not already improved per ACHD's Integrated Five Year Work Plan (IFYWP). Mitigation was recommended for other intersections included in the study, however, these intersections have already been improved by other developments or are under the jurisdiction of the Idaho Transportation Department (ITD).

**Summary of tentative intersection improvements that may be required by ACHD**

| Intersection | Improvement | Threshold |
|---|---|---|
| Lake Hazel Road/Ten Mile Road **(off-site)** | 3 X 3 Interim Signal if not already improved per the IFYWP | 250 single family lots/PM peak hour trips |
| Hubbard Road/Ten Mile Road **(on-site)** | 3 X 3 Interim signal if not already improved per the IFYWP | 250 single family lots/PM peak hour trips |

| | | |
|---|---|---|
| Linder Road/Hubbard Road **(off-site)** | 3 X 3 Interim signal | 331 single family lots/PM peak hour trips |

Integrated Five Year Work Plan Projects:

- Lake Hazel Road/Ten Mile Road is listed in the IFYWP to be to be improved as a 3X 3 signalized intersection, but the construction year has not yet been scheduled.

- Hubbard Road/Ten Mile Road intersection is scheduled in the IFYWP to be constructed as a single-lane roundabout or widened and signalized based on the growth projections in the area, but the construction year has not been scheduled.

**Roadway Segments**

The study recommends widening the following minor arterial road segments to 3-lane or 5-lanes prior to reaching the peak hour trips threshold listed. All segments meet ACHD LOS thresholds in the shoulder hours, except for Ten Mile Road from Columbia Road to Hubbard Road, and the study recommended alternative mitigation for those segments consistent with District Policy. Alternative mitigation included pedestrian improvements, such as filling sidewalk gaps and/or constructing pathways along the road segments.

However, ACHD does not recommend that the off-site segments be widened or that alternative mitigation measures be constructed due to the fact that there is not enough existing right-of-way to widen those segments. The applicant will be required to widen the segment of Ten Mile Road abutting the site north of Hubbard Road to 3-lanes when improving the intersection of Hubbard Road/Ten Mile Road as a 3 X 3 signalized intersection, and the intersection of Ten Mile Road/Columbia Road is currently 3 X 3 signalized intersection, which will help control the flow of traffic on this segment.

| Segment | Mitigation | Threshold (Peak hour trips) | Percentage of peak hour Site Traffic of the 2030 Total Traffic | Listed in CIP or IFYWP? |
|---|---|---|---|---|
| Ten Mile Road – from Lake Hazel Road to Columbia Road **(off-site)** | 3-lanes | 219 (PM) | 19% | Yes – 3 lanes 2035-2040 |
| Ten Mile Road – from Columbia Road to Hubbard Road **(partially on-site)** | 5-lanes | 263 (AM) | 20.4% | Yes – 3 lanes 2031-2035 |
| Hubbard Road – from Linder Road to Meridian Road **(off-site)** | 3-lanes | 273 (PM) | 14.5% | No |

**Conclusion**

In summary, please provide a revised site plan that includes following listed below. ACHD will not act on the application until a revised site plan is received.

1. Streets with straight segments less than 750-feet long. A minimum of 75% of the streets within the site should be less than 750-feet long.

2. A minimum of 25-feet of right-of-way dedication at the site's north property line on the western portion of the site for the construction of Wing Over Way in the future.

3. The revised alignment for Shayla Avenue so that at a minimum Shayla Avenue is constructed within the site as a 36-foot wide collector street section with sidewalk, curb, gutter on the west side of the road, 16-feet of pavement and a 3-foot wide gravel shoulder and borrow ditch on the east side of the road so that the centerline Is located at a minimum of 22-feet from the site's west property line abutting Parcel S131048755. The applicant may also choose to fully construct Shayla Avenue within the site as 36-foot wide collector street section with curb, gutter and sidewalk on both sides of the road. Right-of-way shall be dedicated from the site's east property line to 2-feet behind the back of sidewalk. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of curb and a permanent right-of-way easement provided that extends from the right-of-way line to 2-feet behind the back of sidewalk.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

# PRELIMINARY PLAT MEMORANDUM

**To:** **Jace Hellman** **- Planning and Zoning Director**

**From:** **Brady Barroso** **- Engineering Technician I**

**Catherine Feistner** **- Assistant City Engineer**

**Date:** **26 October 2021**

**RE:** **Public Works Comments**

**Sabino's Rocky Ridge – 21-01-PUD (Planned Unit Development), 21-04-AN (Annexation), 21-03-S (Preliminary Plat), 21-03-ZC (Rezone), 21-04-SUP (Special Use Permit)**

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Sabino's Rocky Ridge and associated commercial, northwest of S Ten Mile Rd and W Hubbard Rd, dated 27 July 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-6, R-8, and C-1" zones. This application encompasses 135.09 acres. This application contains a total of 619 single-family residential lots, 76 common lots, and 2 commercial lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support this application. This project is dependent on the functionality of the new 18-in. Danskin force main. There are two options for providing sewer for this development. The preferred option for this development is to connect to the existing 12-in. force main once the new 18-in. force main is operational. The second option is to design telemetry to work with the Crimson Point Lift Station. The developer offers a creative temporary sewer solution and conditions of Public Works support are described in Paragraph 4.C – Sanitary Sewer Connection. Public Works recommends a Development Agreement between the developer and the City to document parties' responsibilities for the creative temporary sewer solution. An irrigation pump and pond is required for this development and is currently shown on the preliminary plat.

Comments may be expanded or refined in connection with the 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) Sabino's Rocky Ridge currently encompasses 135.09 acres with City of Kuna R-4 and county zoning designation.
b) Sabino's Rocky Ridge requests the development site be rezoned from R-4 and county to R-6, R-8, and C-1.
c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 1,969. This makes the realized density approximately 15 people per acre.
d) The preliminary plat shows seven (7) total accesses to the subdivision, one (1) off of S Ten Mile Rd, two (2) off of W Hubbard Rd, one (1) off of Mason Creek St, and three (3) off of Shayla Ave.
e) The preliminary plat shows five (5) stub streets for future connectivity. There are two (2) stubs to the west, and three (3) stubs to the north.
f) There is one (1) access off of the private road Romar Ln.
g) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
h) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
i) A plan approval letter will be required if this project affects any local irrigation districts.
j) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
k) All positional information shall be from the most recent state plane coordinate system.
l) Provide engineering certification on all final engineering drawings.
m) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
n) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

**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 or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.

e) The KRFD Deputy Fire Marshal , or its representative, must approve fire access to the subdivision and any traffic calming measures.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

**4) Sanitary Sewer Connection**

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-B.14 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) The developer plans to help design and construct a common temporary lift station with Sabino's Rocky Ridge developers to the north and is in communication with Public Works. The common temporary lift station will be located within Sabino's Rocky Ridge development to the north. The developer shall provide clarity as to what phase the lift station will be designed and constructed. It is our understanding that Sabino's will be leading the design of the common temporary lift station, but the Ewing Meadows development will be required to participate. A portion of the recommended conditions are outlined in Paragraph 4.C.
c) If the new 18-in. Danskin force main upgrade is not operational within the common temporary lift station time constraints, the developer may discharge to the force main currently used by Crimson Point Lift Station. Public Works recommends a Development Agreement between the City and the leading developer to document each parties' obligations for the creative temporary sewer alternative. To avoid pumping conflicts, the developer may design telemetry to work with the Crimson Point Lift Station and force main. The developer shall take financial responsibility of any required upgrades (such as SCADA or system) that may be needed to support their project. The developer shall also take responsibility of any and all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The developer shall disconnect from the Crimson Point force main and connect to the old 12-in. force main Danskin when it is available. It will be the responsibility of the developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, CDH, and ACHD for construction and decommissioning throughout the project.
d) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
e) All sewer infrastructure must meet or exceed City of Kuna requirements.
f) Sewer flow models will be required to verify pipe sizes.
g) Sewer connection fees apply to each lot containing a home or other facility.
h) 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.
i) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

**5) Potable Water Connection**

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 PUDs and master planned

communities to have a master utility plan that addresses potable water issues. 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) The closest possible connection point is a 12-in water pipe on the east side of the site on S Ten Mile Rd.
c) In addition to the applicant's proposed improvements, the applicant shall extend water pipe on Mason Creek St and connect water pipe on Hubbard Rd from Shayla Ave to Romar Ln in accordance with the water master plan as applicable.
d) This project is located in a different water pressure zone. Improvements may be requested from applicant to provide appropriate pressures.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
g) Water connection fees apply to each lot containing a home or other facility.
h) 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.
i) 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. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b) This development will require a pump and pond that will connect to Kuna Municipal Irrigation System. A pump and pond is currently included in the plan set. The pump and pond is eligible for reimbursement.
c) The closest possible connection point is a PI mainline southeast of the site, on the corner of S Ten Mile Rd and W Hubbard Rd.
d) The developer will need to extend pipe on Hubbard, Shayla, and Mason Creek in accordance with the pressure irrigation master plan where applicable.
e) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
f) This project requires connection to the City's Pressurized Irrigation system.
g) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
h) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
i) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
j) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

**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) 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. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.
d) Sidewalks, 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.
e) 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.
f) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

**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.
*b) As-built drawings will be required before occupancy or final plat approval is granted.*

**Project/File:** **Sabino's Rocky Ridge Subdivision/ KPP21-0001/ 21-01-PUD/ 21-04-AN/ 21-03-ZC/ 21-03-S**
*This is an annexation and rezone application to annex 55.7 acres into the City of Kuna with C-1, R-6 and R-8 zoning, and a preliminary plat, planned unit development and special use permit to develop 619 single family lots, 76 common lots and 2 commercial lots on a total of 136.17 acres.*

**Lead Agency:** City of Kuna

**Site address:** Northwest of Hubbard Road/Ten Mile Road

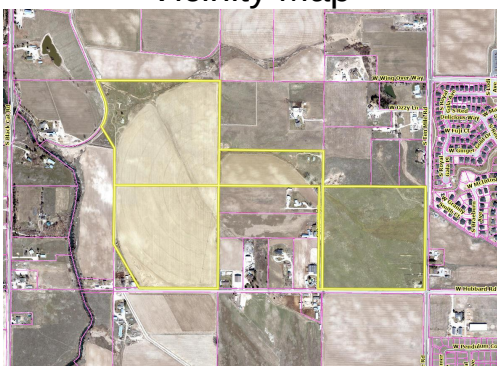
**Staff Approval:** March 16, 2022

**Applicant:** Patrick Connor
Providence Properties, LLC
701 S. Allen Street, #104
Meridian, ID 83642

**Representative:** David Crawford
B+A Engineers, Inc.
5505 Franklin Road
Boise, ID 83705

**Staff Contact:** Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



# A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation and rezone application to annex 55.7 acres into the City of Kuna with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 zoning (High Density Residential), and a preliminary plat, planned unit development and special use permit to develop 619 single family lots, 76 common lots and 2 commercial lots on a total of 136.17 acres.

   The City of Kuna's Future Land Use Map designates this area as Medium Density Residential and Mixed-Use.

2. **Description of Adjacent Surrounding Area:**

| Direction | Land Use | Zoning |
|---|---|---|
| North | Agricultural/Rural Residential (Ada County) | A/RR |
| South | Agricultural, Commercial, Medium Density Residential | A/C-1/R-6 |
| East | Medium Density Residential/Rural Residential (Ada County) | R-6/RR |
| West | Rural Residential (Ada County) | RR |

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

   - Ewing Meadows Subdivision, 298 single family lots and 21 common lots on 80.75 acres located directly south of the site and is currently under review.

   - Gallica Heights Subdivision, 450 single family detached homes, 194 townhomes and 55,900 square foot shopping center located directly north of the western portion of the site.

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 4.83 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):**

   - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be constructed as a single lane roundabout with the design scheduled in 2024-2025 and the right-of-way acquisition scheduled in 2026. The construction year has not yet been scheduled.

   - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be constructed as a single lane expandable roundabout. The design year is scheduled for 2025 and, right-of-way acquisition in 2026. The construction year has not yet been scheduled.

   - The intersection of Ten Mile Road and Lake Hazel Road is scheduled in the IFYWP to be widened to 3-lanes on the south and west legs and 4-lanes on the north and east legs and signalized with the design year scheduled in 2022 and the right-of-way acquisition scheduled in 2023-2024. The construction year has not yet been scheduled.

   - Ten Mile Road is listed in the IFYWP to be widened to 5-lanes from Hubbard Road to Columbia Road with the design year scheduled in 2026. The right-of-way acquisition and construction years have not yet been scheduled.

   - Ten Mile Road is listed in the IFYWP to be widened to 5-lanes from Columbia Road to Lake Hazel Road. The design, right-of-way and construction years have not yet been scheduled.

- Ten Mile Road is listed in the CIP to be widened to 3-lanes from Lake Hazel Road to Amity Road between 2035 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.

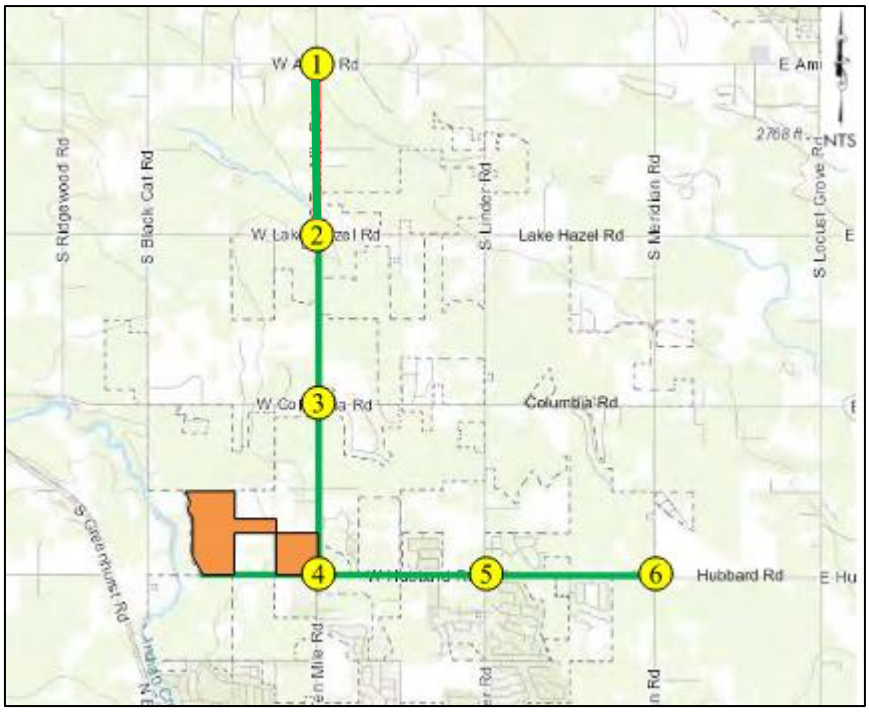
    - The BMP identifies Hubbard Road as a Level 2 facility that will be constructed as part of a future ACHD project.

    - The BMP also identifies level 1 facilities on the new collector roadway within 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 10,729 additional vehicle trips per day; 1,046 additional vehicle trips per hour in the PM peak hour based on the traffic impact study.

2. **Traffic Impact Study**
CR Engineering, Inc. prepared a traffic impact study for the proposed Sabino's Rocky Ridge Subdivision (formerly known as Aloha Subdivision). An executive summary of the findings **as presented by CR Engineering, Inc.** can be found as Attachment 3. The 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.




**Roadway Segments and intersections included in the study**

**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 table below list the recommended improvements for the roadway segments and intersections from the traffic impact study for the existing, 2030 background and 2030 total traffic conditions. The following tables list the improvements required by ACHD with this development based on the study and District Policy.

| Intersection or Roadway Segment | | 2021 Existing | 2030 Build-Out Year | |
|---|---|---|---|---|
| | | | Background | Total |
| 1 | Amity Rd and Ten Mile Rd | None | **Multilane roundabout or signal with left-turn lanes** | **Multilane roundabout or signal with left-turn lanes and SB right-turn lane** |
| 2 | Lake Hazel Rd and Ten Mile Rd | None | None | **Single-lane roundabout or signal with left-turn lanes** |
| 3 | Columbia Rd and Ten Mile Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout or signal with left-turn lanes** |
| 4 | Hubbard Rd and Ten Mile Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout with right-turn lanes on NB and SB approaches or signal with left-turn lanes** |
| 5 | Linder Rd and Hubbard Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout with SB right-turn lane or signal with left-turn lanes** |
| 6 | Meridian Rd and Hubbard Rd | **Signal timing adjustments** | **Dual EB left-turn lanes and SB right-turn lane** | **Dual EB left-turn lanes and SB right-turn lane** |
| Ten Mile Rd, Amity Rd to Lake Hazel Rd | | None | None | None |
| Ten Mile Rd, Lake Hazel Rd to Columbia Rd | | None | None | **Widen to** Five lanes **or alternative mitigation measures** |
| Ten Mile Rd, Columbia Rd to Hubbard Rd | | None | None | **Widen to three lanes or alternative mitigation measures** |
| Hubbard Rd, West of Ten Mile Rd | | None | None | None |
| Hubbard Rd, Ten Mile Rd to Linder Rd | | None | None | None |
| Hubbard Rd, Linder Rd to Meridian Rd | | None | **Widen to three lanes or alternative mitigation measures** | **Widen to three lanes or alternative mitigation measures** |

**Summary of Intersection Improvements Required by ACHD**

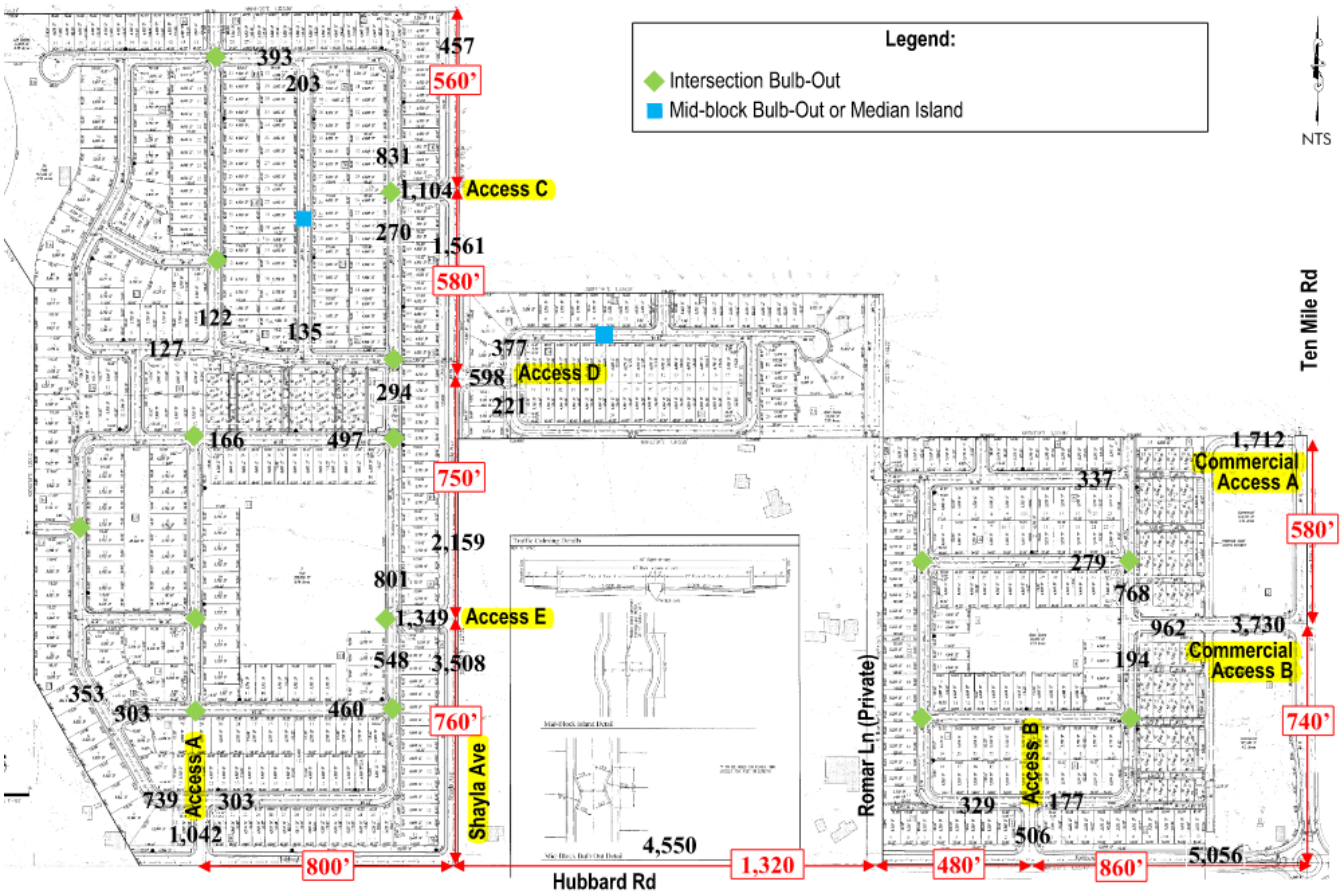
| Intersection | Improvement | Threshold |
|---|---|---|
| Hubbard Road/Ten Mile Road **(on-site)** | 3 X 3 Interim signal if not already improved per the IFYWP | 250 single family lots/PM peak hour trips |
| Lake Hazel Road/Ten Mile Road **(off-site)** | 3 X 3 Interim Signal if not already improved per the IFYWP | 250 single family lots/PM peak hour trips |
| Linder Road/Hubbard Road **(off-site)** | 3 X 3 Interim signal | 250 single family lots/PM peak hour trips |

Integrated Five Year Work Plan Projects:

- Lake Hazel Road/Ten Mile Road is listed in the IFYWP to be to be improved as a signalized intersection with 3-lanes on the south and west legs and 4-lanes on the north and east legs, but the construction year has not yet been scheduled.

- Hubbard Road/Ten Mile Road intersection is scheduled in the IFYWP to be constructed as a single-lane roundabout or widened and signalized based on the growth projections in the area, but the construction year has not been scheduled.

## Access




**Site Access Points Highlighted in Yellow**

District Policy limits access onto arterial roads for new developments to those that are necessary to serve the site. Staff supports the additional public road access points on Hubbard Road due to the limited interconnectivity for the site. Staff also supports the 2 access points proposed onto Ten Mile Road, Commercial Accesses A and B, for the eastern portion of the site to help separate the commercial and residential traffic and provide another access point to Ten Mile Road given the high volume of traffic that is projected on Hubbard Road in the future. The study recommends that a northbound left-turn lane and southbound right-turn lane be constructed on Ten Mile Road at Commercial Accesses A and B for both scenarios. The applicant should be required to widen Ten Mile Road abutting the site to 3-lanes to address the left-turn lane requirements at the site accesses and construct a dedicated southbound right-turn lane at the site accesses on Ten Mile Road as recommended in the study.

The study recommends that Commercial Road (Access) B be constructed with 2 eastbound lanes, one left-turn lane and one right-turn lane at its intersection with Ten Mile Road. This road was originally proposed to be private, however, staff recommends that it be a commercial public road since it will connect to 2 public roads at each end. Therefore, staff recommends that the applicant be required to construct Commercial Road B as a 46-foot wide commercial street section with 3-lanes. See Finding 11.

**Intersections**

**Ten Mile Road/Hubbard Road Intersection (On-Site)**

The study recommends improving the intersection of Hubbard Road and Ten Mile Road as a single-lane roundabout with a southbound right-turn lane and a northbound right-turn lane or improve the intersection as a 3 X 3 signalized intersection when the development generates 275 PM peak hour trips, or final plats 275 single family lots. This intersection is scheduled in the IFYWP to be constructed as a single-lane roundabout or widened and signalized based on the growth projections in the area, but the construction year has not been scheduled. The site traffic at this intersection in the PM peak hour is 30.1% of the 2030 total traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that additional improvements be required with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Due to the uncertainty of the timing of the intersection improvements and rapid development in this area, staff recommends that the applicant be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250th building lot or generates 250 PM peak hour trips if the intersection has not already been improved as a single lane roundabout or signalized by ACHD per the IFYWP. This is consistent with the threshold for the improvements at the intersection of Lake Hazel Road/Ten Mile Road, see below.

**Ten Mile Road/Lake Hazel Road Intersection (Off-Site)**

The study recommends improving the intersection of Lake Hazel Road and Ten Mile Road as a single-lane roundabout or installing a 3 X 3 interim signal when the development generates 450 PM peak hour trips, or when 450 single family lots are platted. Staff believes that the improvements will be necessary prior to threshold of 450 PM peak hour trips provided in the study given the rapid development occurring in this area, and recommends that 250 PM peak hour trips be used as the threshold for mitigation.

This intersection is also listed in the IFYWP to be improved as a 3 X 4 signalized intersection, but the construction year has not yet been scheduled. The site traffic at this intersection in the PM peak hour is 14.4% of the total 2030 PM peak hour traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that the intersection be improved with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Therefore, due to the uncertainty of timing of improvements and rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250th building lot or generates 250 PM peak hour trips, if the intersection hasn't already been improved by ACHD consistent with the IFYWP.

**Linder Road/Hubbard Road (off-site)**

The study recommends improving the intersection of Linder Road and Hubbard Road as a single-lane roundabout with a southbound right-turn lane or a 3 X 3 signalized intersection when the development generates 330 PM peak hour trips, or final plats 330 single family lots. Staff believes that the improvements will be necessary prior to threshold of 330 PM peak hour trips provided in the study given the rapid development occurring in this area. Therefore, staff recommends that a mitigation threshold of 250 PM peak hour trips be used. The site traffic at this intersection is 19.6% of the 2030 total traffic in the PM peak hour and is not listed in the IFYWP or CIP. Due to the rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior ACHD's approval of the final plat that contains the 250th building lot, or generates 250 PM peak hour trips.

**Intersections that are not required to be improved by ACHD with this development application:**

**Meridian Road/Hubbard Road Intersection (Off-Site)**

The study recommends modifying the signal timing at this intersection for the existing conditions, and constructing dual eastbound left-turn lanes and a southbound right-turn lane to mitigate the future 2030 traffic conditions. The site traffic at this intersection in the PM peak hour is 6.1% of the 2030 total traffic. Therefore, staff does not recommend additional improvements for Hubbard Road at this intersection with this development consistent with the District's Level of Service Planning Thresholds Policy, a development with site traffic less than 10% of the downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that exceeds the minimum acceptable level of service planning threshold or V/C ratio. This intersection is part of ITD's SH-69 Corridor Study which identifies this intersection to be improved as a median u-turn (MUT). ITD has requested that the applicant submit their proportionate share for the future improvements at this intersection.

**Amity Road/Ten Mile Road Intersection (Off-Site)**

The study recommends improving the intersection of Amity Road and Ten Mile Road with a multi-lane roundabout or a 3 X 3 interim signal starting with the 2030 background conditions, and adding a southbound right-turn lane for the 2030 total traffic conditions. ACHD recently constructed this intersection as a multi-lane roundabout this year, and the study shows that the intersection operates acceptably in the future 2030 conditions as a multi-lane roundabout. Therefore, staff recommends no additional improvements be required at this intersection with this development application.

**Columbia Road/Ten Mile Road Intersection (Off-Site)**

The study recommends improving the intersection of Columbia Road and Ten Mile Road as a single-lane roundabout or improve the intersection as a 3 X 3 signalized intersection starting when the development generates 290 PM peak hour trips, or final plats 290 single family lots. The intersection was recently improved as a 3 X 3 signalized intersection with the Silver Trail development. The study shows that the intersection operates acceptably as a 3 X 3 signalized intersection under the 2030 total traffic conditions. Therefore, staff recommends that no additional improvements be required at this intersection with this development application.

**Summary Roadway Segments Improvements**

| Segment | Mitigation | Threshold (Peak hour trips) | Percentage of peak hour Site Traffic of the 2030 Total Traffic | Listed in CIP or IFYWP? |
|---|---|---|---|---|
| Ten Mile Road – from Columbia Road to Hubbard Road (partially on-site) | 5-lanes | 263 (AM) | 20.4% | Yes – 5 lanes IFYWP Future |
| Ten Mile Road – from Lake Hazel Road to Columbia Road (off-site) | 3-lanes | 219 (PM) | 19% | Yes – 5 lanes IFYWP Future |
| Hubbard Road – from Linder Road to Meridian Road (off-site) | 3-lanes | 273 (PM) | 14.5% | No |

**Ten Mile Road – Columbia Road to Hubbard Road (partially on-site)**

The study shows that this segment of Ten Mile Road will be required to be widened from 2 to 5-lanes under the 2030 total traffic conditions when the site generates approximately 263 PM peak hour trips. This segment of Ten Mile Road is scheduled in the IFYWP to be widened to 5-lanes with a design year of 2026, however, a right-of-way acquisition and construction year have not yet been scheduled. Consistent with District Policy, the applicant provided a shoulder hour analysis and indicated that the segment meets acceptable LOS thresholds for a 3-lane minor arterial road, but not a 2-lane minor arterial road in the PM peak hour under the 2030 total conditions, and also

recommended alternative mitigation measures that included pedestrian improvements and filling in gaps in improvements. The applicant is required to widen Ten Mile Road abutting the site to 3-lanes to provide a center turn lane for the site accesses, as discussed above. However, staff does not recommend that the applicant be required to widen Ten Mile Road off-site to 3-lanes due to the fact:

- There is an existing southbound left-turn lane at the only local road intersection on the segment, Mason Creek Street.

- The intersections at the north and south ends of the segment are or will be improved as 3 X 3 signalized intersections. Columbia Road/Ten Mile Road was recently improved as a 3 X 3 signalized intersection and the applicant is required to improve the intersection of Ten Mile Road/Hubbard Road as an interim 3 X 3 signalized intersection prior to platting the 250th single family lot for the development. The study shows that the Columbia Road/Ten Mile Road intersection operates acceptably as a 3 X 3 signalized intersection under the 2030 total traffic conditions.

This allows this segment of Ten Mile Road to function acceptably as a 3-lane minor arterial road and therefore, staff does not recommend that the off-site segment of Ten Mile Road be widened to 3-lanes with this development application as an interim improvement until the segment is widened to 5-lanes.

In addition, staff does not recommend that the applicant be required construct alternative mitigation or widen this segment of Ten Mile Road to 5-lanes due to the fact that:

- This segment is listed in the ACHD's IFYWP to be widened to 5-lanes,

- There is not enough existing right-of-way off-site to widen the road off-site to 5-lanes or construct alternative mitigation,

- The 5-lane section would not be consistent with the interim 3 X 3 signal that is required to be installed by the applicant at Hubbard Road/Ten Mile Road and the existing 3 X 3 signal at Columbia Road/Ten Mile Road at the south and north ends of the segment, and

- The applicant is required to construct dedicated southbound right-turn lanes on Ten Mile Road at the site access points which will allow for smoother traffic flow.

**Ten Mile Road - Lake Hazel Road to Columbia Road, and Hubbard Road – Linder Road to Meridian Road (Off-Site)**

The study recommends widening Ten Mile Road from Columbia Road to Lake Hazel Road and Hubbard Road from Linder Road to Meridian Road to 3-lanes under the 2030 total traffic conditions. The segment Ten Mile Road from Lake Hazel Road to Columbia Road is listed in the CIP to be widened to 3-lanes after the final buildout year of the development, and the segment of Hubbard Road is not listed in the CIP. The peak hour site traffic on all segments is greater than 10%. Typically, the applicant would be required to widen or construct alternative mitigation for these road segments since they are contributing more than 10% of the traffic for those segments and the Ten Mile Road segment will not be improved by ACHD before the final buildout year for the development. However, Ten Mile Road from Lake Hazel Road to Columbia Road and the segment of Hubbard Road are located off-site and there is not enough existing right-of-way to widen these road segments or construct alternative mitigation. In addition, there are currently no major developments taking access on the segment of Ten Mile Road from Lake Hazel Road to Columbia Road and large developments that may require access on this segment of Ten Mile Road in the future will be required to evaluate the need for turn lanes at the site accesses on Ten

Mile Road. Also, the intersection of Linder Road/Hubbard Road will also be signalized as an interim 3 X 3 intersection with this development and large developments that will require access on Hubbard Road in the future will also be required to evaluate if a left-turn lane is warranted for that access point. Therefore, staff does not recommend additional widening on Ten Mile Road from Lake Hazel Road to Columbia Road and on Hubbard Road from Linder Road to Meridian Road with this development application.

**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 |
|---|---|---|---|---|---|
| Ten Mile Road<br>Amity Rd – Lake Hazel Rd | 0-feet | Principal Arterial | 338 | Better than "D" | Better than "D" |
| Ten Mile Road<br>Lake Hazel Rd – Columbia Rd | 0-feet | Minor Arterial | 356 | Better than "D" | "F" |
| Ten Mile Road<br>Columbia Rd – Hubbard Rd | 1,300-feet | Minor Arterial | 407 | Better than "D" | "F" |
| Hubbard Road<br>West of Ten Mile Rd | 2,620-feet | Minor Arterial | 7 | Better than "D" | Better than "D" |
| Hubbard Road<br>Ten Mile Rd - Linder Rd | 0-feet | Minor Arterial | 180 | Better than "D" | Better than "E" |
| Hubbard Road<br>Linder Rd - Meridian Rd | 0-feet | Minor Arterial | 447 | Better than "D" | "F" |

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
* Acceptable level of service for a three-lane principal arterial is "E" (880 VPH).
* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).

**3. Average Daily Traffic Count (VDT)**

*Average daily traffic counts are based on ACHD's most current traffic counts.*

- The average daily traffic count for Ten Mile Road between Amity Road and Lake Hazel Road was 7,305 on 1/14/2021.
- The average daily traffic count for Ten Mile Road between Lake Hazel Road and Columbia Road was 7,022 on 1/7/2021.
- The average daily traffic count for Ten Mile Road between Columbia Road and Hubbard Road was 8,199 on 1/7/2021.
- The average daily traffic count for Hubbard Road west of Ten Mile Road was 99 on 1/7/2021.
- The average daily traffic count for Hubbard Road between Ten Mile Road and Linder Road was 3,212 on 1/7/2021.
- The average daily traffic count for Hubbard Road between Linder Road and Meridian Road was 6,058 on 1/7/2021.

# C. Findings for Consideration

## 1. Ten Mile Road/Hubbard Road

The study recommends improving the intersection of Hubbard Road and Ten Mile Road as a single-lane roundabout with a southbound right-turn lane and a northbound right-turn lane or improve the intersection as a 3 X 3 signalized intersection when the development generates 275 PM peak hour trips, or final plats 275 single family lots. This intersection is scheduled in the IFYWP to be constructed as a single-lane roundabout or widened and signalized based on the growth projections in the area, but the construction year has not been scheduled. The site traffic at this intersection in the PM peak hour is 30.1% of the 2030 total traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that additional improvements be required with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Therefore, consistent with the District's Level of Service Planning Thresholds policy and Alternative Mitigation Policy, the applicant should be required to signalize the intersection as a 3 X 3 intersection prior to ACHD's approval of the final plat with the 250th single family lot if the intersection has not already been improved as a single lane roundabout or signalized per the IFYWP. The study recommends 275 PM peak hour trips or 275 single family lots, but requiring the improvements prior to the approval of the final plat with 250 single family lots is consistent with the improvements for the timing of the signalization of Lake Hazel Road/Ten Mile Road. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Hubbard Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements as discussed above:

- Signal Agreement
- Full design and approved plans for the intersection
- Additional dedication of right-of-way for the intersection improvements

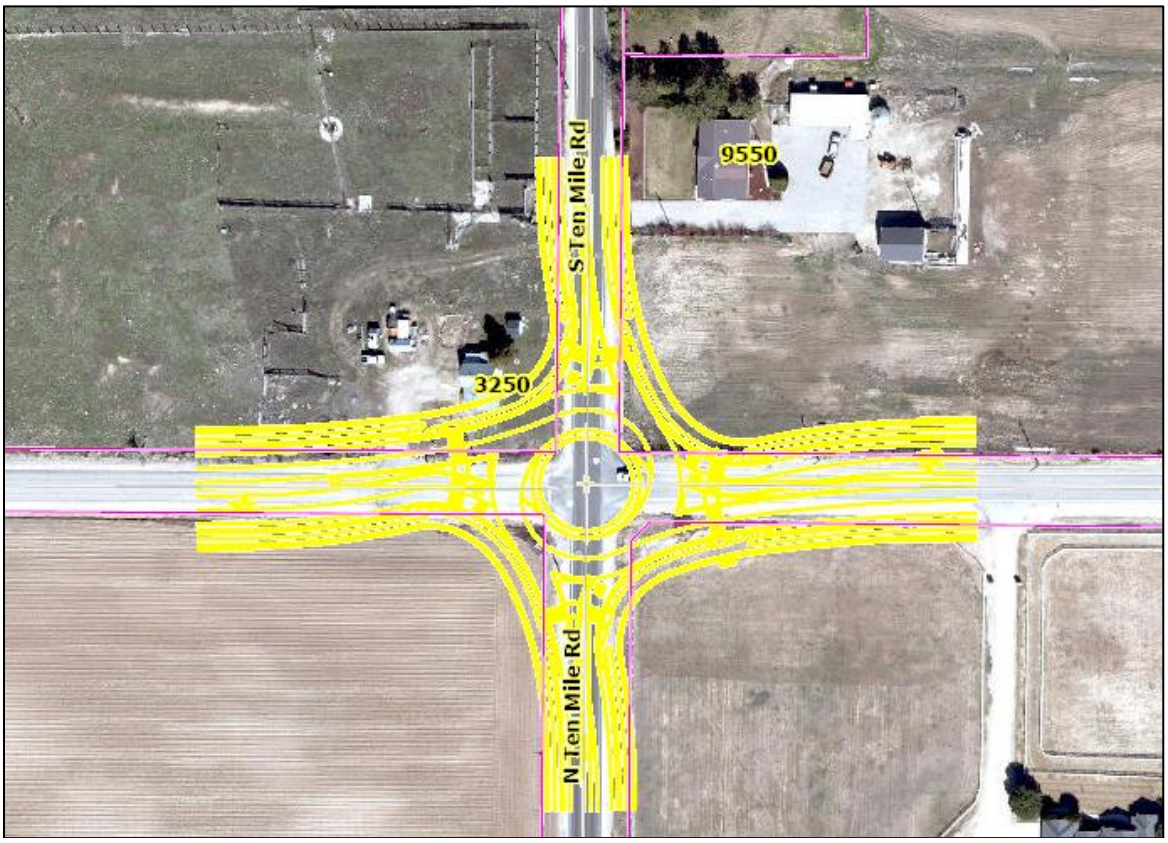
As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the IFYWP.

## 2. MSM Roundabout – Ten Mile Road/Hubbard Road

**a. ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new multi-lane roundabout was identified on the MSM at the intersection of Ten Mile Road/Hubbard Road. A new single-lane roundabout is planned at the Ten Mile Road/Hubbard Road intersection with the IFYWP.

**b. Staff comments/Recommendation:** The Master Street Map shows a multi-lane roundabout at intersection of Ten Mile Road and Hubbard. Additional right-of-way should be dedicated to accommodate the future construction of the multi-lane roundabout as shown below. A template for the roundabout with the right-of-way dimensions can be found in Attachment 4.

Compensation will only be provided for the right-of-way dedication for a single-lane roundabout consistent with the improvements planned in the IFYWP for this intersection.




## 3. Lake Hazel Road/Ten Mile Road (off-site)

The study recommends improving the intersection of Lake Hazel Road and Ten Mile Road as a single-lane roundabout or installing a 3 X 3 interim signal when the development generates 450 PM peak hour trips, or when 450 single family lots are platted. Staff believes that the improvements will be necessary prior to threshold of 450 PM peak hour trips provided in the study given the rapid development occurring in this area, and recommends that 250 PM peak hour trips be used as the threshold for mitigation.

This intersection is also listed in the IFYWP to be improved as a 3 X 4 signalized intersection, but the construction year has not yet been scheduled. The site traffic at this intersection in the PM peak hour is 14.4% of the total 2030 PM peak hour traffic. Typically, if an intersection in a study is listed in the IFYWP, staff does not recommend that the intersection be improved with the development. However, the construction year for the improvements at this intersection has not been scheduled and the PM peak hour site traffic at the intersection is greater than 10% in the final build out conditions. Therefore, due to the uncertainty of timing of improvements and rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior to ACHD's approval of the final plat that contains the 250$^{th}$ building lot or the lots that generate 250 PM peak hour trips, if the intersection hasn't already been improved by ACHD consistent with the IFYWP. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs

associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Lake Hazel Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements as discussed above:

- Signal Agreement
- Full design and approved plans for the intersection
- Additional dedication of right-of-way for the intersection improvements

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the IFYWP.

## 4. Linder Road/Hubbard Road (off-site)

The study recommends improving the intersection of Linder Road and Hubbard Road as a single-lane roundabout with a southbound right-turn lane or a 3 X 3 signalized intersection when the development generates 330 PM peak hour trips, or final plats 330 single family lots. Staff believes that the improvements will be necessary prior to threshold of 330 PM peak hour trips provided in the study given the rapid development occurring in this area. Therefore, staff recommends that a mitigation threshold of 250 PM peak hour trips be used. The site traffic at this intersection is 19.6% of the 2030 total traffic in the PM peak hour and is not listed in the IFYWP or CIP. Due to the rapid development in the area, the applicant should be required to improve the intersection as an interim 3 X 3 signalized intersection prior ACHD's approval of the final plat that contains the 250th building lot, or generates 250 PM peak hour trips. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Hubbard Road/Linder Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements based on the discussion above:

- Signal Agreement
- Full design and approved plans for the intersection
- Additional dedication of right-of-way for the intersection improvements

## 5. Ten Mile Road

**a. Existing Conditions:** Ten Mile Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (25-feet from centerline).

**b. Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master

Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial 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.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and bike facilities, a 72-foot street section within 100-feet of right-of-way.

**c. Applicant Proposal:** The applicant has proposed to widen Ten Mile Road to ½ of a 72-foot wide 5-lane minor arterial street section with curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalks.

**d. Staff Comments/Recommendations:** The applicant's proposal to widen Ten Mile Road to ½ of a 72-foot wide minor arterial street section with vertical curb and gutter exceeds District Policy, which requires pavement widening, gravel shoulders and sidewalk on arterial roadways and is not approved, as proposed. ACHD will not accept the construction of additional pavement widening, curb and gutter at this time. The applicant should be required to widen Ten Mile Road abutting the site to a 3-lane minor arterial road when Commercial Accesses A and B are constructed onto Ten Mile Road in order to provide a northbound left-turn lane for the site access points, consistent with the traffic impact study recommendations,

and construct a 3-foot wide gravel shoulder. The applicant's proposal to construct the 5-foot wide detached concrete sidewalk meets District Policy and should be approved, as proposed. The sidewalk shall be located a minimum of 43-feet from the centerline of Ten Mile Road.

The applicant should be required to dedicate additional right-of-way to total 50-feet from the centerline of the road consistent with the MSM. This segment of Ten Mile Road is listed in the IFYWP to be widened to 5-lanes within 100-feet of right-of-way from Hubbard Road to Columbia Road, however, the construction date has not yet been set. Compensation will be provided for this right-of-way dedication.

The applicant should be required to construct dedicated southbound right-turn lanes on Ten Mile Road at Commercial Accesses A and B, consistent with the traffic impact study recommendations. Additional right-of-way dedication and pavement widening should be provided to accommodate the turn lanes. Compensation will not be provided for additional right-of-way dedication or pavement widening for the turn lanes.

This segment is scheduled in the IFYWP to be widened to 5-lanes, however, the construction year has not been set. The study shows that Ten Mile Road will be required to be widened to 5-lanes under the 2030 total traffic conditions when the site generates 263 additional PM peak hour trips. However, staff does not recommend that the applicant be required to widen Ten Mile Road to 5-lanes due to the fact that there is not enough existing right-of-way off-site to widen this segment to 5-lanes or construct alternative mitigation, and widening to 5-lanes would not be consistent with the interim 3 X 3 signals at north and south ends of this segment at Columbia Road and Hubbard Road, and the applicant is required to construct dedicated southbound right-turn lanes at the site access points on Ten Mile Road which will allow for smoother traffic flow.

## 6. Hubbard Road

**a. Existing Conditions:** Hubbard Road is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (17-feet from centerline and 25-feet from section line).

**b. Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Off-Site Streets Policy:** District Policy 7205.2.1 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile; OR shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile.

Alternatives to pavement widening including sidewalks and pathways, or other proposals may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); the posted speed limit; topography; accident history; potential need for bicycle and bus/traffic routes; number of pedestrians (existing and projected); location of pedestrian attractors and generators (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Narrower street widths may be considered if pedestrian or bike facilities exist or if the proposed development is for ten (10) residential lots or fewer or will generate less than 100 VTD.

The District will consider the phasing of off-site improvements to the arterial roadway on a case-by-case basis if a phasing plan is approved by the lead land use agency. The required improvements must be constructed prior to the signature on the final plat that included the 40$^{th}$ residential lot; or exceeds trip generation of 400 VTD.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial 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.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

**c. Applicant Proposal:** The applicant has proposed to construct curb, gutter and 5-foot wide detached sidewalk on Hubbard Road abutting the site.

**d. Staff Comments/Recommendations:** Hubbard Road is not centered on the section line and the offset varies between 6 to 10-feet. Therefore, frontage improvements and right-of-way dedication along Hubbard Road should be measured from the section line.

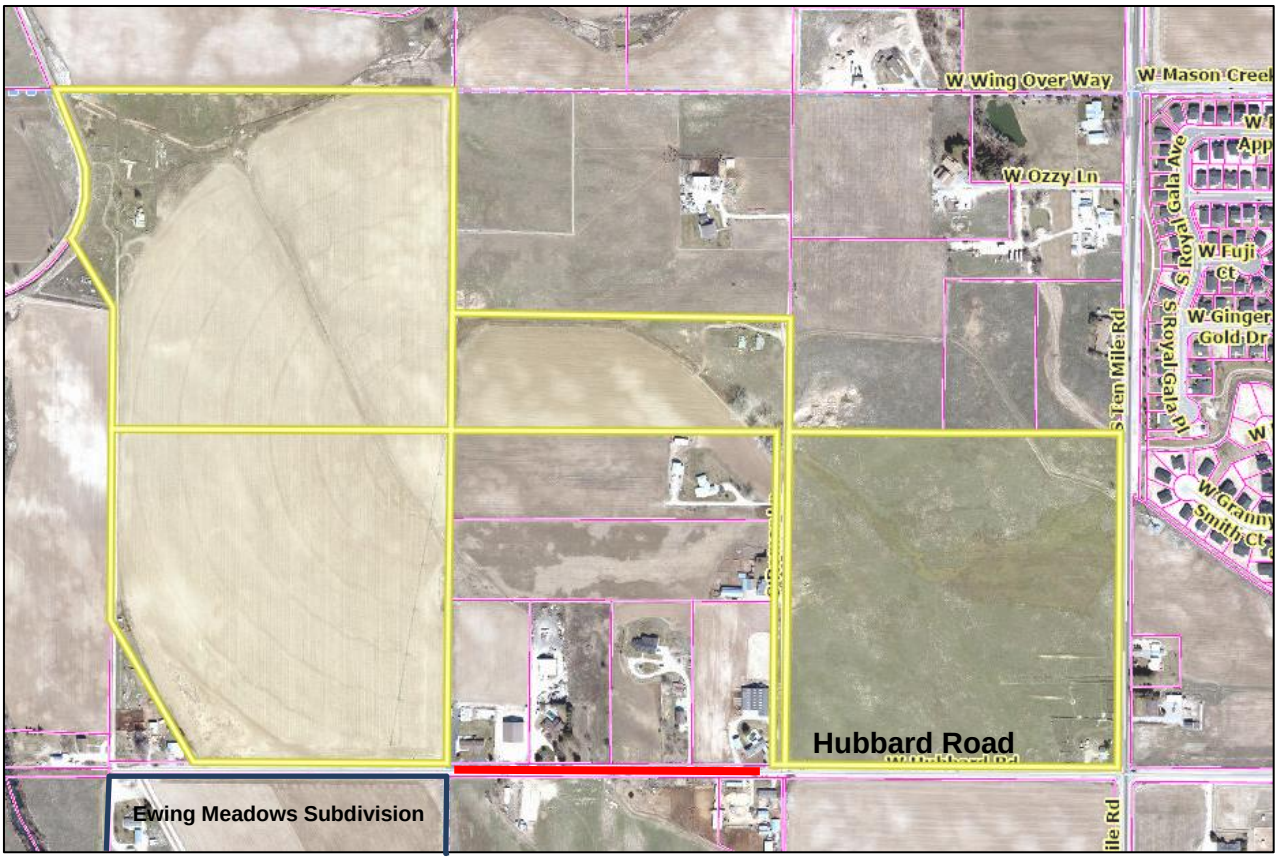
Consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 39-feet from section line of Hubbard Road abutting the site. The applicant will not be compensated for any right-of-way dedication, as Hubbard Road is not listed in ACHD's IFYWP or CIP.

The applicant's proposal to construct Hubbard Road with vertical curb and gutter abutting the site exceeds ACHD policy which requires right-of-way dedication, pavement widening and the construction of sidewalks on arterial roadways and should not be approved as proposed. ACHD will not accept the construction of additional pavement widening, curb and gutter at this time.

The applicant should be required to widen the pavement on Hubbard Road to total 17-feet from section line plus a 3-foot wide gravel shoulder and 5-foot wide detached concrete sidewalk located a minimum of 32-feet from the section line abutting the site.

Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk 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.

The site has a gap in frontage on Hubbard Road for the site, as shown below in red, that is improved with 24-26 feet of pavement plus 8 to 10-foot wide gravel shoulders. Thus, the western portion of this site will not be served by a public street that is fully improved to urban standards. District Policy requires that a site that is not served by a fully improved public street be improved with 30-feet of pavement plus 3-foot wide gravel shoulders, if they do not exist, or provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility. Therefore, the applicant should be required to improve the off-site segment of Hubbard Road with 30-feet of pavement with 3-foot wide gravel shoulders or 24-feet of pavement, 3-foot wide gravels shoulders and construct pedestrian facilities consistent with ACHD's Offsite Improvement Policy where there is a gap in frontage on Hubbard Road for the site. Staff recommends that the applicant coordinate with Ewing Meadows Subdivision located on the south side of Hubbard Road to improve the off-site segment of Hubbard Road as that site was required to improve the off-site segment of Hubbard Road as part of ACHD's action on the development.

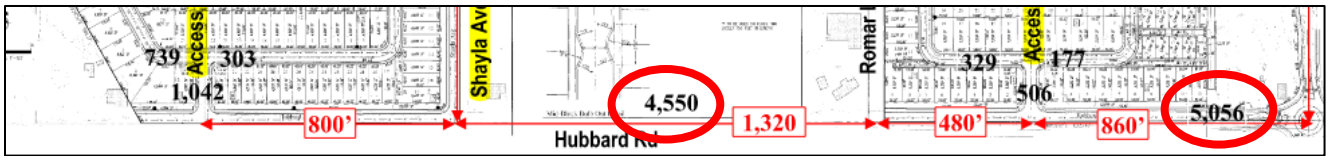


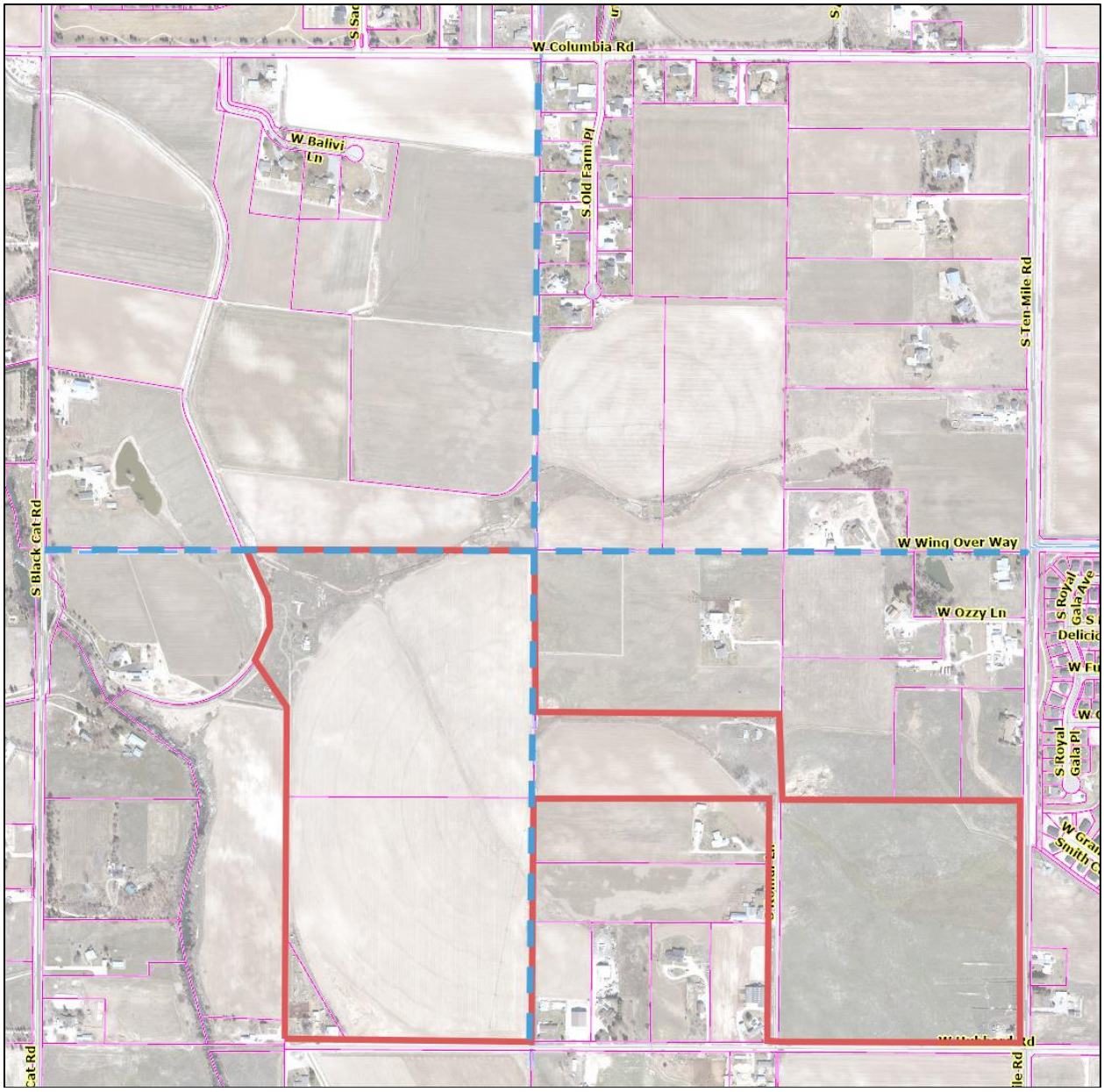

## 7. Phasing/Hubbard Road – Maximum Traffic on One Access

**a. Policy:**

**Maximum Traffic on One Access:** District Policy 7205.3.2 states that if a proposed development only has one access to a public street that is an arterial street, or if it proposes to extend public streets from existing development with only industrial street access to the public street system, the maximum forecast ADT (Average Daily Trips) to be allowed at any point on the industrial street access is 5,000. This volume may be reduced or increased based on information received from the lead land use agency, the applicable fire department, and/or emergency services. The District will also take into consideration the following items when determining whether or not to reduce or increase the maximum allowable ADT: railroad crossings, canal crossings, and topography.

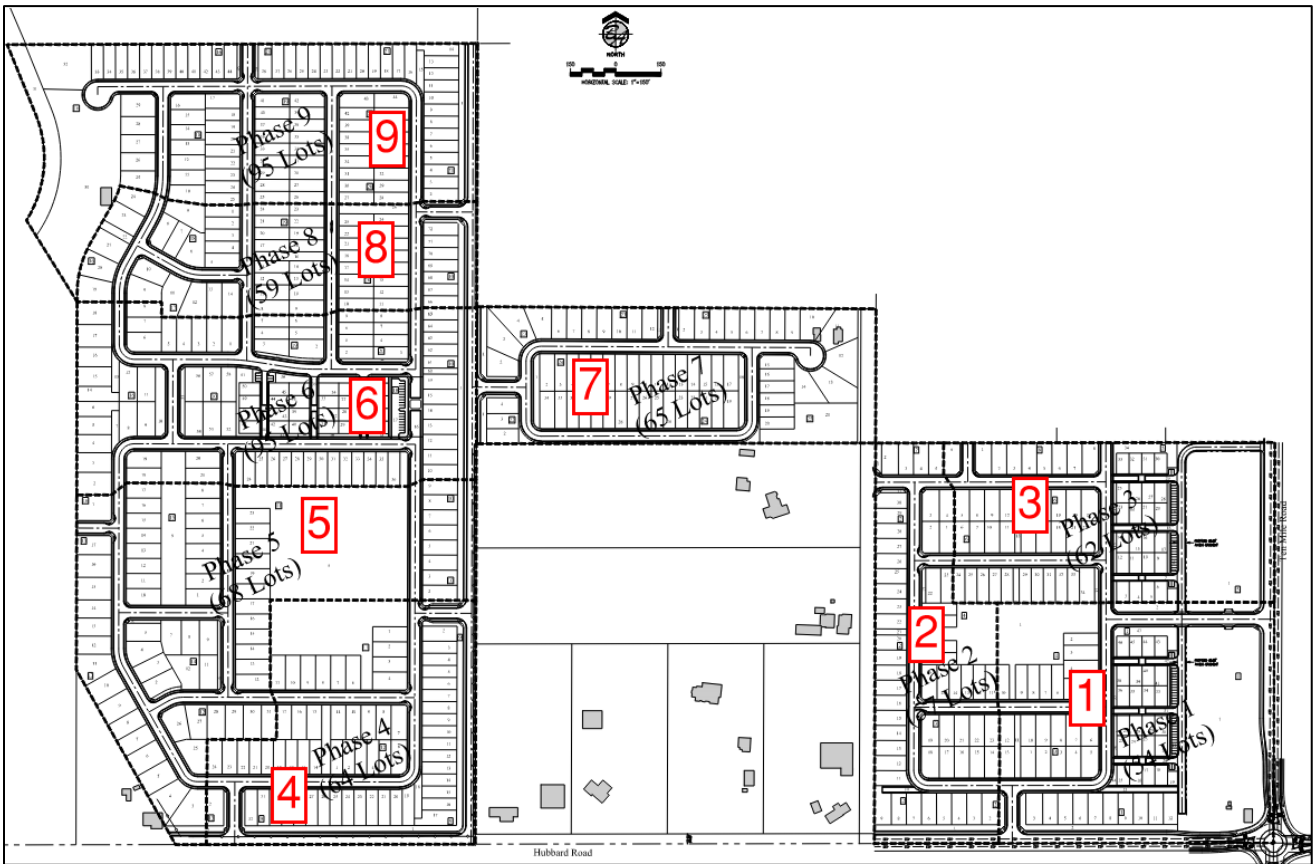
**b. Staff Comments/Recommendations:** The traffic impact study shows that the projected daily trips on Hubbard will be a maximum of 5,056 trips just west of Ten Mile Road and 4,550 daily trips just west of Shayla Avenue at full build out, as shown below. District Policy restricts the daily trips on an arterial road that is the sole access to a site to 5,000 trips. The projected daily traffic is only 1% above the threshold, however, staff still has concerns about the large isolated western portion of the site only having access to Hubbard Road until Wing Over Way is constructed to the east from the site to connect to Ten Mile Road or west to Black Cat Road, or Shayla Avenue is extended to the north to connect to Columbia Road, as shown as the blue dashed lines below. There is a proposed development directly north of this site, Gallica Heights Subdivision, that is proposing to extend Shayla Avenue to the north to connect to Columbia Road. However, the timing of the construction of Shayla Avenue to intersect Columbia Road is not known at this time.




The Kuna Rural Fire District has indicated that the overall development phasing plan does not comply with Idaho Fire Code for secondary and emergency accesses and has required that the applicant provide a development phasing plan which demonstrates at least 2 approved means of emergency access for all portions of the site as this development progresses to more than 30 single family homes. Staff supports the Kuna Rural Fire District requirements and recommends that the applicant be required to comply with those requirements with this development application. Therefore, if secondary access to Columbia Road, Ten Mile Road or Black Cat Road has not been constructed for all portions of the site prior to the submittal of the construction plans and plat that include the 31st single family building lot, then the applicant should be required to submit to ACHD written approval from the Kuna Rural Fire District prior to

the submittal of the construction plans and final plat that contain the 31st single family building lot and submit a phasing plan that demonstrates at least 2 approved means of emergency service access for the development consistent with the Kuna Rural Fire District requirements.




**Phasing Plan**

## 8. Shayla Avenue – North/South Collector

**a. Existing Conditions:** There are no collector roads 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.

**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 align with Shayla Avenue on the south side of Ardell Road to the south of the site and continue along the site's east property line stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

**c. Applicant Proposal:** The applicant has proposed to construct Shayla Avenue at the site's east property line intersecting Hubbard Road and extending north to stub to the site's north property line. The applicant has proposed to construct the segment of Shayla Avenue that is fully within the site as a 36-foot wide collector street section with vertical curb, gutter, 8-foot wide concrete sidewalks within 56-feet of right-of-way.

Shayla Avenue abutting the site's east property line is proposed to be constructed as ½ of a 36-foot wide collector street section with vertical curb, gutter and 8-foot wide attached concrete sidewalk on the west side of the street and 16-feet of additional pavement beyond the centerline with a 6-foot wide borrow ditch on the east side of the road and dedicate 50-feet of right-of-way that touches the site's east property line. The applicant has proposed to construct Shayla Avenue so that the centerline of the road is at least 22-feet west of the site's east property line due to concerns about Shayla Avenue encroaching into the existing home on Parcel S1310438755 show below when that parcel is redeveloped in the future.




**d. Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. The applicant's proposal to construct Shayla Avenue at the site's east property line as ½ of a 36-foot wide street section with 16-feet of additional pavement widening exceeds District Policy which requires only 12-feet of additional pavement widening for the construction of a collector road at a site's property line. However, the property owner directly east of the site at Parcel S1310438755 has concerns about the proximity of Shayla Avenue to their property and the impact of widening Shayla Avenue on their parcel in the future. The completion of the street section for Shayla Avenue on that parcel in the future would cause the street to potentially encroach into the buildings and home on the property if Shayla Avenue was constructed with this development as ½ of a collector street section with only 12-feet of pavement widening beyond the centerline at the site's east property line. Therefore, the applicant has proposed to align Shayla Avenue so that the centerline is at least 22-feet from the site's east property line, versus 16-feet, so that when Parcel S1310438755 abutting the site develops in the future, the completion of Shayla Avenue will not conflict with the existing home and structures. The construction of curb, gutter and sidewalk on the east side of Shayla Avenue and additional right-of-way dedication to accommodate the improvements will be required when Parcel S1310438755 redevelops in the future. The applicant may also choose to adjust the alignment of Shayla Avenue so that the street section is located fully within their site and construct Shayla Avenue as a 36-foot wide collector street section with vertical curb, gutter and sidewalk on both sides of the road with right-of-way that touches the site's east property line.

Directly north of Parcel S1310438755, the applicant may construct Shayla Avenue where it is not fully located within the site as a minimum of ½ of a 36-foot wide collector street section with vertical curb, gutter and sidewalk on the west side and 12-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the unimproved side and dedicate right-of-way the extends from the site's east property line to 2-feet behind the back of sidewalk.

The applicant's proposal to construct an 8-foot wide attached concrete sidewalk exceeds District Policy which requires a 7-foot wide attached concrete sidewalk or 5-foot wide detached concrete sidewalk. The City of Kuna may require that the applicant construct an 8-foot wide sidewalk. At a minimum, a 7-foot wide attached or 5-foot wide detached concrete sidewalk on Shayla Avenue is required.

For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

## 9. Wing Over Way

**a. Existing Conditions:** There are no collector roads 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 7207.2.2 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 align with Mason Creek Street on the east side of Ten Mile Road to the east of the site and continue

along the site's north property line stubbing to the west. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

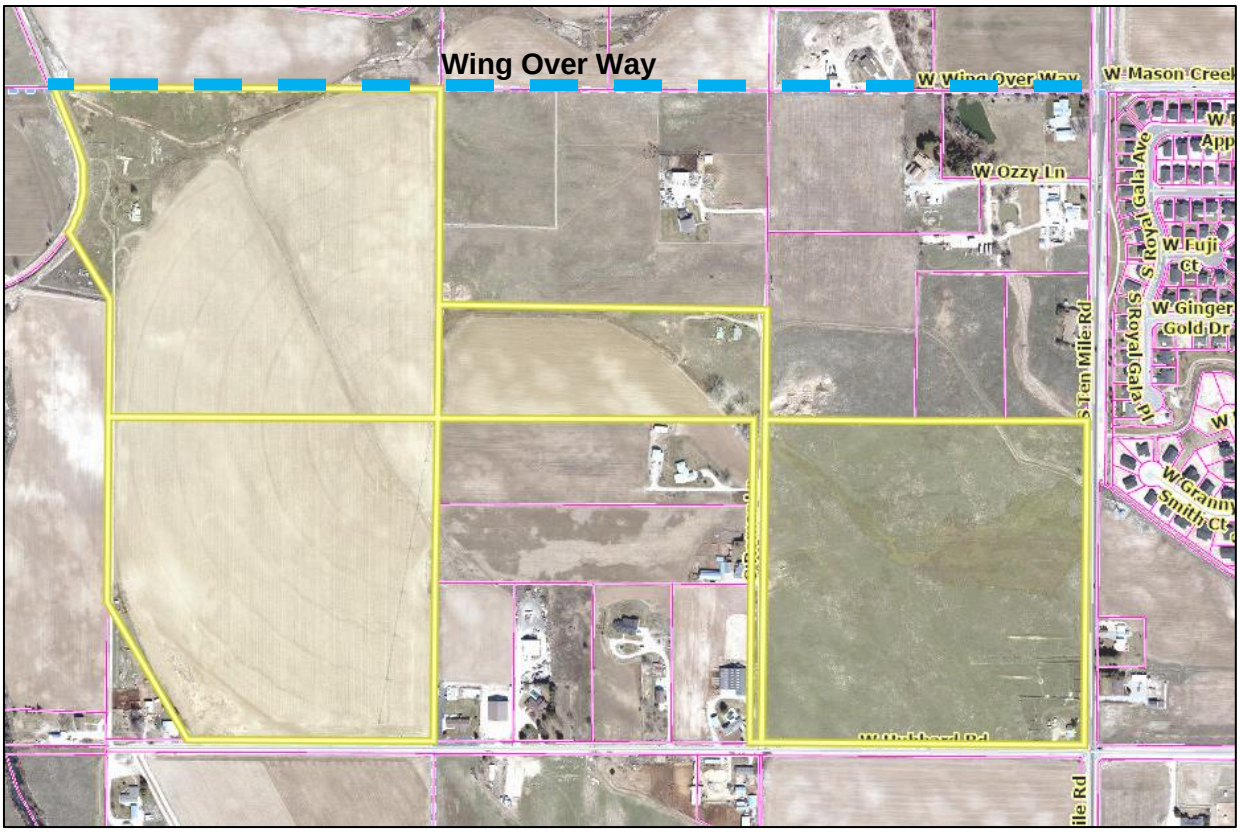
**c. Applicant Proposal:** The applicant has proposed to dedicate 25-feet of right-of-way at the site's north property line to construct Wing Over Way and has indicated that they are working with the development to the north, Gallica Heights Subdivision, to each construct ½ of Wing Over Way.

**d. Staff Comments/Recommendations:** The applicant should be required to construct Wing Over Way at the site's north property line at a minimum as ½ of a 36-foot wide collector street section with vertical curb, gutter and sidewalk on the south side of the road and 12-feet of pavement with a gravel shoulder on and borrow ditch on the north side of the road consistent with the MSM and dedicate right-of-way, if Gallica Heights Subdivision has not started the construction of Wing Over Way prior to the phase of this development that includes the alignment for Wing Over Way.

Gallica Heights Subdivision will be required to construct Wing Over Way at a minimum 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 north side of the street and 12-feet of additional pavement widening and a 3-foot wide gravel shoulder and borrow ditch on the south side of the street, as well. If Gallica Heights Subdivision has started constructing Wing Over Way prior to the submittal of the construction plans for the phase of this development that includes Wing Over Way, then the applicant should be required to construct their portion of Wing Over Way to complete the 36-foot wide collector street section with pavement widening, vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk abutting the site.

The applicant should work with Gallica Heights Subdivision to coordinate the construction of Wing Over Way if the two applicants would like to each share the construction costs. ACHD will not coordinate cost sharing.

The applicant should be required to submit a road trust deposit to ACHD in the amount of $115,000 for the construction of their portion of the bridge crossing over Ridenbaugh High Line Canal when Wing Over Way is extended to the west in the future.




## 10. Internal Local Roads

**a. Existing Conditions:** There are no existing roadways within the site.

**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.

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

**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 construct the internal local streets as 36-foot wide local streets with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

**d. Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

## 11. Commercial Road (Access) B

**a. Existing Conditions:** There are no existing commercial roads within the site.

**b. Policy:**

**Commercial Roadway Policy:** District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

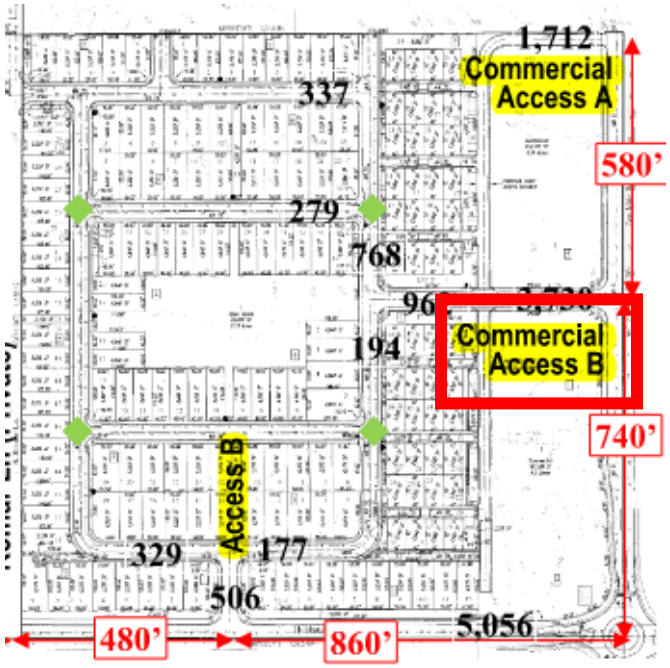
**Street Section and Right-of-Way Policy:** District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

**Sidewalk Policy:** District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, 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.

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.

**c. Applicant's Proposal:** The applicant has proposed to construct one public road, Commercial Road (Access) B, onto Ten Mile Road and construct it as a 36-foot wide street section with curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.




**d. Staff Comments/Recommendations:** Staff recommends that this road be constructed as a 46-foot wide commercial street section with 3-lanes consistent with the traffic impact study recommendations and due to the uses surrounding the road and the access points proposed near the intersection with Ten Mile Road. The applicant should be required to construct Commercial Road B as a 46-foot wide commercial street section with 3-lanes, 3-inches of pavement, vertical curb, gutter and 5-foot wide concrete sidewalks and dedicate right-of-way that extends to 2-feet behind the back of sidewalk. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

## 12. Roadway Offsets

**a. Existing Conditions:** There are no roadways within the site.

**b. Policy:**

**Local Street Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

**Collector Offset Policy:** District policy 7206.4.2 states that the optimum spacing for unsignalized collectors intersecting minor arterial roadways is 1,320-feet.

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).

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

c. **Applicant's Proposal:** The applicant has proposed to construct Commercial Road B, a public commercial road, onto Ten Mile Road, a minor arterial road, located 740-feet north of Hubbard Road.

The applicant has proposed that Wing Over Way intersect Shayla Avenue at the site's north property located 615-feet north of the closest local road.

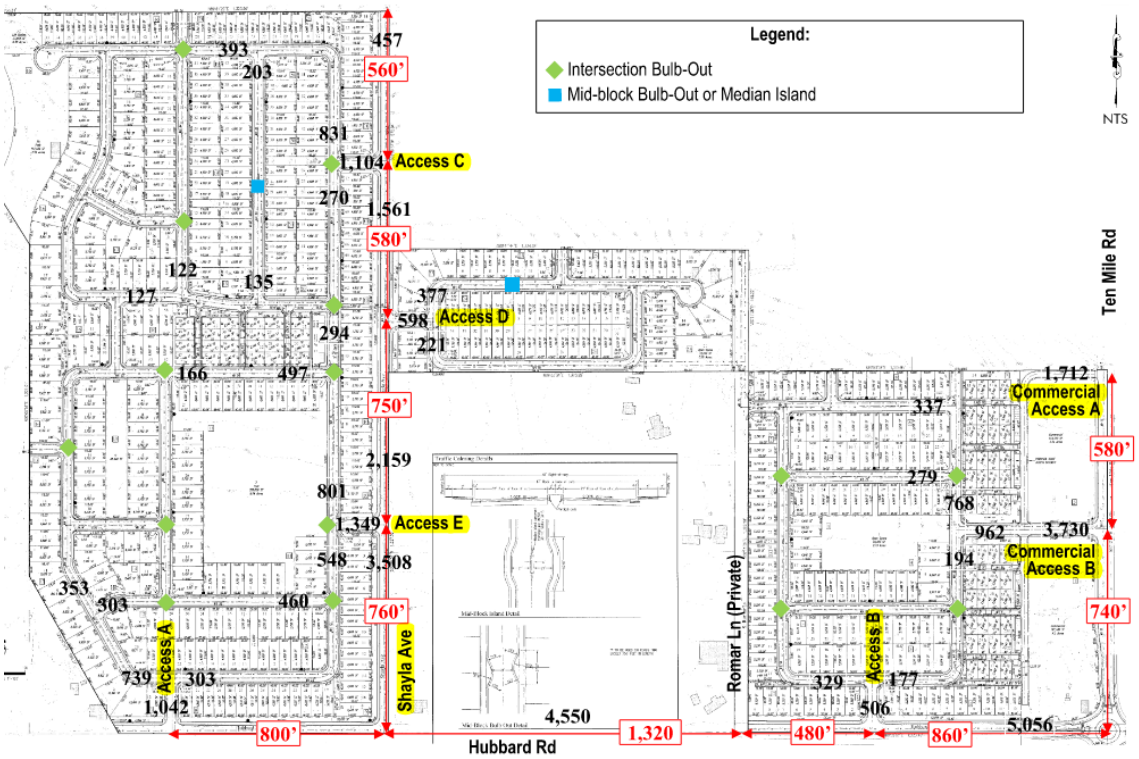
The applicant has proposed to construct one local road to intersect the future east/west collector road, Wing Over Way, located 740-feet west of Shayla Avenue.

The applicant has proposed to construct the following public roads onto Hubbard Road, a minor arterial road:

- Access B, a local road, located 850-feet west of Ten Mile Road.
- Shayla Avenue, a collector road, at the site's east property line approximately 1,800 west of the local road, Access B. See Finding 8.
- Access A, a local road, located 800-feet west of Shayla Avenue.

The applicant has proposed to construct the following local roads onto Shayla Avenue:

- Access E located 760-feet north of Hubbard Road.
- Access D located 750-feet north of Access E.
- Access C located 580-feet north of Access D.




d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

## 13. Stub Streets

a. **Existing Conditions:** There are no stub streets to the site.

**b. Policy:**

**Stub Street Policy:** District policy 7206.2.4.3 (collector)/ 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 7206.2.4 (collector)/ 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." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

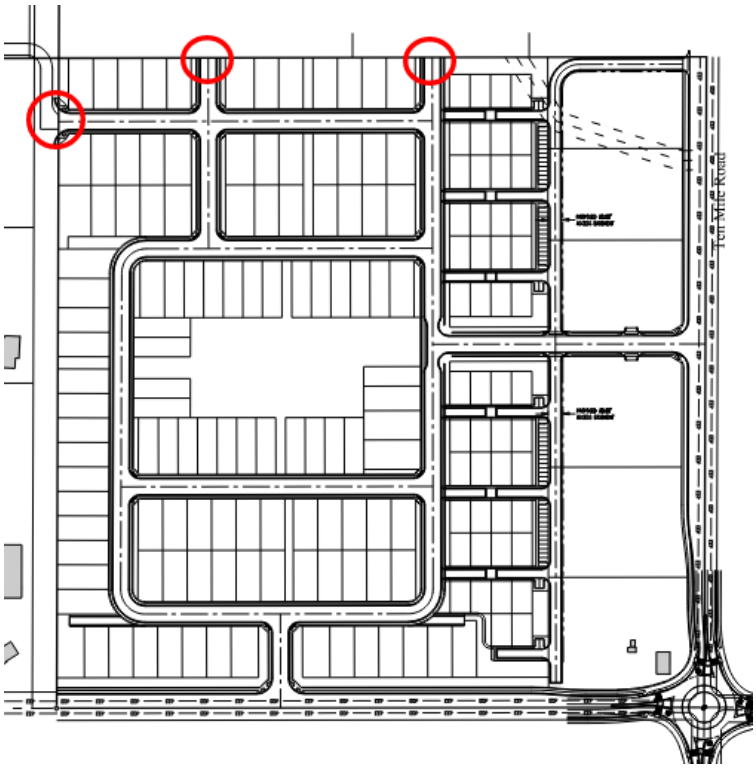
In addition, stub streets must meet the following conditions:

- 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.

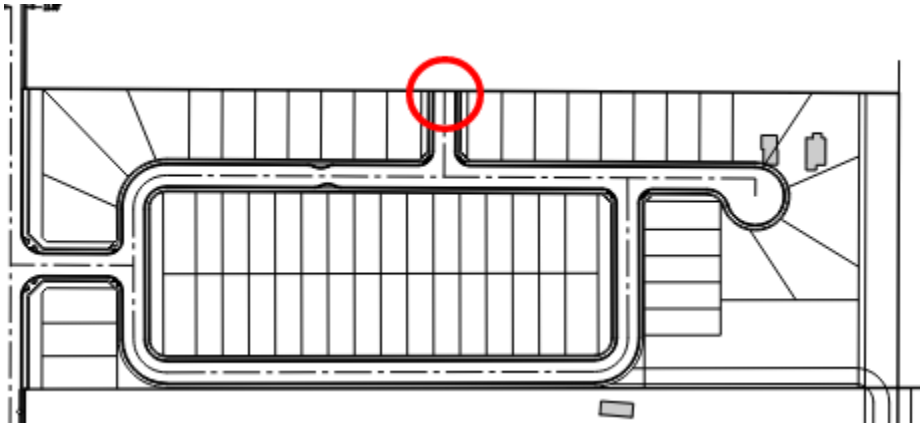
**Temporary Dead End Streets Policy:** 7206.2.4.4 (collector)/ 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The 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 the following local roads to stub to the site's north and west property lines for the eastern portion of the site:

- 2 local roads to stub to the site's north property line located 305-feet east of the site's west property line and 561-feet west of the site's east property line.
- 1 local road to stub to the site's west property line located 130-feet south of the site's north property line. The applicant has proposed to construct the stub street as a curb return type approach, see below.

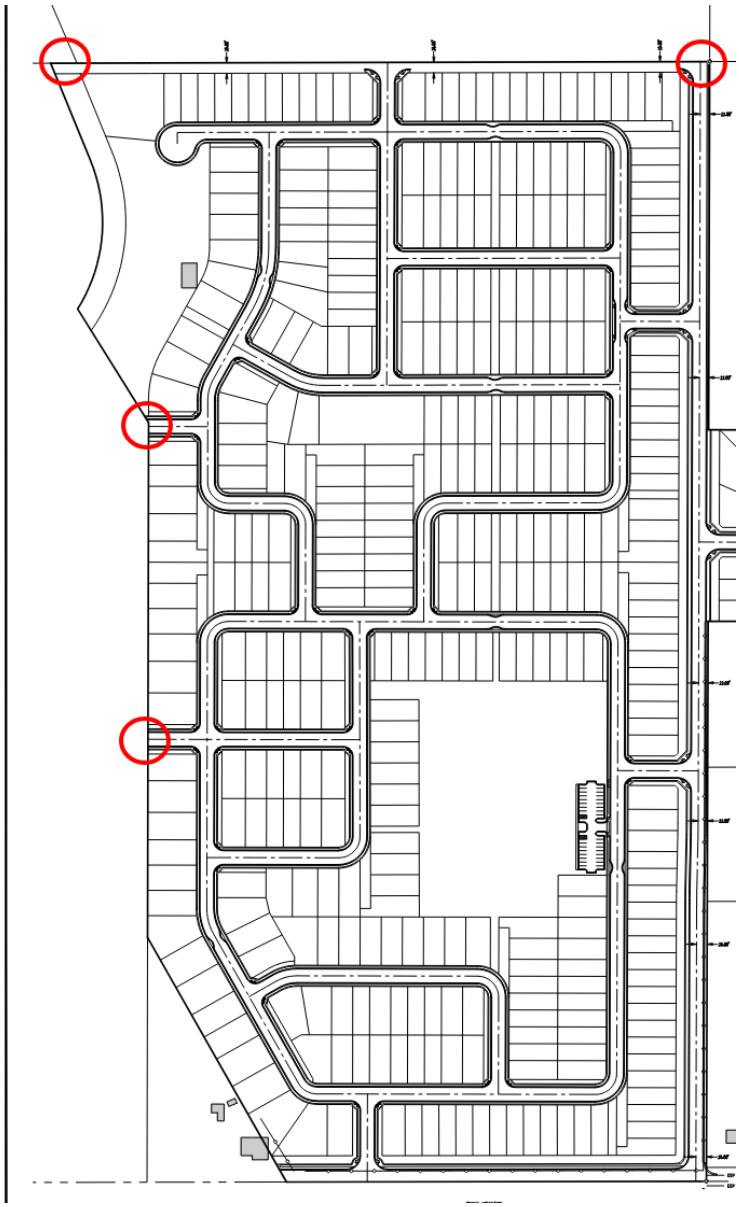



The applicant has proposed to construct one local road to stub to the site's north property line located 688-feet west of the site's east property line for the central portion of the site.

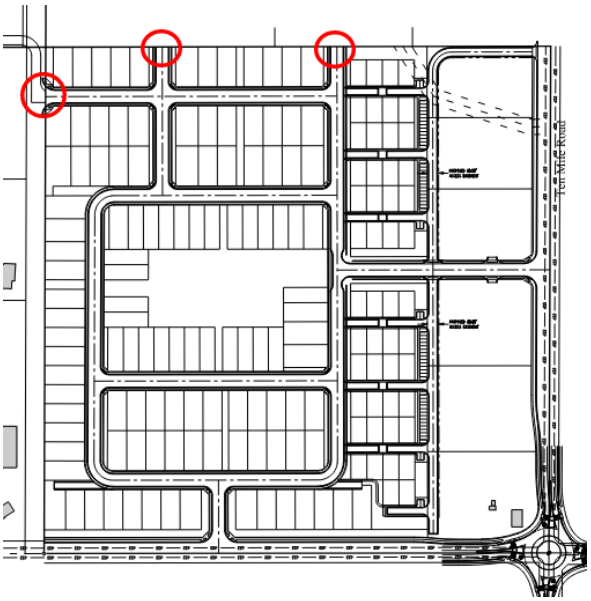


The applicant has proposed to construct the following stub streets for the western portion of the site:

- One collector road, Wing Over Way, to stub to the site's west property line at the site's northwest corner.
- One local road to stub to the site's west property line, located 860-feet south of the site's north property line.
- One local road to stub to the site's west property line, located 1,050-feet south of the site's north property line.
- One collector road, Shayla Avenue, to stub to the site's north property line at the northeast corner of the site.



**d. Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. All stub streets are proposed to be less than 150-feet long, except Wing Over Way and the local road that is proposed to stub to the site's west property line in the eastern portion of the site. The applicant should be required to construct a temporary cul-de-sac with the dimensions of a standard cul-de-sac at the terminus of the aforementioned local road and Wing Over Way. 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.



The applicant should be required to install a sign at the terminus of the local stub streets that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The location of the sign at the terminus of the local road that is proposed to stub to the site's west property line shown above shall be located so that emergency services can access the emergency access that is proposed to extend from the cul-de-sac. See Finding 14.

The applicant should be required to install a sign at the terminus of Shayla Avenue and Wing Over Way that states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE" if Shayla Avenue has not yet been constructed to stub to the site's north property line by Gallica Heights Subdivision.

## 14. Driveways

### 14.1 Ten Mile Road and Hubbard Road

**a. Existing Conditions:** There is an existing 22-foot wide partially paved driveway on Hubbard Road located 150-feet west of Ten Mile Road.

There is an existing 17-foot wide unpaved private road, Romar Lane, on Hubbard Road located 1,440-feet west of Ten Mile Road that serves 3 existing residences that are located off-site.

There is an existing 20-foot wide paved approach on Ten Mile Road located 193-feet north of Hubbard Road.

**b. Policy:**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway, and 330-feet for a speed limit of 25 MPH.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, 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 and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

**c. Applicant's Proposal:** The applicant has proposed to close the existing driveways on Hubbard Road located 150-feet west of Ten Mile Road and on Ten Mile Road with sidewalk.

The applicant has proposed to construct one 24-foot wide curb return type driveway (Commercial Access A) onto Ten Mile Road located 580-feet north of Commercial Road B.

The applicant has proposed to not allow site access to Romar Lane with this development and has proposed to use Romar Lane as an emergency access only.

**d. Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the applicant's proposal to locate Commercial Access A 580-feet north of an unsignalized public road intersection. However, staff recommends a modification of Policy to allow the applicant's proposal due to the fact that there is not enough site frontage to meet the required offset of 660-feet from Commercial Road B and the applicant has demonstrated that a second access, Commercial Access A, is necessary to serve the site based on the traffic impact study in order to help separate the commercial and residential uses and provide another access point to Ten Mile Road due to the high volume of traffic is projected on Hubbard Road in the future. Therefore, staff recommends approval of the applicant's proposal. This is a 12% modification of Policy and can be approved at the Development Services Manager level.

Staff supports Romar Lane as an emergency access only. Since Romar Lane is part of the site, the applicant should be required to pave Romar Lane its full width and a minimum 30-feet into the site beyond the edge of pavement of Hubbard Road.

**14.2 Commercial Road B**

**a. Existing Conditions:** There are no commercial roads within the stie.

**b. Policy:**

**Driveway Location Policy:** District policy 7208.4.1 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/arterial or arterial street intersection.

**Successive Driveways:** District Policy 7208.4.1 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 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, 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.

**Driveway Design Requirements:** District policy 7208.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

**c. Applicant's Proposal:** The applicant has proposed to construct two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 150-feet west of Ten Mile Road, and two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 155-feet west of the eastern driveways.

**d. Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

**14.3 Internal Local Roads**

**a. Existing Conditions:** There are no existing local roads within the stie.

**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. This does not apply for driveways for single family homes.

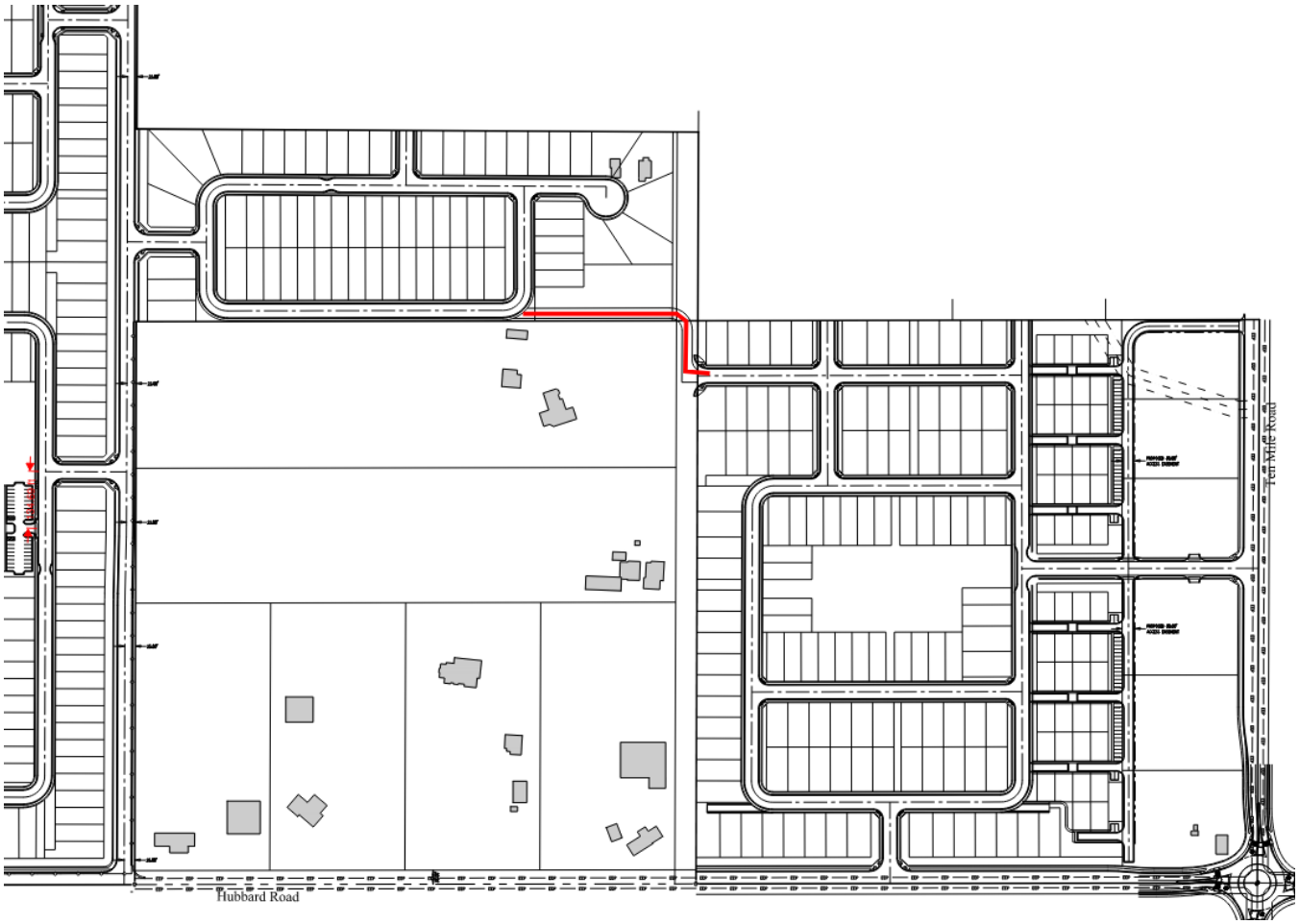
**Successive Driveways:** District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

**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.

**a. Applicant Proposal:** The applicant has proposed to construct multiple 20-foot wide shared driveways for residences onto public local roads within the site.

The applicant has also proposed to construct a 24-foot wide emergency access that extends from a local stub street in the eastern portion of the site to the middle portion of the site, as shown below in red.




**b. Staff Comments/Recommendations:** Staff supports the applicant's proposal to construct the emergency access. The access shall be restricted with gates or bollards at access on the temporary cul-de-sac and the local road as approved by the Kuna Rural Fire District. There are a few shared driveways within the site's eastern portion that do not offset a local road by 75-feet as required by District Policy. The applicant should be required to construct these driveways to align with or be offset a minimum of 75-feet from a local road intersection consistent with District Policy. This does not apply for driveways for single family homes.

## 15. Traffic Calming

**a. Speed Control and Traffic Calming Policy** (Collectors)**:** District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector 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 a maintenance and/or license agreement.

**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, or the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design

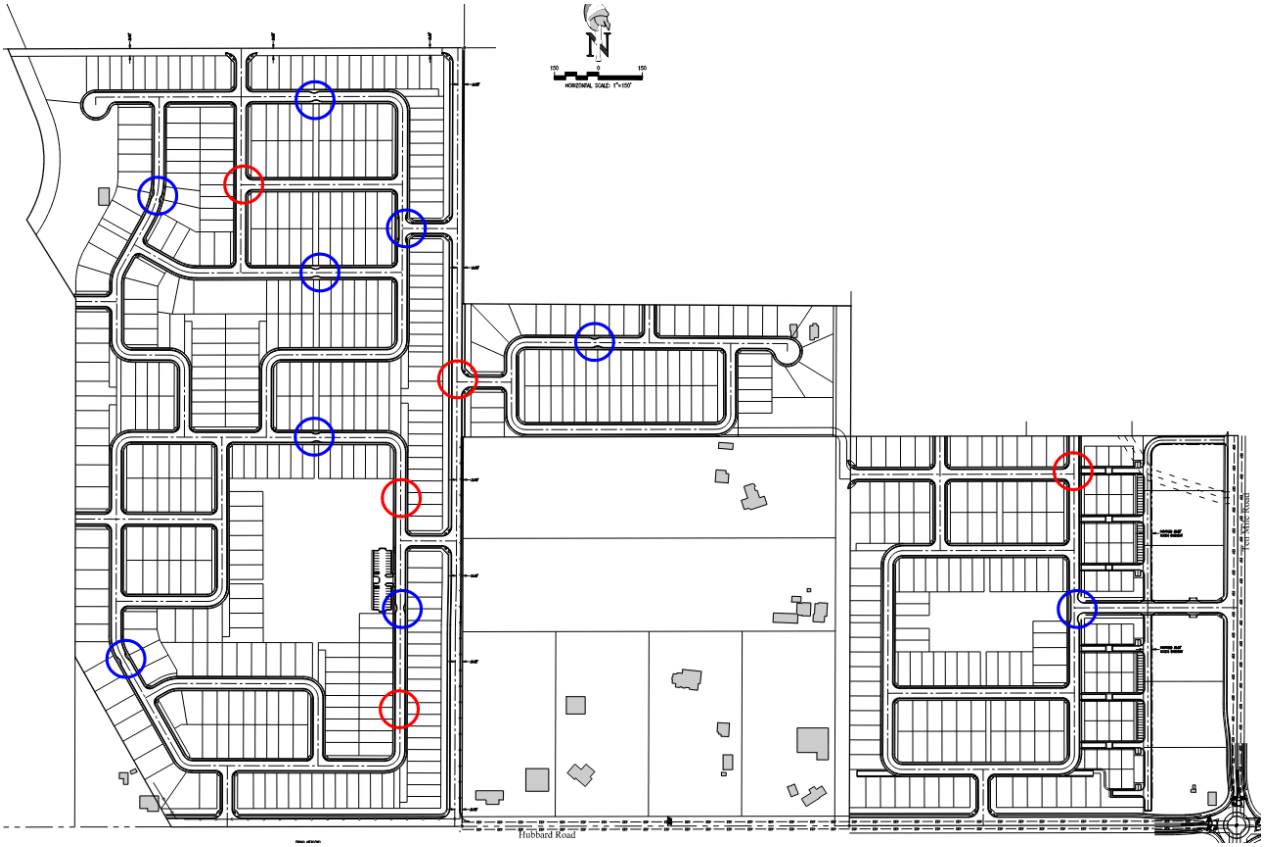
elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

**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.

**b. Staff Comments/Recommendations:** The applicant has proposed to construct Shayla Avenue and several local streets to have straight segments that are longer than 750-feet and has proposed to construct bulb-outs in the locations circled in blue below. The applicant should be required to install bulb-outs at the locations in the areas circled in red shown below, as discussed with the applicant, and provide a minimum of 24-feet of pavement as measured from the front of curb to front of curb of the bulb-outs.

Staff has concerns about the length of the straight alignment proposed for Shayla Avenue and excessive speeding. If there is sufficient space on Shayla Avenue, the applicant should be required to install landscaped islands. The applicant should submit an exhibit with the construction plans submittal to ACHD for Shalya Avenue showing if there is adequate lane widths and space to construct landscape islands as traffic calming measures. If there is adequate space, install landscaped islands as traffic calming measures and coordinate the location with Traffic Services. The landscape islands shall be platted as right-of-way owned by ACHD. The Homeowner's Association or developer shall enter into a license agreement for maintenance for any landscaping proposed within the islands. Vertical curbs are required around the perimeter of any raised median.




## 16. Irrigation Lateral Crossing

The District will require that the applicant submit the plans for the crossing of an irrigation lateral within the site's western portion 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. 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.

## 18. 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.

## 19. Other Access

Ten Mile Road and Hubbard Road are classified as minor arterials roadways, and Shayla Avenue is classified as collector roadway. 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.** If secondary access to Columbia Road, Ten Mile Road or Black Cat Road has not been constructed for all portions of the site prior to the submittal of the construction plans and plat that include the 31st single family building lot, then the applicant should be required to submit to ACHD written approval from the Kuna Rural Fire District prior to the submittal of the construction plans and final plat that contain the 31st single family building lot and submit a phasing plan that demonstrates at least 2 approved means of emergency service access for all portions of the development consistent with the Kuna Rural Fire District requirements.

**2.** Improve the intersections of Ten Mile Road/Hubbard Road, Lake Hazel Road/Ten Mile Road, and Linder Road/Hubbard as an interim 3 X 3 signalized intersections prior to ACHD's approval of the final plat that contains the 250th building lot or generates 250 PM peak hour trips. The applicant is not required to improve the intersections of Ten Mile Road/Hubbard Road or Lake Hazel Road/Ten Mile Road if the intersections have already been improved as signalized intersections or roundabout per the IFYWP.

Enter into a signal agreement with ACHD to signalize these intersections. The signal agreement shall note that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the intersections will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements:

- Signal Agreement
- Full design and approved plans for the intersection
- Additional dedication of right-of-way for the intersection improvements

**3.** Install bulb-outs with a minimum of 24-feet of pavement as measured from the face of curb to face of curb at the locations circled in red in Finding 15.

**4.** Install bulb-outs at the areas circled in blue in Finding 15, as proposed. There shall be a minimum of minimum of 24-feet of pavement as measured from the face of curb to face of curb between the bulb-outs.

**5.** Submit an exhibit with the construction plans for Shayla Avenue showing if there is adequate lane width and space for landscape islands as traffic calming measures. If there is adequate space, coordinate the location of the landscape islands with Traffic Services. The landscape islands shall be platted as right-of-way owned by ACHD. The Homeowner's Association or developer shall enter into a license agreement for maintenance for any landscaping proposed within the islands.

**6.** Dedicate additional right-of-way abutting the site's southeast corner at the intersection of Ten Mile Road and Hubbard Road for a multi-lane roundabout per the template in Attachment 4. Compensation will only be provided for the right-of-way dedication for a single-lane roundabout consistent with the improvements planned in the IFYWP for this intersection.

**7.** Dedicate additional right-of-way to total 50-feet from the centerline of Ten Mile Road abutting the site. Compensation will be provided for this right-of-way dedication.

**8.** Construct a minimum 5-foot wide detached concrete sidewalk located a minimum of 43-feet from the centerline of the Ten Mile Road abutting the site.

**9.** Widen Ten Mile Road abutting the site to 3-lanes with a 3-foot wide gravel shoulder when Commercial Access A and Commercial Road B are constructed onto Ten Mile Road.

**10.** Construct dedicated southbound right-turn lanes on Ten Mile Road at Commercial Access A and Commercial Road B when they are constructed to intersect Ten Mile Road. Additional right-of-way dedication and pavement widening shall be provided to accommodate the turn lanes. Compensation will not be provided for additional right-of-way dedication or pavement widening for the turn lanes.

**11.** Dedicate additional right-of-way way to total 39-feet on Hubbard Road abutting the site. Compensation will not be provided for this right-of-way dedication.

**12.** Widen the pavement on Hubbard Road to total 17-feet from the section line with a 3-foot wide gravel shoulder abutting the site.

**13.** Construct a minimum 5-foot wide detached concrete sidewalk on Hubbard Road abutting the site located a minimum of 32-feet from the section line.

**14.** Improve the off-site segment of Hubbard Road with 30-feet of pavement and 3-foot wide gravel shoulders, or 24-feet of pavement, 3-foot wide gravel shoulders and pedestrian facilities as approved by ACHD. coordinate with Ewing Meadows Subdivision located on the south side of Hubbard Road to improve the off-site segment of Hubbard Road as that site was required to improve the off-site segment of Hubbard Road as part of ACHD's action on the development..

**15.** Construct Shayla Avenue to intersect Hubbard Road 1,800 feet west of the proposed local road, Access B, as proposed.

**16.** Construct the segment of Shayla Avenue that is fully within the site as a 36-foot wide collector street section with vertical curb, gutter and a minimum 5-foot wide attached or 7-foot wide detached concrete sidewalk located within 50-feet of right-of-way, as proposed.

**17.** Construct Shayla Avenue abutting Parcel S1310438755 as a minimum ½ of 36-foot wide collector street section with vertical curb, gutter and a minimum 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side of the road and 16-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the east side of the road within 50-feet of right-of-way that touches the site's east property line, as proposed.

**18.** Construct Shayla Avenue at the site's east property line for the segments of Shayla Avenue that are not located within the site or abutting Parcel S1310438755 as a minimum ½ of 36-foot wide collector street section with vertical curb, gutter and 5-foot wide attached or 7-foot wide detached concrete sidewalk and 12-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the east side of the road. Dedicate right-of-way that extends from the site's east property line to 2-feet behind the back of sidewalk.

**19.** The applicant may choose to construct the entire street section of Shayla Avenue within the site as a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide attached or 7-foot wide detached concrete sidewalk within right-of-way that extends from the site's east property line to 2-feet behind the back of sidewalk.

**20.** Construct Wing Over Way to intersect Shayla Avenue at the site's north property located 615-feet north of the closest local road, as proposed.

**21.** If Gallica Heights Subdivision directly north of the site has not yet constructed or has approved construction plans for their half of Wing Over Way abutting this site's north property line prior to the submittal of construction plans for the phase of this development that includes Wing Over Way, then construct Wing Over Way as ½ of a 36-foot wide collector street section with vertical curb, gutter and a 5-foot wide detached or 7-foot wide attached concrete sidewalk and 12-feet of additional pavement beyond the centerline with a 3-foot wide gravel shoulder and borrow ditch on the north side of the street. Dedicate right-of-way that extends from the site's north property line to 2-feet behind the back of sidewalk.

**22.** If Gallica Heights Subdivision has constructed their portion of Wing Over Way or has approved construction plans for Wing Over Way abutting the site's north property line prior to the submittal of construction plans for Wing Over Way for this development, then complete the construction of Wing Over Way as a 36-foot wide collector street section with pavement widening, vertical curb, gutter and 5-foot wide detached of 7-foot wide attached concrete sidewalk abutting the site and dedicate right-of-way that extends from the site's north property to 2-feet behind the back of sidewalk.

**23.** Submit a road trust deposit to ACHD in the amount of $115,000 for the construction of proportionate share of the bridge crossing over Ridenbaugh High Line Canal when Wing Over Way is extended to the west in the future.

**24.** Construct Commerical Road (Access) B onto Ten Mile Road located 740-feet north of Hubbard Road, as proposed.

**25.** Construct Commercial Road (Access) B as a 46-foot wide commercial street section with 3-lanes, curb, gutter and 5-foot wide concrete sidewalks within 50-feet of right-of-way.

**26.** Construct all internal local roads as 36-foot wide local street sections with curb, gutter and 5-foot wide concrete sidewalk within 50-feet of right-of-way, as proposed.

**27.** Construct one local road to intersect Wing Over Way 740-feet west of Shayla Avenue, as proposed.

**28.** Construct the construct the following public roads onto Hubbard Road, as proposed:

- Access B, a local road, located 850-feet west of Ten Mile Road.
- Access A, a local road, located 800-feet west of Shayla Avenue.

**29.** Construct the following local roads onto Shayla Avenue, as proposed:

- Access E located 760-feet north of Hubbard Road.
- Access D located 750-feet north of Access E.
- Access C located 580-feet north of Access D.

**30.** Construct the following local roads to stub to the site's north and west property lines for the eastern portion of the site, as proposed:

- 2 local roads to stub to the site's north property line located 305-feet east of the site's west property line and 561-feet west of the site's east property line.
- 1 local road to stub to the site's west property line located 130-feet south of the site's north property line, do not construct the terminus of the street with a curb return type approach for a future road intersection. Construct a temporary cul-de-sac with a 50-foot radius at the terminus of this stub street. 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.

**31.** Construct one local road to stub to the site's north property line located 688-feet west of the site's east property line for the central portion of the site, as proposed.

**32.** Construct the following stub streets for the western portion of the site, as proposed:

- One collector road, Wing Over Way, to stub to the site's northwest corner.

- One local road to stub to the site's west property line, located 860-feet south of the site's north property line.
- One local road to stub to the site's west property line, located 1,050-feet south of the site's north property line.
- One collector road, Shayla Avenue, to stub to the site's north property line at the northeast corner of the site.

**33.** Construct a temporary cul-de-sac with a 50-foot radius at the terminus of Wing Over Way. 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.

**34.** Install a sign at the terminus of Wing Over Way and Shayla Avenue, if it hasn't been constructed to the north yet, that states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE".

**35.** Install a sign at the terminus of the local stub streets that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The location of the sign at the terminus of the local road that is proposed to stub to the site's west property line for the eastern portion of the site shall be located so that emergency services can access the emergency access that is proposed to extend from the cul-de-sac.

**36.** Close the existing driveways on Hubbard Road located 150-feet wets of Ten Mile Road with sidewalk, as proposed.

**37.** Close the existing driveway on Ten Mile Road located 193-feet north of Hubbard Road with sidewalk, as proposed.

**38.** Construct one 24-foto wide paved curb return type driveway (Commercial Access A) onto Ten Mile Road located 580-feet north of the Commercial Road B.

**39.** Construct two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 150-feet west of Ten Mile Road, as proposed.

**40.** Construct two 25-foot wide curb return type driveways on the north and south side of Commercial Road B located 155-feet west of the eastern driveways, as proposed.

**41.** Pave the private road, Romar Lane, its full width and a minimum of 30-feet beyond the edge of pavement of Hubbard Road.

**42.** Construct a 24-foot wide emergency access onto the public local road in the middle portion of the site to access the private road, Romar Lane, and connect to the cul-de-sac for the local street that is proposed to stub to the site's west property line within the eastern portion of the site, as proposed and as shown in Finding 14. Pave the emergency access its full width and a minimum of 30-feet beyond the edge of pavement of the public roads. Install gates or bollards at the emergency access on each approach onto the public roads as determined by the Kuna Rural Fire District.

**43.** Pave all shared residential driveways proposed onto local roads their full width and a minimum of 30-feet beyond the edge of pavement for the road.

**44.** All shared residential driveways shall align with or be located a minimum of 75-feet from a public street intersection.

**45.** For detached sidewalk, a minimum 6-foot wide planter strip is required. If street trees are desired, an 8-foot wide planter strip is required.

**46.** For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

**47.** Other than the access specifically approved with this application, direct lot access is prohibited to Ten Mile Road, Hubbard Road and Shayla Avenue and should be noted on the final plat.

**48.** 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.

**49.** Payment of impact fees is due prior to issuance of a building permit.

**50.** 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

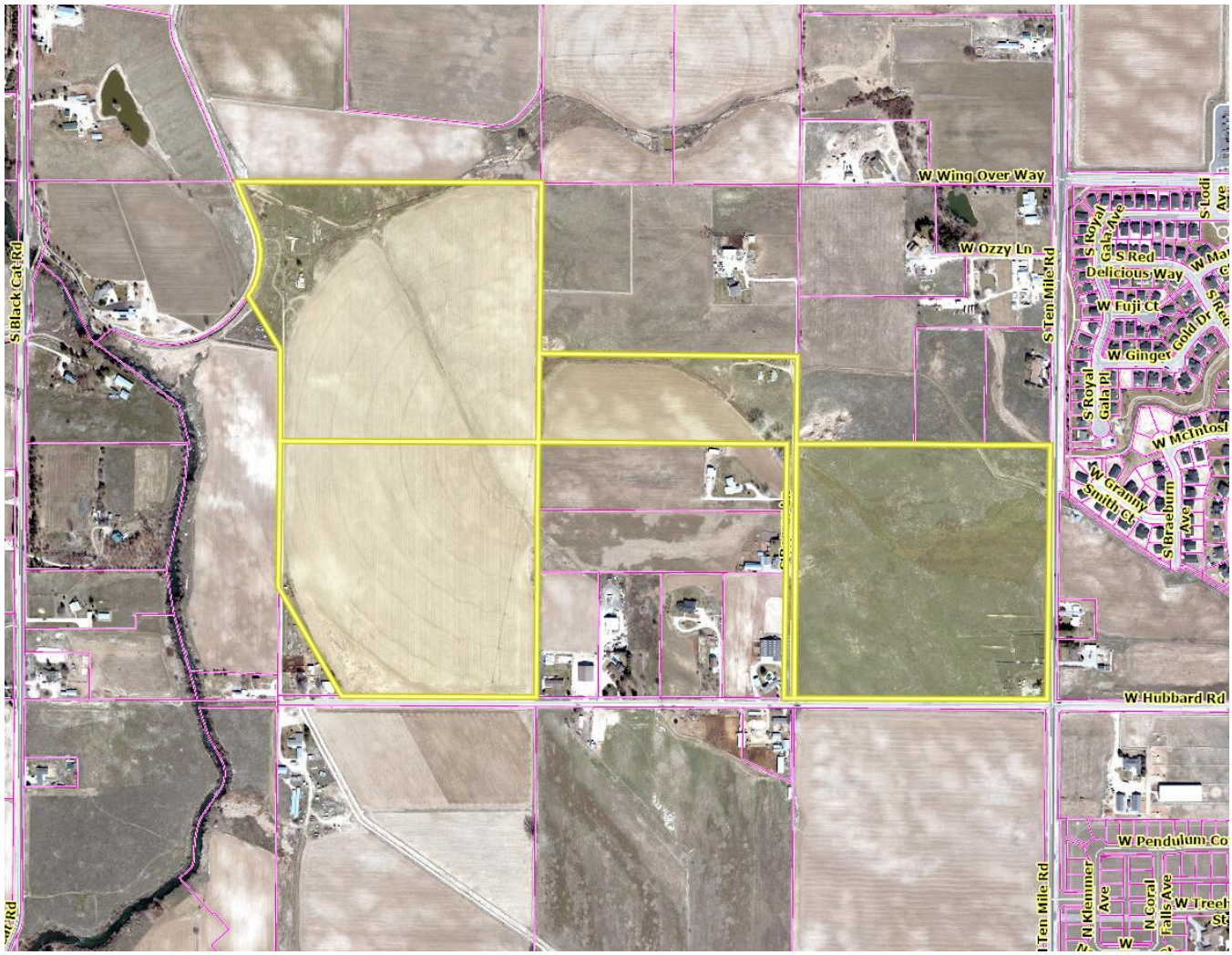
**1.** The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

**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.

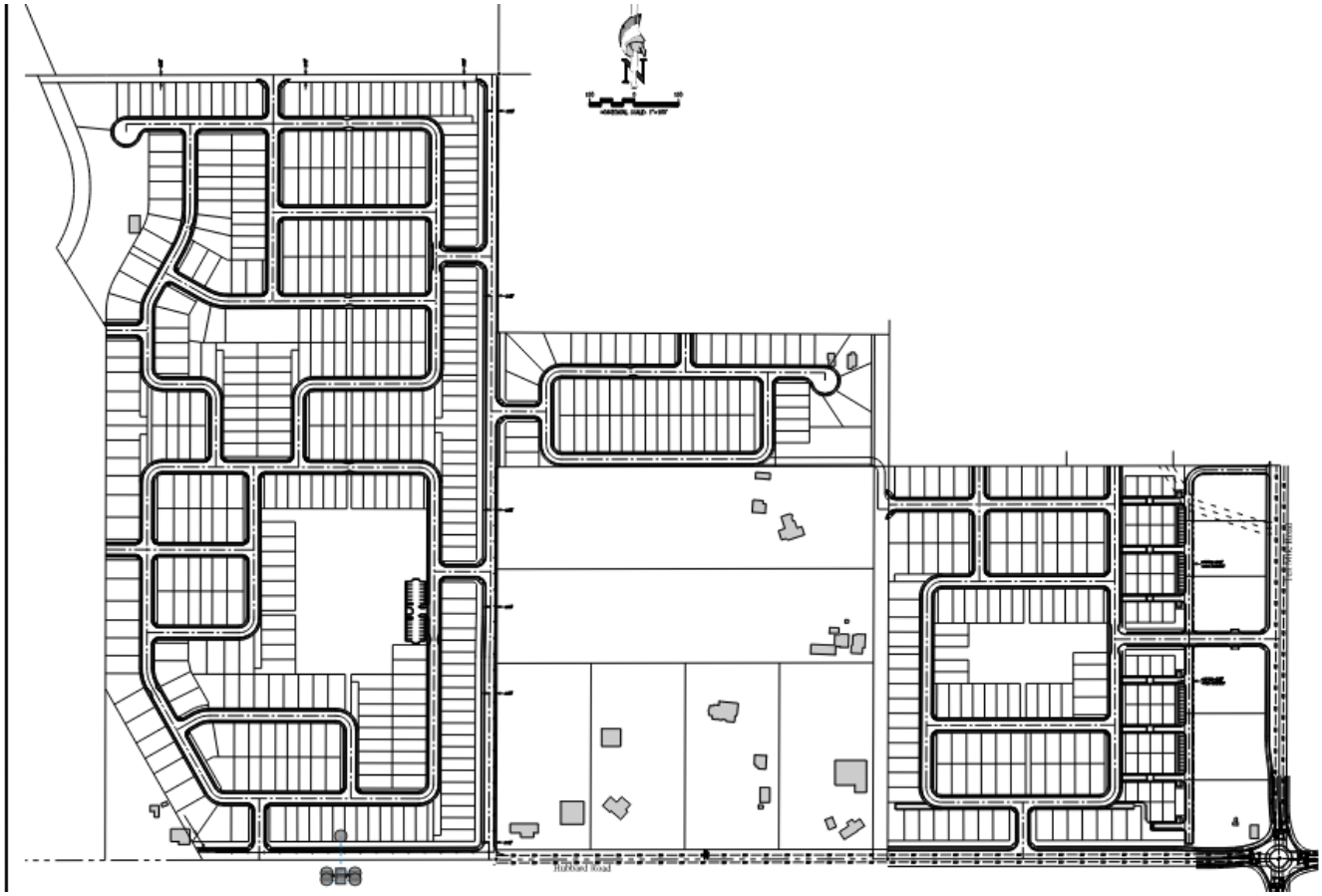
# G. Attachments

**1.** Vicinity Map
**2.** Site Plan
**3.** Traffic Impact Study Executive Summary
**4.** Multi-Lane Roundabout Template
**5.** Utility Coordinating Council
**6.** Development Process Checklist
**7.** Request for Reconsideration Guidelines **OR** Appeal Guidelines

## VICINITY MAP



**SITE PLAN**



# EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Aloha Subdivision located north of Hubbard Road between Black Cat Road and Ten Mile 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 in the study area, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and accesses as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the intersection and roadway segment improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2030 Build-out year background traffic
- 2030 Build-out year total traffic

## *1.0 Proposed Development*

1.1 Aloha Subdivision is a proposed mixed-use development estimated to contain 619 single-family dwelling units and 80,000 square feet of neighborhood commercial space. The anticipated build-out year for the proposed development is 2030 but may change depending on the 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 10,729 trips per weekday with 636 trips during the AM peak hour and 1,046 trips during the PM peak hour.

- Based on the proposed land uses, the development is expected to retrain 4 internal trips within the site during the AM peak hour and 144 internal trips during the PM peak hour
- Based on the proposed land uses, the development is expected to attract 132 pass-by trips during the PM peak hour. No weekday daily or AM peak hour pass-by rates were available for the proposed land uses
- 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:

- 40% traveling on Ten Mile Road north of the site
- 10% traveling on Ten Mile Road south of the site
- 50% traveling on Hubbard Road east of the site

**Table 1 – Proposed Improvements Summary**

| Intersection or Roadway Segment | | 2021 Existing | 2030 Build-Out Year | |
|---|---|---|---|---|
| | | | Background | Total |
| 1 | Amity Rd and Ten Mile Rd | None | **Multilane roundabout or signal with left-turn lanes** | **Multilane roundabout or signal with left-turn lanes and SB right-turn lane** |
| 2 | Lake Hazel Rd and Ten Mile Rd | None | None | **Single-lane roundabout or signal with left-turn lanes** |
| 3 | Columbia Rd and Ten Mile Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout or signal with left-turn lanes** |
| 4 | Hubbard Rd and Ten Mile Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout with right-turn lanes on NB and SB approaches or signal with left-turn lanes** |
| 5 | Linder Rd and Hubbard Rd | None | **Single-lane roundabout or signal with left-turn lanes** | **Single-lane roundabout with SB right-turn lane or signal with left-turn lanes** |
| 6 | Meridian Rd and Hubbard Rd | **Signal timing adjustments** | **Dual EB left-turn lanes and SB right-turn lane** | **Dual EB left-turn lanes and SB right-turn lane** |
| Ten Mile Rd, Amity Rd to Lake Hazel Rd | | None | None | None |
| Ten Mile Rd, Lake Hazel Rd to Columbia Rd | | None | None | **Widen to three lanes or alternative mitigation measures** |
| Ten Mile Rd, Columbia Rd to Hubbard Rd | | None | None | **Widen to three lanes or alternative mitigation measures** |
| Hubbard Rd, West of Ten Mile Rd | | None | None | None |
| Hubbard Rd, Ten Mile Rd to Linder Rd | | None | None | None |
| Hubbard Rd, Linder Rd to Meridian Rd | | None | **Widen to three lanes or alternative mitigation measures** | **Widen to three lanes or alternative mitigation measures** |

## 2.0 Site Access

2.1 The development is proposing to construct Shayla Avenue as a mid-mile collector street along the site frontage connecting to Hubbard Road. In addition, two site accesses are proposed on Ten Mile Road, two site accesses are proposed on Hubbard Road, and three site accesses are proposed on Shayla Avenue:

- Commercial Access A on Ten Mile Road
  - Proposed as a full-movement access located approximately 580 feet north of Commercial Access B and 1,320 feet north of Hubbard Road
    - Meets minimum 425-feet driveway spacing on Ten Mile Road, a minor arterial roadway
  - Warrants the following turn lane based on ACHD turn lane guidelines:
    - Northbound left-turn lane
      - Warranted by 2030 with full build-out of Aloha Subdivision
    - Southbound right-turn lane
      - Warranted by 2030 with full build-out of Aloha Subdivision
  - Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
    - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
    - Building setback and landscape design should not obstruct intersection sight distance
    - Maintain existing and proposed landscape along Ten Mile Road
  - Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
  - Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes at full build-out
- Commercial Access B on Ten Mile Road
  - Proposed as a full-movement access located approximately 580 feet south of Commercial Access A and 740 feet north of Hubbard Road
    - Meets minimum 660-feet driveway and local spacing on Ten Mile Road from a signalized intersection
    - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection
  - Warrants the following turn lanes based on ACHD turn lane guidelines:
    - Northbound left-turn lane
      - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
    - Southbound right-turn lane
      - Warranted by 2029 when the development generates 585 external PM peak hour trips, equivalent to construction and occupation of 619 single-family dwelling units
    - Two eastbound lanes, one left-turn lane and one right-turn lane, based on NCHRP Report 457
      - Warranted by 2030 with full built-out of Aloha Subdivision
  - Expected to have adequate intersection sight distance in excess of 555 feet minimum visibility for a 50-mph posted speed limit on Ten Mile Road
    - Ten Mile Road segment adjacent to the site is relatively flat and straight without obstructions
    - Building setback and landscape design should not obstruct intersection sight distance
    - Maintain existing and proposed landscape along Ten Mile Road

- Meets minimum operational thresholds under 2030 total traffic conditions with turn lanes
- Exceeds minimum operational thresholds under 2030 total traffic conditions without turn lanes
  - Exceeds minimum operational thresholds by 2030 when the development generates 643 PM peak hour trips, equivalent to full build-out of the residential portion of the development plus approximately 10,000 square feet of commercial space

- Access A on Hubbard Road
  - Proposed as a full-movement access located approximately 800 feet west of Shayla Avenue
    - Meets minimum 660-feet local road spacing on Hubbard Road, a minor arterial roadway
    - Meets minimum 660-feet spacing near a future signal at the Shayla Avenue and Hubbard Road intersection
  - Expected to have adequate intersection sight distance exceeding 390 feet minimum visibility for a 35-mph posted speed limit on Hubbard Road
    - Hubbard Road segment adjacent to the site is relatively flat and straight
    - Building setback and landscape design should not obstruct intersection sight distance
    - Maintain existing and proposed landscape along Hubbard Road
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 build-out total traffic conditions
- Access B on Hubbard Road
  - Proposed as a full-movement access located approximately 860 feet west of Ten Mile Road
    - Meets minimum 660-feet driveway and local road spacing on Hubbard Road from a signalized intersection
    - Located outside the influence area of the future roundabout at the Hubbard Road and Ten Mile Road intersection
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 total traffic conditions
- Shayla Avenue should be designed and constructed to ACHD requirements for a collector street
  - The maximum projected 2030 total directional peak hour volume on Shayla Avenue is 205 vehicles per hour (vph) during the AM peak hour and 203 vph during the PM peak hour, which is below ACHD planning threshold of 475 vph for a 2-lane collector street
  - The proposed site access intersections on Shayla Avenue should have a minimum intersection sight distance of 390 feet for a 35-mph posted speed limit
    - Building setback and landscape design should not obstruct intersection sight distance and should be verified during construction
- Access C on Shayla Avenue
  - Proposed as a full-movement access located approximately 580 feet north of Access D
    - Meets minimum 330-feet local road spacing on Shayla Avenue, a collector street
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 total traffic conditions

- Access D on Shayla Avenue
  - Proposed as a full-movement access located approximately 580 feet south of Access C and 750 feet north of Access E
  - Meets minimum 330-feet local road spacing on Shayla Avenue
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 total traffic conditions

- Access E on Shayla Avenue
  - Proposed as a full-movement access located approximately 750 feet south of Access D and 760 feet north of Hubbard Road
    - Meets minimum 330-feet local road spacing on Shayla Avenue
    - Meets minimum 440-feet spacing near a future signal at the Shayla Avenue and Hubbard Road intersection
  - Does not warrant turn lanes based on ACHD turn lane guidelines under 2030 total traffic conditions
  - Meets minimum operational thresholds under 2030 build-out total traffic conditions

2.2 Aloha Subdivision consists of three non-contiguous parcels. As a result, multiple access points are needed to adequately serve the site. Additionally, multiple access points are needed to accommodate the projected traffic volume generated by the proposed mixed land uses. The following discussed site access considerations and requirements per ACHD Policy:

- **7205.3.2 – Maximum Traffic on One Access (Arterial)**
  - Aloha Subdivision has site frontages on Hubbard Road and Ten Mile, which are classified as minor arterials. Hubbard Road currently ends west of the site. The proposed Shayla Avenue is not expected to connect to Columbia Road until parcels north of the site are developed. Therefore, the development will only have one arterial access to the public street system without the proposed site access points on Ten Mile Road. The projected 2030 total average daily traffic (ADT) on Hubbard Road west of Ten Mile would be over 10,400 vehicles per day (vpd) without the proposed site access on Ten Mile Road. Therefore, the proposed commercial accesses on Ten Mile Road are warranted to serve the development.
  - With the proposed commercial accesses on Ten Mile Road, the projected 2030 total ADT on Hubbard Road west of Ten Mile Road is 5,056 vpd
    - The 5,056 ADT included 457 vpd off-site traffic from parcels to the north using Shayla Avenue
    - Without off-site traffic, the 2030 total ADT on Hubbard Road is approximately 4,599 vpd
    - Hubbard Road is only expected to exceed 5,000 ADT between Access B and Ten Mile Road

- **7205.4.4 – Number of Driveways on Arterials**
  - In addition to Shayla Avenue, two access points are proposed on Hubbard Road to serve the residential developments, which are located in separate parcels. Therefore, separate access points are needed to serve these residential developments
    - Without Access A on Hubbard Road, the 2030 total ADT on Shayla Avenue exceeds 4,500 vpd
  - Two access points are proposed on Ten Mile Road to serve the commercial land use, which is estimated to generate approximately 5,166 trips per day. Additionally, some traffic generated by the adjacent residential development will use these driveways. The projected ADT using one driveway on Ten Mile Road would exceed 5,000 vpd, meeting the condition for additional driveways on Ten Mile Road

- **7206.3.3 – Maximum Traffic on One Access (Collector Street)**
  - Aloha Subdivision is planning to construct Shayla Avenue connecting to Hubbard Road to serve the two western residential parcels. Until Shayla Avenue is connected to Columbia Road, these residential parcels will only have one access to the public street system. The two residential parcels contain a total of 445 single-family lots generating approximately 4,100 trips per day. Therefore, the projected ADT on Shayla Avenue is anticipated to exceed 3,000 vpd. Additional access points on Hubbard Road are needed to serve the residential development west of Shayla Avenue.

## 3.0 2021 Existing Traffic Conditions

3.1 With 2021 existing traffic, one study area intersection exceeds minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations. The intersection, operational deficiencies, and minimum mitigation improvement are:

- **Meridian Road and Hubbard Road intersection**
  - The overall intersection and all lane groups are anticipated to meet minimum operational thresholds with the exception of one lane group:
    - The eastbound left-turn lane group is operating at Level of Service (LOS) F with a volume to capacity ratio (v/c) of 1.37 during the PM peak hour, which exceeds ACHD 1.00 v/c ratio threshold
    - It should be noted that the existing storage length for the eastbound left-turn lane is approximately 50 feet long, which is not sufficient to accommodate the existing eastbound left-turn volumes of 273 vehicles in the AM peak hour and 124 vehicles in the PM peak hour
  - Adjust signal timing is recommended as an interim mitigation improvement
    - Adjusting the signal timing to allot more green time (approximately 7 seconds) for the eastbound left-turn movement reduces the v/c ratio to 0.90, while the intersection and all other lane groups continue to meet minimum operational thresholds
  - ITD is currently working with ACHD and other agencies on a long-range corridor plan for Meridian Road. At the time of this TIS, a final version of the corridor study was not available.
    - Preliminary July 2020 findings show a ThrU-turn (signalized median U-turn) in the long term with no additional through lanes at the Hubbard Road and Meridian Road intersection

3.2 With 2021 existing traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:

- **Amity Road and Ten Mile Road intersection**
  - Meets MUTCD signal Warrant 1 and Warrant 2 with 2021 existing traffic
  - The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal or roundabout is not recommended to mitigate 2021 traffic operations.

3.3 With 2021 existing traffic, all study area roadway segments meet ACHD level of service planning thresholds with the existing lane configuration. As a result, no roadway capacity improvements are needed to mitigate 2021 existing traffic operations.

## 4.0 2030 Build-Out Year Background Traffic Conditions (No Site Traffic)

4.1 With 2030 background traffic, five study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations (no-build). The intersections, operational deficiencies, and proposed mitigation improvements are:

**Amity Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 background traffic operations:
  - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
    - The intersection is programmed in the ACHD *FY2021-2025 Intergrated Five-Year Work Plan* (IFYWP) to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 *Capital Improvements Plan* (CIP)
    - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.75 during the AM peak hour
  - Option 2 – Install traffic signal and construct left-turn lanes on all approaches (3x3 signal)
    - As under existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
    - With a traffic signal, the overall intersection is anticipated to operate at LOS E or better with a v/c ratio of 0.85 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.98 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with an additional background traffic increase of approximately 60 vehicles per hour (vph) during the PM peak hour beyond 2021 existing traffic volume.

**Columbia Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 background traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS B or better with v/c ratios of 0.61 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned as a roundabout

- With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.62 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 310 vph during the PM peak hour beyond 2021 existing traffic volume

**Hubbard Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 background traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.58 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
    - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.54 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.91 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with an additional background traffic increase of approximately 380 vph during the PM peak hour beyond 2021 existing traffic volume

**Linder Road and Hubbard Road intersection**

- The intersection is anticipated to operate at LOS F with the westbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP

- Two mitigation options are proposed to mitigate 2030 background traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS B or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 background traffic conditions

  - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.65 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.87 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2026 with an additional background traffic increase of approximately 370 vph during the PM peak hour beyond 2021 existing traffic volume.

**Meridian Road and Hubbard Road intersection**

- The intersection is anticipated to operate at LOS F with the eastbound left-turn and southbound through/right-turn lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP. ITD is planning to reconstruct the intersection as a ThrU-turn in the long-term as part of the Meridian Road corridor plan.

- The following improvements are proposed to mitigate 2030 background traffic operations:
  - Construct one additional eastbound left-turn lane
  - Construct a right-turn lane on the southbound approach
    - With these improvements, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.74 or less during the peak hours. The eastbound left-turn lane is anticipated to operate with a v/c ratio of 0.92 during the AM peak hour. All other lane groups are anticipated to operate with v/c ratios of 0.90 or less during the peak hours

- The intersection fails under existing traffic conditions and will continue to fails with additional background traffic growth

4.2 With 2030 background traffic, one unsignalized study area intersection is operating at LOS D or worse requiring signal warrant analysis per ACHD Policy:

**Lake Hazel Road and Ten Mile Road intersection**

- The intersection is programmed in the ACHD IFYWP to be widened/reconstructed and signalized in the future
- Meets MUTCD signal Warrant 1 and Warrant 2 with 2030 background traffic
- The intersection meets ACHD minimum operational thresholds as an unsignalized intersection. As a result, a traffic signal is not recommended to mitigate 2030 background traffic operations.

4.3 With 2030 background traffic, one study area roadway segment is anticipated to exceed ACHD level of service planning thresholds with the existing lane configuration during the peak hours. The study area roadway segment, capacity deficiencies, and proposed mitigation improvements are:

**Hubbard Road segment between Linder Road and Meridian Road**

- The anticipated maximum peak hour directional volume on this roadway segment is 728 vph in the PM peak hour, exceeding ACHD 720 vph planning threshold for a 3-lane minor arterial. The PM shoulder hours volumes are below the 720 vph planning threshold.

- There are no improvements planned on this Hubbard Road segment according to the IFYWP or 2020 CIP. This Hubbard Road segment is identified in the ACHD Master Street Map (MSM) to be preserved for a three-lane residential/transitional/commercial arterial.
- Two mitigation options are proposed to mitigate 2030 background traffic impacts:
  - Option 1 – Widen to three lanes as identified in the MSM

- Option 2 – If ACHD determines the road widening in Option 1 is infeasible, ACHD should consider installing alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
  - Construct missing sidewalks on this Hubbard Road segment
  - Construct bicycle facilities on this Hubbard Road segment
  - Upgrade existing pedestrian ramps on this Hubbard Road segment to comply with ADA requirements
  - Construct missing sidewalk on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity

This Hubbard Road segment is anticipated to exceed ACHD level of service planning thresholds by 2030 with an increase of approximately 273 vph in the peak direction during the PM peak hour beyond 2021 existing volumes.

## 5.0 2030 Build-Out Year Total Traffic Conditions (Background Plus Site Traffic)

5.1 With 2030 total traffic, all six study area intersections are anticipated to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations. The intersections, operational deficiencies, and proposed mitigation improvements are:

**Amity Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a multilane roundabout with two entering and exiting lanes on the Ten Mile Road approaches and one shared lane on the Amity Road approaches
    - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed as a multilane roundabout in 2021 per the 2020 CIP
    - With a multilane roundabout, the intersection is anticipated to operate at LOS B or better with the critical eastbound approach operating at LOS C with a v/c ratio of 0.78 during the AM peak hour
  - Option 2 – Install traffic signal and construct left-turn lanes on all approaches with an additional southbound right-turn lane
    - As with existing traffic conditions, the intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned for a multilane roundabout
    - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.76 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.96 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2022 with a traffic increase of approximately 80 vph during the PM peak hour beyond 2021 existing volumes. By 2022, Aloha Subdivision is estimated to have constructed 115 dwelling units and contribute 21 PM peak hour trips to the intersection.

**Lake Hazel Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with the northbound and southbound lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS A with all lane groups operating at LOS B or better with v/c ratios of 0.66 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - The intersection is programmed in the ACHD IFYWP to be widened and signalized in the future with left-turn lanes on all approaches per the 2020 CIP. The ACHD IFYWP also includes right-turn lanes on the southbound and westbound approaches. However, these right-turn lanes are not needed for the intersection to meet minimum operational thresholds under 2030 total traffic conditions
    - With a traffic signal, the overall intersection is anticipated to operate at LOS C with a v/c ratio of 0.56 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.89 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2028 with a traffic increase of approximately 370 vph in the AM peak hour and 450 vph during the PM peak hour beyond 2021 existing volumes. By 2028, Aloha Subdivision is estimated to have constructed 550 dwelling units and contribute 106 AM peak hour trips and 142 PM peak hour trips to the intersection.

**Columbia Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP.
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS C or better with v/c ratios of 0.78 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
    - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.72 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.93 or less during the peak hours.

- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 290 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units, contributing 98 PM peak hour trips to the intersection.

**Hubbard Road and Ten Mile Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a modified single-lane roundabout
    - The intersection is programmed in the ACHD IFYWP to be widened/reconstructed in the future as an expandable single-lane roundabout per the 2020 CIP
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better. All lane group v/c ratios are 0.85 or less during the peak hours, with the exception of the westbound approach in the PM peak hour having a v/c ratio of 0.87.
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - A traffic signal would be an interim improvement as the intersection is planned as a roundabout
    - With a traffic signal, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.95 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of 400 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 243 PM peak hour trips to the intersection.

**Linder Road and Hubbard Road intersection**

- The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
- There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP
- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Reconstruct as a single-lane roundabout
    - With a single-lane roundabout, the intersection is anticipated to operate at LOS C or better with all lane groups operating at LOS D or better with v/c ratios of 0.79 or less during the peak hours
  - Option 2 – Install traffic signal and construct a left-turn lane on all approaches (3x3 signal)
    - The intersection meets MUTCD signal Warrant 1 and Warrant 2 under 2030 total traffic conditions
    - With a traffic signal, the overall intersection is anticipated to operate at LOS D or better with a v/c ratio of 0.80 or less during the peak hours. All lane groups are anticipated to operate with v/c ratios of 0.92 or less during the peak hours.
- The intersection is anticipated to exceed minimum operational thresholds as an all-way stop and triggers mitigation improvements by 2024 with a traffic increase of approximately 330 vph during the PM peak hour beyond 2021 existing volumes. By 2024, Aloha Subdivision is estimated to have constructed 245 dwelling units and contribute 121 PM peak hour trips to the intersection.

- **Meridian Road and Hubbard Road intersection**
  - The intersection is anticipated to operate at LOS F with multiple lane groups operating over capacity with v/c ratios exceeding 1.00 during the peak hours
  - There are no improvements planned at the intersection according to the ACHD IFYWP or 2020 CIP. ITD is planning to reconstruct the intersection as a ThrU-turn in the long-term as part of the Meridian Road corridor plan.
  - The following improvements are proposed to mitigate 2030 total traffic operations:
    - Construct one additional eastbound left-turn lane
    - Construct a right-turn lane on the southbound approach with an overlap phase
      - With these improvements, the overall intersection is anticipated to operate at LOS D with a v/c ratio of 0.80 or less during the peak hours. The eastbound left-turn lane group in the AM peak hour is anticipated to operate with a v/c ratio of 0.95. All other lane groups are anticipated to operate with v/c ratios of 0.90 or less during the peak hours.
  - The intersection fails under existing traffic conditions and will continue to fail with additional traffic

5.2 The estimated site traffic as a percentage of the 2030 total traffic at the study area intersections are:

- Amity Road and Ten Mile Road intersection: AM Peak = 6.2%, PM Peak = 6.9%
- Lake Hazel Road and Ten Mile Road intersection: AM Peak = 13.5%, PM Peak = 14.4%
- Columbia Road and Ten Mile Road intersection: AM Peak = 15.3%, PM Peak = 15.7%
- Hubbard Road and Ten Mile Road intersection: AM Peak = 29.6%, PM Peak = 30.1%
- Linder Road and Hubbard Road intersection: AM Peak = 20.9%, PM Peak = 19.6%
- Meridian Road and Hubbard Road intersection: AM Peak = 6.4%, PM Peak = 6.1%

5.3 With 2030 total traffic, three study area roadway segments are anticipated to exceed ACHD level of service planning thresholds with the existing lane configuration during the peak hours. The study area roadway segments, capacity deficiencies, and proposed mitigation improvements are:

- **Ten Mile Road segment between Lake Hazel Road and Columbia Road**
  - The anticipated maximum peak hour directional volume on this roadway segment is 633 vph in the PM peak hour, exceeding the 575 vph planning threshold for a two-lane minor arterial. The PM shoulder hours volumes are below the 575 vph planning threshold.
  - This Ten Mile Road segment is identified in the MSM to be preserved for a five-lane transitional/ commercial arterial and is programmed in the CIP to be reconstructed/widened to three lanes in the 2036-2040 timeframe
  - Two mitigation options are proposed to mitigate 2030 total traffic impacts:
    - Option 1 – Widen to three lanes as programmed in the CIP
    - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
      - Construct missing sidewalks on this Ten Mile Road segment
      - Construct bicycle facilities on this Ten Mile Road segment
      - Construct missing sidewalks on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity
      - Install a pedestrian crossing on Ten Mile Road between Columbia Road and Hubbard Road
        - A pedestrian crossing study will be needed

This Ten Mile Road segment is anticipated to exceed ACHD level of service planning threshold by 2029 with an increase of approximately 219 vph in the peak direction during the PM peak hour beyond 2021 existing volumes. The estimated site traffic proportion on this Ten Mile Road segment is approximately 17.2% in the AM peak hour and 19.0% in the PM peak hour of 2030 total traffic.

**Ten Mile Road segment between Columbia Road and Hubbard Road**

- The anticipated maximum peak hour directional volume on this roadway segment is 827 vph in the AM peak hour, exceeding the 720 vph planning threshold for a three-lane minor arterial. The AM and PM shoulder hours volumes are below the 720 vph planning threshold.

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Widen to three lanes as programmed in the 2020 CIP
  - Option 2 – If ACHD determines the roadway widening in Option 1 is infeasible, install alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
    - Construct missing sidewalks on this Ten Mile Road segment
    - Construct bicycle facilities on this Ten Mile Road segment
    - Construct missing sidewalks on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity
    - Install a pedestrian crossing on Ten Mile Road between Columbia Road and Hubbard Road
      - A pedestrian crossing study will be needed

This Ten Mile Road segment is anticipated to exceed ACHD level of service planning threshold by 2029 with an increase of approximately 263 vph in the peak direction during the AM peak hour beyond 2021 existing volumes. The estimated site traffic proportion on this Ten Mile Road segment is approximately 20.4% in the AM peak hour and 26.5% in the PM peak hour of the 2030 total traffic.

**Hubbard Road segment between Linder Road and Meridian Road**

- The anticipated maximum peak hour directional volume on this roadway segment is 852 vph in the PM peak hour, exceeding the 720 vph planning threshold for a three-lane minor arterial. The AM and PM shoulder hour volumes are below the 720 vph planning threshold.

- There are no improvements planned on this Hubbard Road segment according to the IFYWP or 2020 CIP. This Hubbard Road segment is identified in the MSM to be preserved for a three-lane transitional/commercial arterial.

- Two mitigation options are proposed to mitigate 2030 total traffic operations:
  - Option 1 – Widen to three lanes as identified in the MSM
  - Option 2 – If ACHD determines the road widening in Option 1 is infeasible, ACHD should consider installing alternative mitigation measures within 1.5 miles of the development. Potential alternative mitigation measures may include one or more of the following:
    - Construct missing sidewalks on this Hubbard Road segment
    - Construct bicycle facilities on this Hubbard Road segment
    - Upgrade existing pedestrian ramps on this Hubbard Road segment to comply with ADA requirements
    - Construct missing sidewalks on Ten Mile Road between Ardell Road and Mason Creek Street to provide school route connectivity

- Install a pedestrian crossing on Ten Mile Road between Columbia Road and Hubbard Road
  - A pedestrian crossing study will be needed

This Hubbard Road segment is anticipated to exceed ACHD level of service planning thresholds by 2027 with an increase of approximately 273 vph in the peak direction during the PM peak hour beyond 2021 existing volumes. The estimated site traffic proportion on this Ten Mile Road segment is approximately 14.6% in the AM and PM peak hours of the 2030 total traffic.

5.4 The estimated site traffic as a percentage of the 2030 total traffic on the study area roadway segments are:

- Ten Mile Road between Amity Road and Lake Hazel Road: AM peak = 12.7%, PM peak = 15.5%
- Ten Mile Road between Lake Hazel Road and Columbia Road: AM Peak = 17.2%, PM peak = 19.0%
- Ten Mile Road between Columbia Road and Hubbard Road: AM Peak = 20.4%, PM peak = 26.5%
- Hubbard Road west of Ten Mile Road: AM Peak = 86.5%, PM peak = 86.3%
- Hubbard Road between Ten Mile Road and Linder Road: AM Peak = 37.6%, PM peak = 39.0%
- Hubbard Road between Linder Road and Meridian Road: AM Peak = 14.6%, PM peak = 14.6%

ACHD - Multilane Roundabout
Figure A-17
Centered - RIGHT-OF-WAY
November 2011
NORTH
SOUTH
EAST
WEST
70.00'

# 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.

# KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982


**Date:** 3/28/2022
**From:** Kuna Rural Fire Protection District

**Regarding:** Preliminary Comments
Sambino's Rocky Ridge Subdivision
3250 W Hubbard Road, Kuna, ID 83634

## Agency Comments:

**3/28/2022** - Approved as per submitted phased emergency access plan. See fire approved stamped plan with details.

- **Fire Service and Emergency Service Access:**

  Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width. Building's hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

  *Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (Idaho Fire Code appendix D107.1)

  *The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a s straight line between accesses. (Idaho Fire Code appendix D107.2)

- **Fire Fighting Water Supply:**

  New fire hydrants shall be placed in service prior to the storage or framing of combustible construction materials. Maintenance and installation of fire hydrants shall require prior approval of the water purveyor. The largest diameter outlet, commonly referred to as the steamer connection, shall face the street as opposed to facing driveways. A 3' clear space shall be maintained around the circumference of fire hydrants. The center of a hose outlet shall be not less than 18 in. above final grade. (IFC 508).

- **Premises Identification:**

  Residential road signs, private lane signs and any NO PARKING FIRE LANE signs shall comply with ACHD standards and the Idaho Fire Code. Residential address numbers shall be plainly visible from the named street with a minimum of four 4-inch-high numbers installed against contrasting background. (IFC 505.1,2 IFC appendix D103.6)

Final approval will be subject to the secondary emergency services access phasing plan, approval of proposed fire hydrant locations, and a final plat review by all responsible review agencies under the final plat review process. Approved construction plans will include a stamp from the Kuna Rural Fire District.

Regards,


Kuna Rural Fire Protection District
scott@fccnwi.com
Kuna, ID 83634 / 1.208.922.1144

# Kuna School District

*Inspiring each student to become a lifelong learner and a contributing, responsible citizen.*

May 19, 2022

RE: Sabino's Rocky Ridge

Dear City of Kuna Officials.

Kuna School District has reviewed the application of Sabino's Rocky Ridge and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. While the developments approved exceed our current capacity, Hubble Homes has been able to partner with Kuna School District in helping to mitigate the impact of this development. Because of this, we are able to say with confidence that we can serve this development of 619 homes.

We do request the following regarding bussing. Because Hubbard is a dead end, our busses will have to turn around within Sabino's Rocky Ridge. "Attachment A" shows the required radius' for busses to turn. "Attachment B" shows the intended turnaround loops. The roads on these loops will have the required radius for a turn and have parking on only one side of the road so that a full-sized bus safely drive through the loop.

The 2019 City of Kuna Comprehensive Plan approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and, most importantly, bonds. As you know, bonds in the State of Idaho require a 67% supermajority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore bond approval to keep up with growth is not in our control.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we generally seek partnerships with the residential developers of this area. Partnerships with developers mitigate the impact homes will have on Kuna School District and our ability to deliver services without compromising the quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate proposed subdivisions or other developments. (*See* Idaho Code §67-6513). When partnerships are established that favorably impact our ability to serve a particular development, we will always inform the City of Kuna through an amended letter.

Regards,

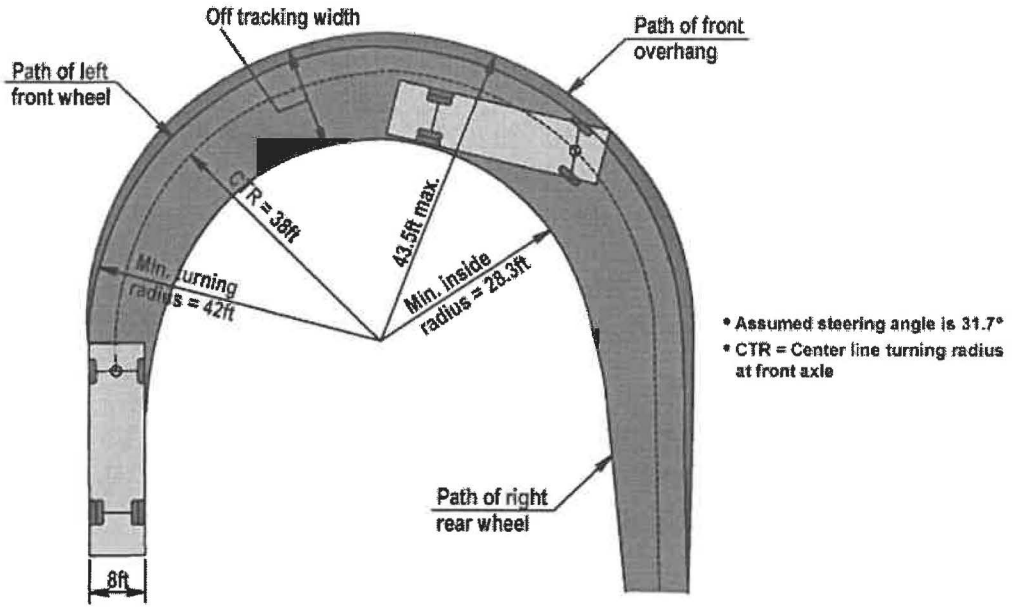
*David Reinhart and Robbie Reno*

*School District Planners*

*CC: School Board of Trustees*

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

**Appendix A**
Bus Turning Radius




**Minimum bus turning radius:**

Inside radius: 28.3'
Minimum design radius: 42'

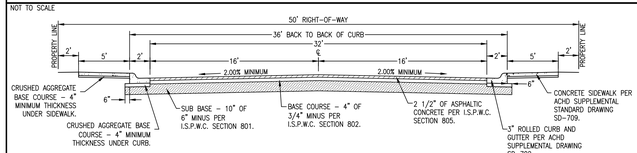
Source:
*U.S. Army Corp of Engineers, 2020*

**Appendix B**
Sabino Bus Loop
Kuna Joint School District #3

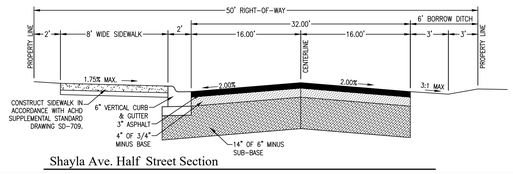


## Street Sections

NOT TO SCALE




Typical Local Street Section

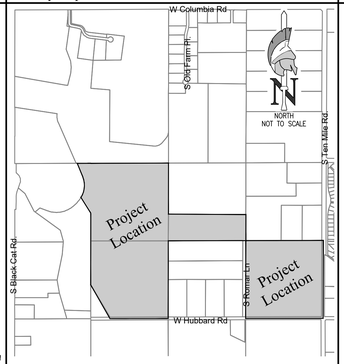



Shayla Ave. Half Street Section

## Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THERE ARE AREAS ANTICIPATED TO HAVE SHALLOW BEDROCK.
8. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
9. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
10. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA
11. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
12. PROPERTIES LIE WITHIN THE NEW YORK IRRIGATION DISTRICT AND THE BOISE PROJECT BOARD OF CONTROL.
13. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
14. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
15. THESE PROPERTIES ARE CURRENTLY ZONED R-4 AND RR, PROPOSED ZONES R-6, R-8, AND C-1 WITH A REDUCED SETBACK REQUEST FOR THE R-8 ZONE.
16. EXISTING USE: AGRICULTURAL.
17. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
18. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
19. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM.
20. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
21. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0250J, REVISED OCTOBER 2, 2003.
22. THE FOLLOWING TAX PARCEL NUMBERS INCLUDED WITHIN THIS SUBDIVISION: S1310449300, S1310427810, S1310314800, AND S1310346805.
23. POTABLE WATER, SANITARY SEWER, AND PRESSURE IRRIGATION ARE AVAILABLE TO THIS SITE WITH THE EXTENSION OF SERVICES FROM MAINLINES AS REQUIRED.

## Vicinity Map




## Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

## Setback & Zoning Table

| | R-8 ZONE (STANDARD) | PROPOSED R-8 ZONE FOR PUD |
|---|---|---|
| EXISTING ZONE | R-4 & RR | R-4 & RR |
| PROPOSED ZONE | R-8 | R-8 W/ PUD* |
| MINIMUM PROPERTY SIZE | 3,200 SF | 2,900 SF |
| FRONT YARD SETBACK | 20 FEET | 10 FEET |
| REAR YARD SETBACK | 15 FEET | 10 FEET |
| STREET SIDE YARD SETBACK | 20 FEET | 15 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% | 50% |
| MAXIMUM BUILDING HEIGHT | 35 FEET | 35 FEET |
| MINIMUM STREET FRONTAGE | 40 FEET | 40 FEET |

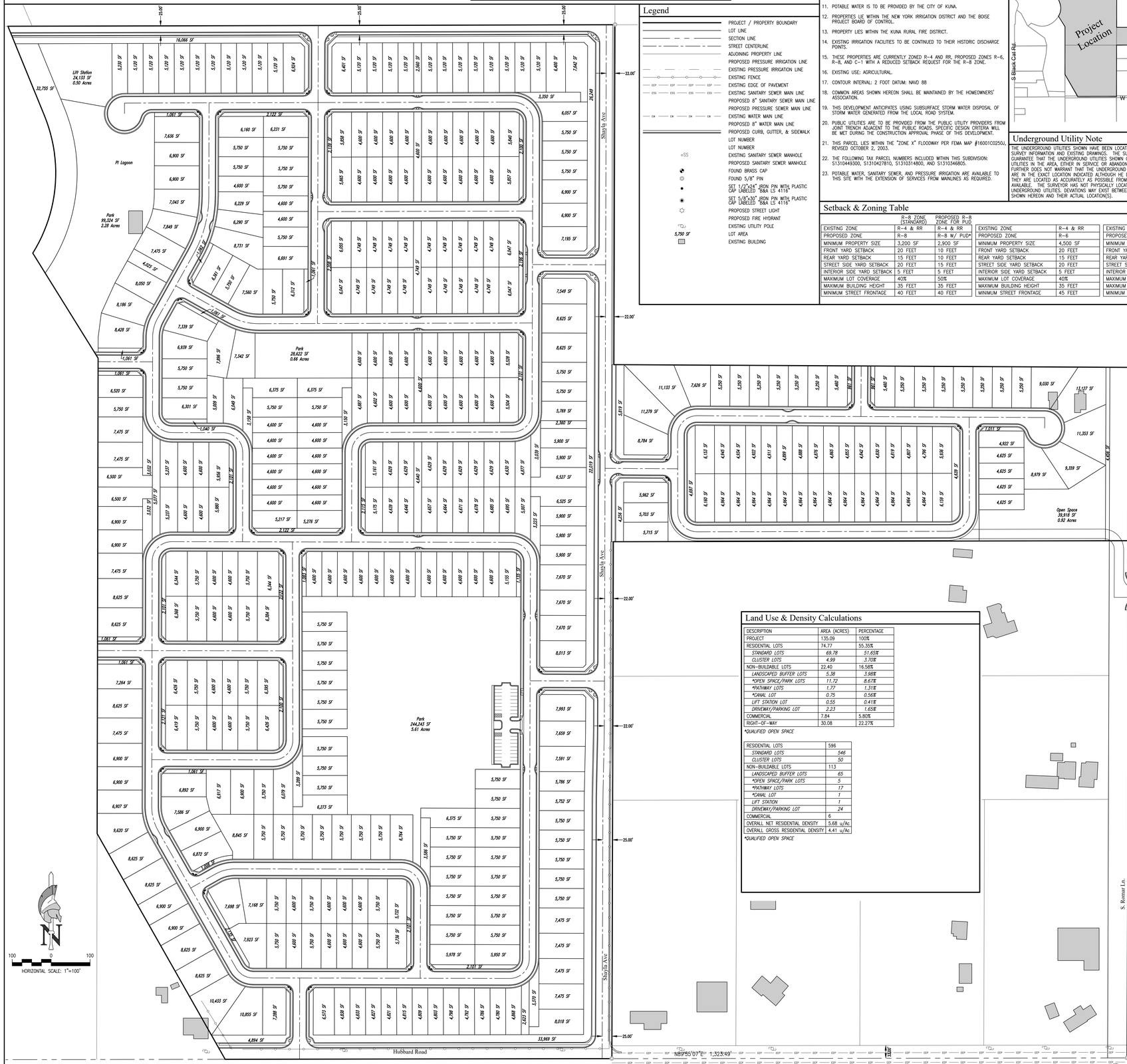
*QUALIFIED OPEN SPACE

| EXISTING ZONE | R-4 & RR |
|---|---|
| PROPOSED ZONE | R-6 |
| MINIMUM PROPERTY SIZE | 4,500 SF |
| FRONT YARD SETBACK | 20 FEET |
| REAR YARD SETBACK | 15 FEET |
| STREET SIDE YARD SETBACK | 20 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 45 FEET |

| EXISTING ZONE | RR |
|---|---|
| PROPOSED ZONE | C-1 |
| MINIMUM PROPERTY SIZE | 2,000 SF |
| FRONT YARD SETBACK | 15 FEET |
| REAR YARD SETBACK | 5 FEET |
| STREET SIDE YARD SETBACK | 10 FEET |
| INTERIOR SIDE YARD SETBACK | 0 FEET |
| MAXIMUM LOT COVERAGE | 100% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 0 FEET |

## Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING PRESSURE IRRIGATION LINE
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER MAIN LINE
- PROPOSED 8" SANITARY SEWER MAIN LINE
- PROPOSED PRESSURE SEWER MAIN LINE
- EXISTING WATER MAIN LINE
- PROPOSED 8" WATER MAIN LINE
- PROPOSED CURB, GUTTER, & SIDEWALK
- LOT NUMBER
- LOT NUMBER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- FOUND BRASS CAP
- FOUND 5/8" PIN
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- 5,750 SF — LOT AREA
- EXISTING BUILDING




## Land Use & Density Calculations

| DESCRIPTION | AREA (ACRES) | PERCENTAGE |
|---|---|---|
| PROJECT | 135.09 | 100% |
| RESIDENTIAL LOTS | 74.77 | 55.35% |
| *STANDARD LOTS* | *69.78* | *51.65%* |
| *CLUSTER LOTS* | *4.99* | *3.70%* |
| NON-BUILDABLE LOTS | 22.40 | 16.58% |
| *LANDSCAPED BUFFER LOTS* | *5.38* | *3.98%* |
| **OPEN SPACE/PARK LOTS* | *11.72* | *8.67%* |
| **PATHWAY LOTS* | *1.77* | *1.31%* |
| **CANAL LOT* | *0.75* | *0.56%* |
| *LIFT STATION LOT* | *0.55* | *0.41%* |
| *DRIVEWAY/PARKING LOT* | *2.23* | *1.65%* |
| COMMERCIAL | 7.84 | 5.80% |
| RIGHT-OF-WAY | 30.08 | 22.27% |

*QUALIFIED OPEN SPACE

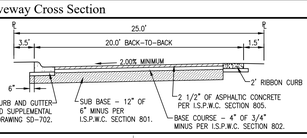
| | |
|---|---|
| RESIDENTIAL LOTS | 596 |
| *STANDARD LOTS* | *546* |
| *CLUSTER LOTS* | *50* |
| NON-BUILDABLE LOTS | 113 |
| *LANDSCAPED BUFFER LOTS* | *65* |
| **OPEN SPACE/PARK LOTS* | *5* |
| **PATHWAY LOTS* | *17* |
| **CANAL LOT* | *1* |
| *LIFT STATION* | *1* |
| *DRIVEWAY/PARKING LOT* | *24* |
| COMMERCIAL | 6 |
| OVERALL NET RESIDENTIAL DENSITY | 5.68 u/Ac |
| OVERALL GROSS RESIDENTIAL DENSITY | 4.41 u/Ac |

*QUALIFIED OPEN SPACE

## Sanitary Sewer Manhole Table

## Private Driveway Cross Section

NOT TO SCALE




TO BE UTILIZED IN THE FOLLOWING LOCATIONS:
- LOTS 11, 19, 21, 33, & 45, BLOCK 1
- LOTS 7, 18, & 29, BLOCK 8

| | |
|---|---|
| SHEET NO.: | 1 |
| DATE: | JUNE 6, 2022 |
| HORIZ. SCALE: | AS NOTED |
| VERT. SCALE: | AS NOTED |
| DRAWN BY: | J.L. HALL |
| CHECKED BY: | J.D. CANNING |
| FILE: | H:\04\dwg\ Sabino's Sub PrePlat March 2022.dwg |

**Applicant**
ALOHA HOLDINGS, LLC
872 W. BOGUS VIEW DR.
EAGLE, ID 83616

**Parcel Numbers**
S1310314800, S1310346805, S1310427810, & S1310449300

Preliminary Plat Sketch

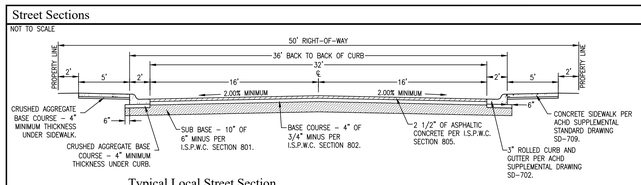
# Sabino's Rocky Ridge Subdivision

PARCELS OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

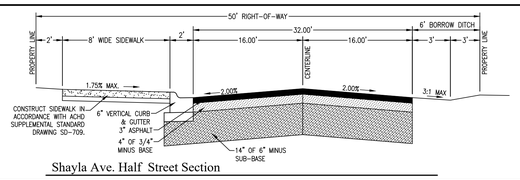

CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
5505 W Franklin Road | Boise, ID 83705
208.343.3381 | www.centengr.com

## Street Sections

NOT TO SCALE




Typical Local Street Section

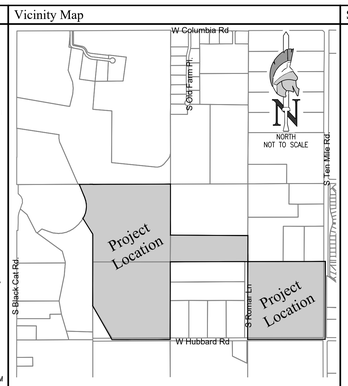



Shayla Ave. Half Street Section

## Notes

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THERE ARE AREAS ANTICIPATED TO HAVE SHALLOW BEDROCK.
8. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
9. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
10. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA
11. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
12. PROPERTIES LIE WITHIN THE NEW YORK IRRIGATION DISTRICT AND THE BOISE PROJECT BOARD OF CONTROL.
13. PROPERTY LIES WITHIN THE KUNA RURAL FIRE DISTRICT.
14. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
15. THESE PROPERTIES ARE CURRENTLY ZONED R-4 AND RR, PROPOSED ZONES R-6, R-8, AND C-1 WITH A REDUCED SETBACK REQUEST FOR THE R-8 ZONE.
16. EXISTING USE: AGRICULTURAL.
17. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
18. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
19. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM.
20. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
21. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0250J, REVISED OCTOBER 2, 2003.
22. THE FOLLOWING TAX PARCEL NUMBERS INCLUDED WITHIN THIS SUBDIVISION: S1310449300, S1310427810, S1310314800, AND S1310346805.
23. POTABLE WATER, SANITARY SEWER, AND PRESSURE IRRIGATION ARE AVAILABLE TO THIS SITE WITH THE EXTENSION OF SERVICES FROM MANLINES AS REQUIRED.

## Vicinity Map




## Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

## Setback & Zoning Table

| | R-8 ZONE (STANDARD) | PROPOSED R-8 ZONE FOR PUD |
|---|---|---|
| EXISTING ZONE | R-4 & RR | R-4 & RR |
| PROPOSED ZONE | R-8 | R-8 W/ PUD* |
| MINIMUM PROPERTY SIZE | 3,200 SF | 2,900 SF |
| FRONT YARD SETBACK | 20 FEET | 10 FEET |
| REAR YARD SETBACK | 15 FEET | 10 FEET |
| STREET SIDE YARD SETBACK | 20 FEET | 15 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% | 50% |
| MAXIMUM BUILDING HEIGHT | 35 FEET | 35 FEET |
| MINIMUM STREET FRONTAGE | 40 FEET | 40 FEET |

| | |
|---|---|
| EXISTING ZONE | R-4 & RR |
| PROPOSED ZONE | R-6 |
| MINIMUM PROPERTY SIZE | 4,500 SF |
| FRONT YARD SETBACK | 20 FEET |
| REAR YARD SETBACK | 15 FEET |
| STREET SIDE YARD SETBACK | 20 FEET |
| INTERIOR SIDE YARD SETBACK | 5 FEET |
| MAXIMUM LOT COVERAGE | 40% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 45 FEET |

| | |
|---|---|
| EXISTING ZONE | RR |
| PROPOSED ZONE | C-1 |
| MINIMUM PROPERTY SIZE | 2,000 SF |
| FRONT YARD SETBACK | 15 FEET |
| REAR YARD SETBACK | 5 FEET |
| STREET SIDE YARD SETBACK | 10 FEET |
| INTERIOR SIDE YARD SETBACK | 0 FEET |
| MAXIMUM LOT COVERAGE | 100% |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MINIMUM STREET FRONTAGE | 0 FEET |

## Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING PRESSURE IRRIGATION LINE
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER MAIN LINE
- PROPOSED 8" SANITARY SEWER MAIN LINE
- PROPOSED PRESSURE SEWER MAIN LINE
- EXISTING WATER MAIN LINE
- PROPOSED 8" WATER MAIN LINE
- PROPOSED CURB, GUTTER, & SIDEWALK
- LOT NUMBER
- LOT NUMBER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- FOUND BRASS CAP
- FOUND 5/8" PIN
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- 5,750 SF — LOT AREA
- EXISTING BUILDING

## Land Use & Density Calculations

| DESCRIPTION | AREA (ACRES) | PERCENTAGE |
|---|---|---|
| PROJECT | 135.09 | 100% |
| RESIDENTIAL LOTS | 74.77 | 55.35% |
| *STANDARD LOTS* | *69.78* | *51.65%* |
| *CLUSTER LOTS* | *4.99* | *3.70%* |
| NON-BUILDABLE LOTS | 22.40 | 16.58% |
| *LANDSCAPED BUFFER LOTS* | *5.38* | *3.98%* |
| **OPEN SPACE/PARK LOTS* | *11.72* | *8.67%* |
| **PATHWAY LOTS* | *1.77* | *1.31%* |
| **CANAL LOT* | *0.75* | *0.56%* |
| *LIFT STATION LOT* | *0.55* | *0.41%* |
| *DRIVEWAY/PARKING LOT* | *2.23* | *1.65%* |
| COMMERCIAL | 7.84 | 5.80% |
| RIGHT-OF-WAY | 30.08 | 22.27% |

*QUALIFIED OPEN SPACE

| | |
|---|---|
| RESIDENTIAL LOTS | 596 |
| *STANDARD LOTS* | *546* |
| *CLUSTER LOTS* | *50* |
| NON-BUILDABLE LOTS | 113 |
| *LANDSCAPED BUFFER LOTS* | *65* |
| **OPEN SPACE/PARK LOTS* | *5* |
| **PATHWAY LOTS* | *17* |
| **CANAL LOT* | *1* |
| *LIFT STATION* | *1* |
| *DRIVEWAY/PARKING LOT* | *24* |
| COMMERCIAL | 6 |
| OVERALL NET RESIDENTIAL DENSITY | 5.68 u/Ac |
| OVERALL GROSS RESIDENTIAL DENSITY | 4.41 u/Ac |

*QUALIFIED OPEN SPACE

## Sanitary Sewer Manhole Table

**KUNA COTTAGES**

**40' WIDE LOTS**

**50' WIDE LOTS**

**60'-75' WIDE LOTS**

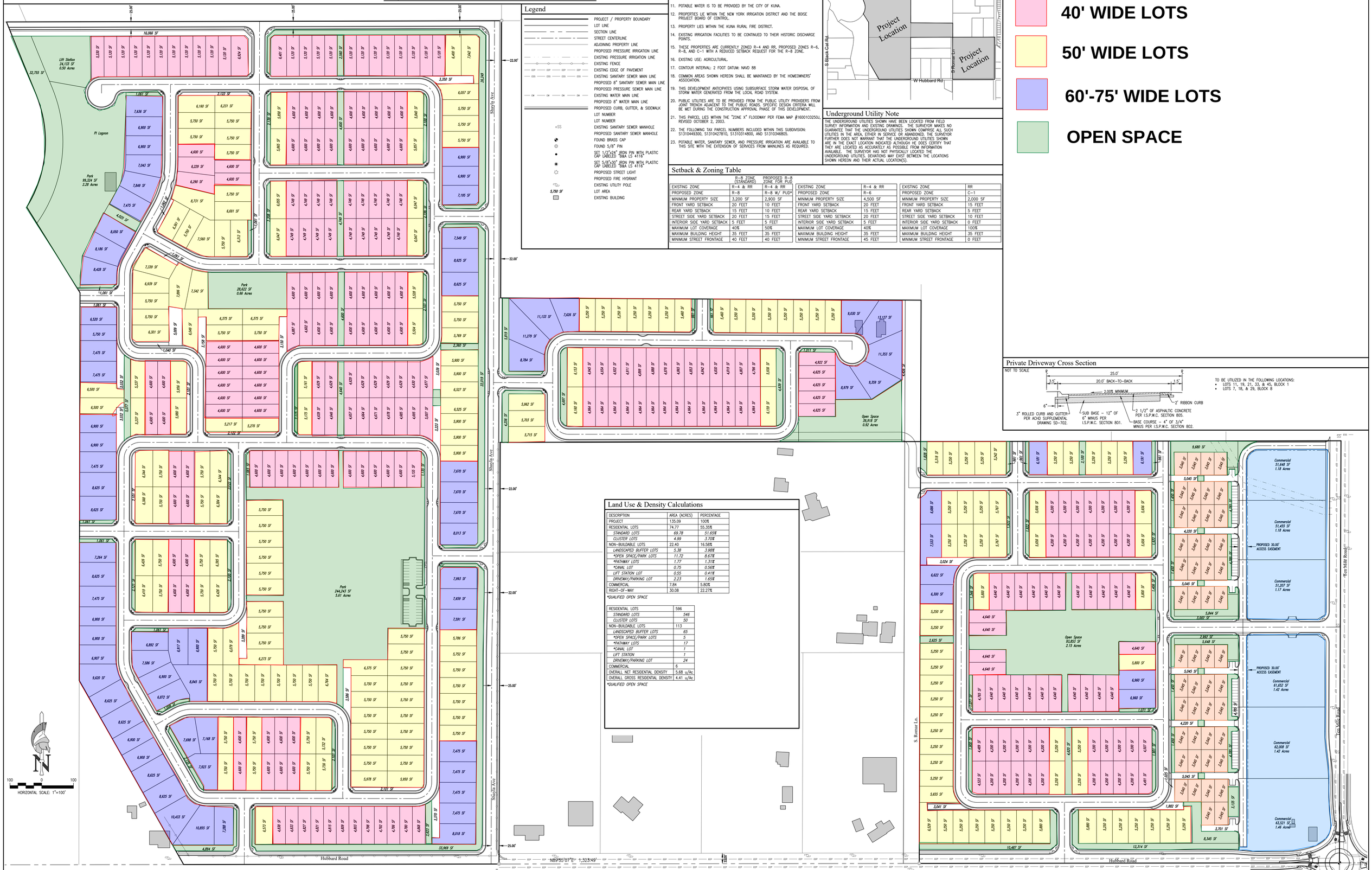
**OPEN SPACE**

## Private Driveway Cross Section

NOT TO SCALE




TO BE UTILIZED IN THE FOLLOWING LOCATIONS:
- LOTS 11, 19, 21, 33, & 45, BLOCK 1
- LOTS 7, 18, & 29, BLOCK 8




| | |
|---|---|
| SHEET NO.: | 1 |
| DATE: | JUNE 6, 2022 |
| HORIZ. SCALE: | AS NOTED |
| VERT. SCALE: | AS NOTED |
| DRAWN BY: | J.L. HALL |
| CHECKED BY: | J.D. CANNING |
| FILE: | H:\KOR\dwg\Sabino's Sub PrePlat March 2022.dwg |

**Applicant**
ALOHA HOLDINGS, LLC
872 W. BOGUS VIEW DR.
EAGLE, ID 83616

**Parcel Numbers**
S1310314800, S1310346805, S1310427810, & S1310449300

Preliminary Plat Sketch

# Sabino's Rocky Ridge Subdivision

PARCELS OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.


CENTURION | B&A ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
5505 W Franklin Road | Boise, ID 83705
208.343.3381 | www.centengr.com

**BEFORE THE PLANNING AND ZONING COMMISSION**
**OF THE CITY OF KUNA**

| | | |
|---|---|---|
| IN THE MATTER OF THE APPLICATION OF<br><br>**NEW BEGINNINGS HOUSING, LLC**<br><br>For a Design Review of the Vineyards at Merlin Pointe Senior Community, associated parking lot & landscaping. | ) | **Case No. 22-07-DR (DESIGN REVIEW)**<br><br>**STAFF REPORT FOR THE VINEYARDS AT MERLIN POINTE DESIGN REVIEW APPLICATION.** |

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**1.** Exhibit List
**2.** Process and Noticing
**3.** Applicants Request
**4.** General Project Facts
**5.** Transportation and Connectivity
**6.** Staff Analysis
**7.** Proposed Findings of Fact and Conclusions of Law
**8.** Commission's Proposed Decision





## I
## EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

**1.1 Exhibits:**

| | *DESCRIPTION OF EVIDENCE* | *Withdrawn* | *Refused* | *Admitted* |
|---|---|---|---|---|
| **1.1** | Staff Report | | | X |
| **2.1** | P&Z Application Coversheet | | | X |
| **2.2** | Design Review Application | | | X |

| | | | | |
|---|---|---|---|---|
| **2.3** | Narrative | | | X |
| **2.4** | Vicinity & Aerial Map | | | X |
| **2.5** | Deed | | | X |
| **2.6** | Affidavit of Legal Interest | | | X |
| **2.7** | Site Plan | | | X |
| **2.8** | Renderings & Materials | | | X |
| **2.9** | Elevations | | | X |
| **2.10** | Photometric Plan | | | X |
| **2.11** | Concept Landscape Plan Rendering | | | X |
| **2.12** | Civils | | | X |
| **2.13** | Agency Transmittal | | | X |
| **2.14** | Kuna Police Department (KPD) | | | X |
| **2.15** | Kuna Rural Fire District (KRFD) | | | X |
| **2.16** | J&M Sanitation | | | X |
| **2.17** | Ada County Highway District (ACHD) | | | X |
| **2.18** | Public Works | | | X |
| **2.19** | Updated J&M Sanitation | | | X |
| **2.20** | Updated Public Works | | | X |

## II
## PROCESS AND NOTICING

**2.1** In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new projects, landscaping 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.

**2.2 Notifications**

**2.2.1** Completeness Letter: April 26, 2022
**2.2.2** Agency Notifications: April 26, 2022
**2.2.3** Agenda: June 14, 2022

## III
## APPLICANTS REQUEST

**3.1** New Beginnings Housing, LLC, requests Design Review approval for a 37-unit, 3-story, Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. The project is located at 150 & 200 N Sailer Avenue, totaling 1.80-acres, within the Merlin Pointe Subdivision No. 1 (APNs: R5672431260, R5672431280); Township 2 North, Range 1 West, Section 24.

## IV
## GENERAL PROJECT FACTS

**4.1 Site History**

**4.1.1** The subject sites are Lots 4 & 5 of Block 5, within the Merlin Pointe Subdivision No. 1, currently zoned C-1 (Neighborhood Commercial). The subject site has remained undeveloped, has an average bedrock depth of 20 - 40 inches, and an average slope of 1.5 – 1.9%.

## 4.2 Surrounding Land Uses

| | | |
|---|---|---|
| **North** | C-1 | Neighborhood Commercial – Kuna City |
| **South** | C-1 | Neighborhood Commercial – Kuna City |
| **East** | C-1 | Neighborhood Commercial – Kuna City |
| **West** | C-1 | Neighborhood Commercial – Kuna City |

## 4.3 Parcel Size, Current Zoning and Parcel Number

**4.3.1** 150 N Sailer Ave
**4.3.2** 0.941 acres
**4.3.3** C-1 (Neighborhood Commercial)
**4.3.4** R5672431260

**4.3.5** 200 N Sailer Ave
**4.3.6** 0.865 acres
**4.3.7** C-1 (Neighborhood Commercial)
**4.3.8** R5672431280

## 4.4 Services

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

## 4.5 Existing Structures, Vegetation, and Natural Features

**4.5.1** The subject site contains no structures and is covered with general weeds/grasses.

## 4.6 Environmental Issues

**4.6.1** Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

## 4.7 Comprehensive Plan Future Land Use Map

**4.7.1** The Future Land Use Map (FLUM) identifies the subject site as Commercial. Per Kuna City Code (KCC) 5-3-2 Official Schedule of District Regulations, Senior Housing is a permitted use within the C-1 (Neighborhood Commercial) zone; Staff views this proposed Design Review request to be consistent with the FLUM.

## 4.8 Agency Responses

| **Agency** | **Exhibit No.** |
|---|---|
| Kuna Police Department (KPD) | 2.14 |
| Kuna Rural Fire District (KRFD) | 2.15 |

| | |
|---|---|
| J&M Sanitation | 2.16 |
| Ada County Highway District (ACHD) | 2.17 |
| Public Works | 2.18 |
| Updated J&M Sanitation | 2.19 |
| Updated Public Works | 2.20 |

## V
## TRANSPORTATION AND CONNECTIVITY

**5.1** The subject site is accessed via two (2) ingress/egress points from N Sailer Avenue, which is accessed directly from E Avalon. The Applicant proposes to close the existing driveway located approximately 205-feet north of 150 N Sailer Avenues' southern property line and construct a 26-foot-wide curb-return type driveway, located 370-feet north of 150 N Sailer Avenues' southern property line; the closed driveway will be replaced with vertical curb, gutter, and 5-foot-wide attached sidewalk to match the existing improvements along N Sailer Avenue.

Sailer is improved with two travels lanes with 40-feet of pavement, and vertical curb, gutter, and 5-foot attached sidewalk, all within 60-feet of right-of way, thus meeting ACHD policy and KCC. The proposed project will generate 120 vehicle trips per day, with 9 vehicle trips occurring during the peak PM hour.

## VI
## STAFF ANALYSIS

**6.1** The proposed three-story, L-shaped, 37-unit senior housing community will be limited to residents aged 62 years or older, with rent being restricted for seniors living on a fixed income. The proposed structure will have restricted access, one (1) elevator, and interior corridors accessing the units; there will be 12 one-bedroom units, 25 two-bedroom units, and four (4) units will be handicap accessible.

The proposed structure will have its main entry facing east towards the parking lot and drop-off/pick-up area. The east elevation offers various architectural elements with changes in building materials, colors, roofline, covered entry and balconies for the residential units. This main entrance also offers benches and planters. The north and south elevations continue these architectural elements, except there is a man-door on the north elevation providing access to the outdoor landscaped area.

The west elevation, facing the Merlin Pointe and Merlin Cottages Subdivisions, continues the architectural elements from the other facades. A double man-door provides access to an outdoor landscaped portion, as well as direct access to the sidewalk along N. Sailer Avenue. Sidewalks are proposed immediately adjacent to the building, throughout the landscaped open space areas, and along N Sailer Avenue.

Overall, the proposed building is to have lap siding in the color Canyon (Dark Tan), on the lower 2/3, and shake siding in an Off-White on the upper 1/3. The proposed laminated fiberglass roof shingles will be in the color Teak (Grayish-Brown) and the proposed doors will be in White. An image of a similar project developed in Nampa has been provided as part of this application to reflect the real-life look of the proposed colors and materials. An added feature of solar panels is proposed to be mounted on the west and south facing roofs. The HVAC units are proposed to be mounted within a well at the peak of the roof, offering great sight obstruction.

The proposed landscaping concept provides shrubs and perennials immediately adjacent to building, wrapping around all sides. An expansive lawn area on the north, dotted with shade and ornamental trees, along with a community garden, and horseshoe pit; additional proposed amenities include at least four (4) benches, two (2) bike racks, four (4) trash receptacles. The lawn area continues south along N. Sailer Avenue and again offers trees. The landscaped area on the east side offers lawn and trees, then across the parking lot and along the east property line, a landscaped strip offers separation from future development; a landscaped strip also exists along the north property line. Finishing off the proposed landscaping, a 6' vinyl fence is to be installed along the north and east property boundaries and is intended to match the existing fencing within the developed area.

A 13' 4" x 10' 8" CMU trash enclosure is proposed to be recessed into the landscape island situated on the north of the main entrance, next to the ADA accessible parking stalls; a double corrugated metal gate will provide access to the dumpster. Chad Gordon of J&M Sanitation stated in Exhibit 2.16, that the proposed project will require an additional trash enclosure to serve the proposed number of units. After the Applicant reached out to discuss this request with J&M Sanitation, the two parties agreed that the proposed Senior Housing use may not create the same amount of refuse as the typical multifamily development and that a six (6) yard dumpster would suffice when serviced twice per week. If more refuse was created than originally estimated, the dumpster size and number of services per week could be increased to accommodate it; staff finds this to be an acceptable solution.

The proposed parking lot offers 44 standard stalls, 33 of which are covered, and six (6) ADA stalls, with four (4) being covered. Kuna City Code (KCC) 5-9-3(D)(3) requires one (1) parking stall per each two (2) beds for age restricted housing, the accessible spaces table in KCC 5-9-2(P) requires two (2) ADA spaces per 26 – 50 parking stalls. Staff finds the number of stalls provided satisfies Kuna City Code. The proposed covered parking (carports) is to be 8' 2" in height.

Proposed lighting for the site is comprised of recessed incandescent or fluorescent can lights, LED streetlights, aluminum compact fluorescent downlights, and wall mounted LED luminaires and wall packs. Streetlights along N. Sailer Avenue were previously installed as part of the Merlin Pointe Subdivision No. 1; the Applicant proposes an additional streetlight over the trash enclosure, one over the sidewalk along the north parking area and open space area, and one in the landscape island on the southside of the main entrance. Wall mounted LED lighting is proposed around the perimeter of the building while each of the carports will have downlighting.

Kuna Police Chief Mike Fratusco (Exhibit 2.14) and Kuna Rural Fire District (KRFD) (Exhibit 2.15) support the proposed project. Chief Fratusco specifically mentioned assuring ease of access for EMS was important and KRFD notes the building would be required to comply with 2018 Commercial Building and 2018 Fire Codes.

Per comments provided in Exhibit 2.18, Public Works staff can support this Design Review after review of the civil site plan and incorporating any staff comments. The subject site is connected to City Services and plans to remove one (1) existing service and upsize the other. This project also proposed to hot-tap a fire suppression line to the fire riser room. A 4-inch pressurized irrigation main is proposed to be relocated to the north, outside of the building footprint, and an additional irrigation service will be added. Public Works requests a utility site layout showing the location of the existing/additional service lines be submitted for review. After additional conversations between staff and the Applicant, updated Public Works Comments were provided (Exhibit 2.20). Public Works plan review team will coordinate water, sewer and pressurized irrigation redlines during official Civil Plan review; Civils were provided to Public Works June

10, 2022. Public Works approval is contingent on the successful vacation of a public utility easement.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-07-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

### 6.2 Applicable Standards

**6.2.1** City of Kuna Zoning Ordinance, Title 5
**6.2.2** City of Kuna Comprehensive Plan FLUM
**6.2.3** Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

## VII
## PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-07-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby ***Approves/Denies*** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-07-DR, a request from New Beginnings Housing, LLC, for Design Review approval of a 37-unit, 3-story, Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. The project is located at 150 & 200 N Sailer Avenue (APNs: R5672431260, R5672431280), totaling 1.80-acres, within the Merlin Pointe Subdivision No. 1, with a C-1 (Neighborhood Commercial) zone.

*If the Planning and Zoning Commission wishes to Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.*

**7.1** The contents of the proposed Design Review application ***does/does not*** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

***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 Kuna City Code Title 5.*

**7.2** Based on the evidence contained in Case No. 22-07-DR, the building design, including building mass, proportion of the building, relationship of exterior materials, and relationship of openings in the building, this proposal generally ***does/does not*** comply with Kuna City Code.

***Staff Finding:*** *Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.*

**7.3** Based on the evidence contained in Case No. 22-07-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

*The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial; the subject site is currently zoned C-1 (Neighborhood Commercial) and is to be developed following the zones permitted uses.*

**7.4** The overall proposed project ***is/is not*** appropriate for the proposed site selection.

***Staff Finding:*** *Upon review, staff finds the proposed project is an appropriate fit for the property's C-1 (Neighborhood Commercial) zone and use.*

**7.5** The orientation of the building and its site design ***does/does not*** minimize the impact on adjacent properties.

***Staff Finding:*** *The buildings placement and orientation, building façade and colors, parking lot, and landscaping all provide adequate mitigation of the impact on adjacent properties.*

**7.6** The associated parking lot ***does/does not*** provide adequate parking for the proposed facility and its design ***does/does*** not provide safe access for pedestrians.

***Staff Finding:*** *The number of standard and ADA accessible stalls provided in proposed parking lot meets KCC 5-9. Safe pedestrian access is provided via sidewalks immediately adjacent to the building, as well along N. Sailer Avenue.*

## VIII
## COMMISSIONS ORDER OF DECISION

*Note: The motion is for the Approval, Conditional Approval, or Denial of the Design Review application. However, if the Planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report, Case File, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby ***Approves/Conditionally Approves/Denies*** Case No. 22-07-DR (Design Review), a request from New Beginnings Housing, LLC, for Design Review approval of a 37-unit, 3-story, Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. The project is located at 150 & 200 N Sailer Avenue (APNs: R5672431260, R5672431280), totaling 1.80-acres, within the Merlin Pointe Subdivision No. 1, with a C-1 (Neighborhood Commercial) zone, subject to the following Conditions of Approval:

**8.1** The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

**8.2** 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 Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.

c. The city shall approve any modifications to the existing water, sewer or irrigation system.

d. Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

**8.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

**8.4** Developer/Owner/Applicant shall receive formal Civil plan approvals prior to construction or Building Permit application.

**8.5** On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

**8.6** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

**8.7** The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.

**8.8** Developer/Owner/Applicant shall 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.

**8.9** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

**8.10** The Developer/Owner/Applicant, 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.

**8.11** All required landscaping shall be permanently maintained in 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 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.

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

**8.13** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

**8.14** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

**8.15** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

**8.16** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

**8.17** Developer/Owner/Applicant shall comply with all local, state and federal laws.

**DATED** this 14th day of June, 2022.

# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

**File No.(s):** 22-07-DR

**Project Name:** Vineyards at Merlin Pointe

**Date Received:** 03.22.2022

**Date Accepted as Complete:** 04.26.2022

Type of review requested (check all that apply):

| | | | |
|---|---|---|---|
| | Annexation & Zoning | | Appeal |
| | Comp. Plan Map Amendment | | Combination Pre & Final Plat |
| X | Design Review | | Development Agreement |
| | Final Planned Unit Development | | Final Plat |
| | Lot Line Adjustment | | Lot Split |
| | Ordinance Amendment | | Planned Unit Development |
| | Preliminary Plat | | Rezone |
| | Special Use Permit | | Temporary Business |
| | Vacation | | Variance |

## Owner of Record

Name: Merlin Pointe LLC

Address: P. O. Box 690, Meridian, Idaho 83680

Phone: 208-871-7020 Email: steve@ateamboise.com

## Applicant (Developer) Information

Name: New Beginnings Housing, LLC (Greg Urrutia)

Address: 623 S. Kimball Avenue, Suite C, Caldwell, Idaho 83605

Phone: 208-454-2576 Email: greg@nbhousing.com

## Engineer/Representative Information

Name: David Ruby - The Architects Office

Address: 499 Main Street, Boise, Idaho 83702

Phone: 208-639-6406 Email: david@taoidaho.com

## Subject Property Information

Site Address: 150 & 200 N. Sailer Avenue, Kuna, Idaho

Nearest Major Cross Streets: N. Sailer Avenue and E. Seraphina Street

Parcel No.(s): R5672431260 and R5672431280

Section, Township, Range: 24, 2N, 1W BM

Property Size: 1.80 acres

Current Land Use: Vacant Proposed Land Use: Retirement Home

Current Zoning: C-1 Proposed Zoning: C-1

**Project Description**

Project Name: Vineyard at Merlin Pointe Senior Community

General Description of Project: Project is a 37 unit senior housing community. There will be a single three story elevator building with interior corridors. Building will including leasing office, meeting space, community room, fitness room, outside seating and walking areas.

Type of proposed use (check all that apply and provide specific density/zoning):
☐ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☒ Commercial: C-1 C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: Resident amenities include community room, library, fitness room, common laundry, community gardens, horseshoe pits, walking paths, seating areas, covered parking, interior storage spaces.

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES (NO)

If YES, please describe: _____

Will any existing buildings remain? YES (NO)

No. of Residential Units: 37 No. of Building Lots: 1

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☒ Other: Retirement Home (Independent Living)

Minimum square footage of structure(s): 43,415 square feet

Gross Density (Dwelling Units ÷ Total Acreage): 20.6 units per acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 20.6 units per acre

Percentage of Open Space provided: 44% Acreage of Open Space: 0.79 acres

Type of Open Space provided (i.e. public, common, landscaping): Landscaped areas including grass along the public roadways, and internal to the site for the residents. Community gardens and exercise/recreational areas for residents.

**Non-Residential Project Summary (If Applicable)**

Number of building lots: 1 Other lots: _____

Gross floor area square footage: see above Existing (if applicable): _____

Building height: 30' 4 5/8" Hours of Operation: _____

Total No. of Employees: 2 Max No. of Employees at one time: 2

No. of and ages of students: n/a Seating capacity: n/a

**Proposed Parking**

ADA accessible spaces: 6 Dimensions: Per Code

Regular parking spaces: 44 Dimensions: 9 ft X 17 ft

Width of driveway aisle: 26 feet

Proposed lighting: Hooded downward lighting per code requirements

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

see above

Applicant Signature: _____ Date: 3.21.22

*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.**

KUNA
Planning & Zoning

# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

**Case No(s).:** 22-07-DR

**Project Name:** Vineyard at Merlin Pointe

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** 03.22.202

**Date Accepted as Complete:** 04.26.2022

The City of Kuna has adopted a Design Review Overlay District 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 Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

***Application shall contain one (1) copy of the following (digital documents preferred):***

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application *(It is the Applicant's responsibility to use the most current application.)*
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

## Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of <u>all</u> Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

## Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- 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**

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

**Lighting Plan**

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

**Owner Information**

Name: Merlin Pointe, LLC (to be New Beginnings Housing, LLC)

Address: P. O Box 690, Meridian, ID 83680 (623 S. Kimball Ave, Caldwell, ID 83605)

Phone: (208) 454-2576 Email: greg@nbhousing.com

**Applicant Information**

Name: New Beginnings Housing, LLC/Vineyard at Merlin Pointe LP

Address: 623 S. Kimball Avenue, Suite C, Caldwell, ID 83605

Phone: 208-454-2576 Email: greg@nbhousing.com

**Engineer/Representative**

Name: David Ruby (The Architects Office)/Greg Urrutia (New Beginnings Housing)

Address: 499 Main Street, Boise, ID 83702/623 S. Kimball Ave., Suite C, Caldwell, ID 83605

Phone: (208) 639-6406/(208) 454-2576 Email: david@taoidaho.com/greg@nbhousing.com

**Property Information**

Address: 150 and 200 N. Sailer Avenue, Kuna

Parcel No(s).: R5672431260/R5672431280

Closest Major Cross Streets: N. Sailer Avenue and E. Seraphina Street

Please check the box that reflects the intent of the application:

■ Building Design Review ☐ Design Review Modification

☐ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: Design review of new 37-unit senior apartment building. Building is 3 stories with elevator and interior corridors. Site includes 37 covered parking spaces and guest parking.

2. Dimension of property: 1.80 acres (200 ft by 393.39 ft)

3. Current land use(s): vacant, previous agricultural uses

4. What are the land uses of the adjoining properties?

North: vacant South: vacant

East: vacant West: residential

5. Is the project intended to be phased? If so, what is the phasing time period?

No phasing

6. Number and use(s) of all structures: 1 residential structure, 37 carports

7. Building Height: 30'-4 5/8"

8. Number of Stories: 3

*(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)*

9. What is the percentage of building space on the lot when compared to the total lot area:

Building ground floor is approximately 14,606 square feet, representing 19% of the total lot space.

## Exterior Building Materials and Colors

| | Material | Color |
|---|---|---|
| **Roof:** | Architectural Shingle | Teak |
| **Walls: (include percentage of wall coverage of each material)** | **ProVia Vinyl Lap Siding**<br>**Foundry Shake Vinyl Siding** | **Canyon (Brown)**<br>**White** |
| **% of Wood Application:** | None | |
| **% EIFS: (Exterior Insulation Finish System)** | None | |
| **% Masonry:** | None | |
| **% Face Block:** | None | |
| **% Stucco:** | None | |
| **Other:** | | |
| **Windows/Doors:** | Vinyl Windows/Metal Doors | White |
| **Soffits and Fascia:** | Metal and Aluminum | Brown |
| **Trim, etc.:** | ProVia Vinyl | Canyon |

### Mechanical Units

Please identify mechanical unit(s) size and placement: 1.5 to 3 T, individual units will be located in the roof top well.

Proposed screening method? Screen by roof line.

### Trash Enclosures

Please identify trash enclosure location, size, and construction materials: Enclosure is located in rear of property, 12X20, made of CMU block.

### Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES (NO)

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? newly constructed underground seepage beds per civil plans

### Fencing

Is there any existing fencing that will remain? YES (NO)

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? 6' solid vinyl fencing

*The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.*

**Building Coverage**

| | | |
|---|---|---|
| **% of site devoted to building coverage?** | 19% | |
| **% of site devoted to landscaping? (Include landscaped rights-of-way)** | 44% | Square Footage: 34,850 |
| **% of site that is hard surface? (paving, driveways, walkways)** | 37% | Square Footage: 29,952 |
| **% of site devoted to other uses:** | | Describe: |

**Landscaping**

Please provide dimensions of landscaped areas within public rights-of-way: Approximately 25 ft by 393 feet (along N. Sailer Avenue)

Are there any existing trees of 4" or greater in caliper on the property? YES (NO)
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*
None

**Dock Loading Facilities**

Will there be any dock loading facilities? YES (NO) *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: None

What is the proposed method of screening? _____

**Pedestrian Amenities**

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) (YES) NO

If Yes, please indicate type, number of each type: Property will included benches (4 min), bike racks (2), trash receptacles (4), and others within common areas

**Parking**

Total number of parking spaces? 50 Dimensions? 9 ft by 17 ft

Total number of ADA accessible spaces? minimum of 6 Dimensions? Per Code

Total number of compact spaces (8' x 17')? None

**Miscellaneous**

Will you be proposing setbacks different than those found in KCC 5-3-3? YES (NO)

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES (NO)

*The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.*

Applicant Signature: _____ Date: 3/22/22

**Additional Information**

Please indicate/explain/provide any additional information deemed relevant to this application:
See Cover Letter/Narrative provided with this Application.

New Beginnings Housing, LLC
an affordable housing provider

March 22, 2022

Mr. Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th Street
Kuna, ID 83634

Re: Vineyard at Merlin Pointe Design Review
150/200 N. Sailer Avenue, Kuna, Idaho

Dear Mr. Hanson:

We are pleased to submit the Vineyard at Merlin Pointe Senior Community for Design Review with the City of Kuna. The subject property is located in Merlin Pointe at the intersection of N. Sailer Avenue and E Seraphina Street. The property will include consolidation of two existing lots, identified as Ada County Tax Parcels Number R5672431260 and R5672431280, containing 1.80 total acres.

**Project Summary:**
Vineyard at Merlin Pointe will be a 37-unit independent living Senior Housing community restricted to residents aged 62 and older. Monthly rents will be restricted for fixed income senior residents to help them address unaffordable housing costs elsewhere in the community.

**Proposed Building:**
The proposed structure will be a single elevator building, with interior corridors and restricted access, enhancing resident security and comfort. All of the units will be fully accessible, with 4 units fully adapted for handicap use at completion. There will be 12 one-bedroom and 25 two-bedroom units, with each apartment containing a full complement of appliances, washer/dryer hookups, internal storage space and patios. The building includes a number of common areas, including an on-site leasing office, meeting space, community room, fitness room, library/computer room and common laundry. The building will meet Idaho Housing and Finance Association Energy Efficiency Standards.

The building will be three stories, with height, as measured per the KCC 5-1-6, of 30' – 4 5/8" at the top of the exterior building wall. Proposed exterior design includes both lap and shake vinyl siding similar to the enclosed photo of the Vineyard at Broadmore Senior Community on Northside Blvd, in Nampa. Mechanical units for the property will be located within a roof well and not visible from the ground. The project would include solar panels to generate common area power depending upon overall cost constraints.

623 S Kimball Ave, Suite C
Caldwell, Idaho 83605
Phone (208) 454-2576
Fax (208) 402-1115

**Site Improvements and Landscape:**
Landscape and open areas represent approximately 44% of the site area, well exceeding the City's open space requirement of 7% usable space. A landscape plan has been prepared in accordance with City standards. The plan includes significant grass areas, with shrub and tree plantings near the building and on the exterior. Exterior amenities for residents include community gardens, horseshoe pits, circuit sidewalk and seating areas. Primary entrance to the property will be on the east side of the building, with driving entrances from the south and northwest corners. Parking is concentrated on the east and north sides of the property, away from N. Sailer Avenue. The City has indicated that under KCC 5-9-3 the minimum parking at this property would be 1 space for each 2 beds, or 31 spaces. Our proposal includes 50 parking spaces, with 37 individual covered parking stalls so each unit has a designated space. A minimum of 6 spaces will be ADA designated spaces. There will be a 6-foot white solid vinyl fence on the north and east property lines.

**Site Drainage, Irrigation and Utilities**
All utilities are currently adjacent to the site. All storm drainage for the property will be retained on site in 3 subsurface seepage beds per the enclosed civil drawings. An existing pressurized irrigation line that currently bisects the site will be re-routed on the site exterior boundary as necessary.

**Neighborhood Meeting**
While not required, we held a meeting with property neighbors on March 17, 2022. The meeting was attended by several of the neighbors that live in homes in the small residential development on the west side of N. Sailer Avenue. We presented a summary of the proposed project. A project rendering, landscape plan and floor plan were shared. The neighbor's primarily concerns were building siting, the location of parking and roadway access. The feedback of the neighbors was positive and they indicated a need for the proposed housing.

I have attached a listing of documents submitted for review with the narrative letter to confirm what has been provided with this application.

Please let us know of any questions that you have, modifications that we will need to make or if there is any additional information that you require.

We look forward to working with the City of Kuna to bring this much needed affordable housing for Kuna's elderly citizens. We believe this community for older households will be a strong addition to the Merlin Pointe area and City of Kuna.

Thank you,

Gregory A. Urrutia
Manager

Enclosures/Attachments




Data from: Wikipedia

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 VICTORIA BAILEY
BLACK CREEK L P

2019-022359
03/21/2019 01:52 PM
AMOUNT $15.00

00604064201900223590020022

# Warranty Deed

For Value Received,

**Black Creek Limited Partnership, an Idaho limited partnership,** the Grantor, does hereby grant, bargain sell and convey unto, **Merlin Pointe, LLC, an Idaho limited liability company**, whose current address is **PO Box 690, Meridian, Idaho 83680-0690** the Grantee, the following described premises, in **Ada County, Idaho,** To Wit:

All Lots in All Blocks of Merlin Pointe Subdivision No. 1, according to the official plat thereof, filed in Book 115 of Plats at Page(s) 17375 through 17378, official records of Ada County, Idaho.

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:

Black Creek Limited Partnership, an Idaho limited partnership

By: Thomas T Nicholson
Thomas T. Nicholson, General Partner

State of Idaho, County of Ada, ss.

On this 20 day of March in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be the General Partner of the partners in the limited partnership of Black Creek Limited Partnership, and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Linda Boots, Notary Public
Residing at: Idaho
My Commission Expires: 5/31/19
(seal)

LINDA BOOTS
COMM NO. 14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: MAY 31, 2019

# AFFIDAVIT OF LEGAL INTEREST

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

**State of Idaho )**
**) ss**
**County of Ada )**

I, Thomas T Nicholson (Full Name),

PO Box 690 (Address) Meridian (City) ID (State) 83680 (ZIP)

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 New Beginnings Housing, LLC and/or Gregory A. Urrutia (Full Name)

623 S. Kimball Avenue, Caldwell, ID 83605 (Address) Meridian (City) ID (State) 83680 (ZIP)

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 25th (Date) day of February (Month), 20 22 (Year)

Thomas T Nicholson
Signature

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

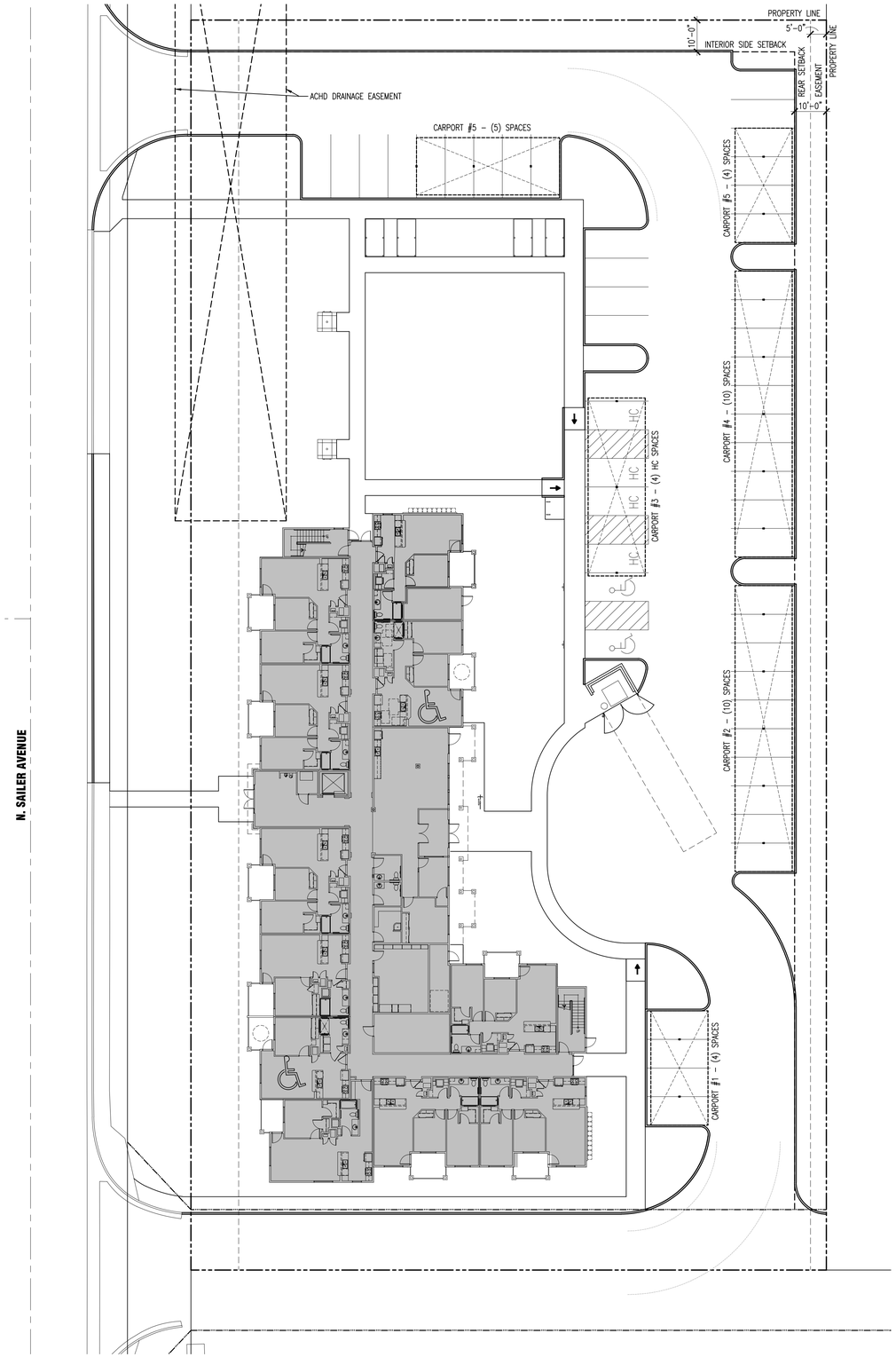
Linda Boots (Notary Public)

Residing at: Boise ID 83709

LINDA BOOTS
14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/2025

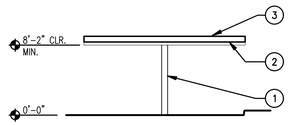
My Commission expires: 05/31/25

Linda Boots
Signature

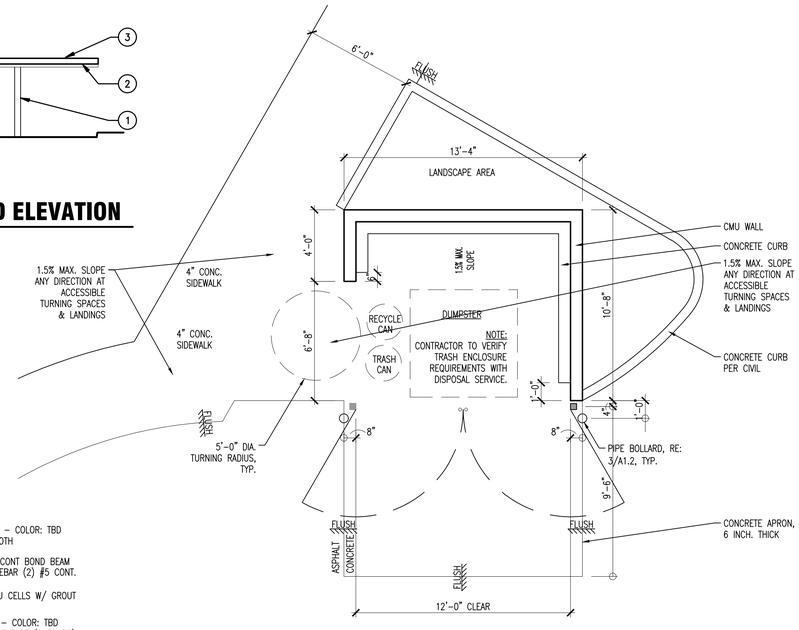



## 1 SITE PLAN
SCALE: 1" = 20'-0"

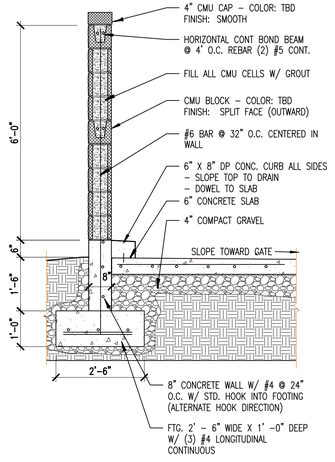
NORTH



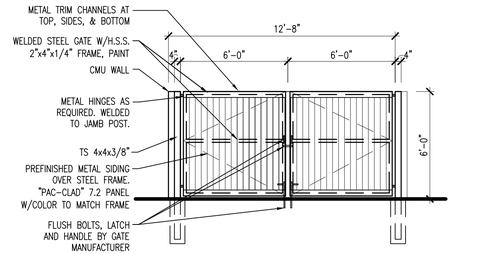

## 2 TYP. CARPORT END ELEVATION
SCALE: 1/8" = 1'-0"




## 3 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"




## 4 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"




## 5 TYP. TRASH ENCLOSURE GATE
SCALE: 1/4" = 1'-0"

# VINEYARD SUITES

**150 N SAILER AVE.**

**KUNA, IDAHO**

### GENERAL BUILDING NOTES

**BUILDING AREA:**

| | |
|---|---|
| FIRST FLOOR: | 14,605 S.F. |
| SECOND FLOOR: | 14,738 S.F. |
| THIRD FLOOR: | 14,072 S.F. |
| TOTAL: | 43,415 S.F. |

**NUMBER OF DWELLING UNITS PROPOSED: ..... 37 UNITS**

| | |
|---|---|
| 2 BEDROOM UNITS | 25 |
| 1 BEDROOM UNITS | 12 |

**GENERAL SITE NOTES**

- ZONE: C-1
- AREA: 1.8 ACRES (78,408 SF)
- DENSITY PROPOSED: 20.6 UNITS/ACRE

**PARKING:**

**TOTAL SPACES PROVIDED: ..... 50**

| | |
|---|---|
| COVERED: | 37 |
| GUEST: | 13 |

**PARKING RATIO: 1.4 SPACES PER UNIT**

**DEVELOPER: NEW BEGINNINGS HOUSING**
**632 S. KIMBALL AVE., STE. C**
**CALDWELL, IDAHO 83605**

**ARCHITECT:**

THE ARCHITECTS OFFICE PLLC
PRICE SANDERS RHEES RUBY
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

PROJECT

**VINEYARD SUITES**

**KUNA, ID**

SEAL

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FILE

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DAVID RUBY, AIA

REVISIONS

SHEET

**DR1.0**

SITE PLAN



West Elevation Landscaped Rendering

# Vineyard at Merlin Pointe Senior Community

## Exterior Finishes

Exterior Lab Siding




Exterior Shake Siding



Roof Shingle

Owens-Corning Oakridge Series – Teak



Building with Similar Color Scheme

Vineyard at Broadmore II – Nampa



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699 MAIN STREET (208) 345-4961
BOISE, IDAHO 83702 TAO@TAO-ID.COM



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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A5.0

EXTERIOR ELEVATIONS

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1 WEST ELEVATION




2 SOUTH ELEVATION

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EXTERIOR ELEVATIONS

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## 1 EAST ELEVATION

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




## 2 NORTH ELEVATION

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

## KEYNOTES

1. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES.
2. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN. SEE GRADING PLAN BY OTHERS.
3. VINYL HORIZONTAL LAP SIDING, 5" EXPOSURE.
4. VINYL SHAKE STYLE SIDING.
5. DOUBLE GLAZED, VINYL FRAME WINDOW.
6. VINYL HORIZONTAL HARDBOARD BELLY BAND, SEE 9-A10.2.
7. PRE-FINISHED METAL FASCIA.
8. PRE-FINISHED METAL RAINGUTTER AND DOWNSPOUT, TIE INTO STORM DRAIN. SEE CIVIL PLANS.
9. METAL DECK RAILING, (POWDER COATED).
10. VINYL DOOR & WINDOW TRIM: AT CORNER: 3". EXTEND HEAD AND SILL TRIM 1 INCH PAST JAMB TRIM.
11. VINYL CORNER TRIM: 3".
12. LARGE ACCENT BAND: 11"
13. SMALL ACCENT BAND: 7"
14. NOT USED
15. SCHEMATIC LOCATION OF SOLAR PANELS.
16. GAS METERS LOCATION (SHOWN DASHED). SEE PLUMBING DRAWINGS.
17. ROOF VENTS, SEE ROOF PLAN.
18. PAINTED HOLLOW METAL DOOR AND FRAME.
19. 6X12 WOOD CORBEL. PAINT.

PROJECT

**VINEYARD SUITES**

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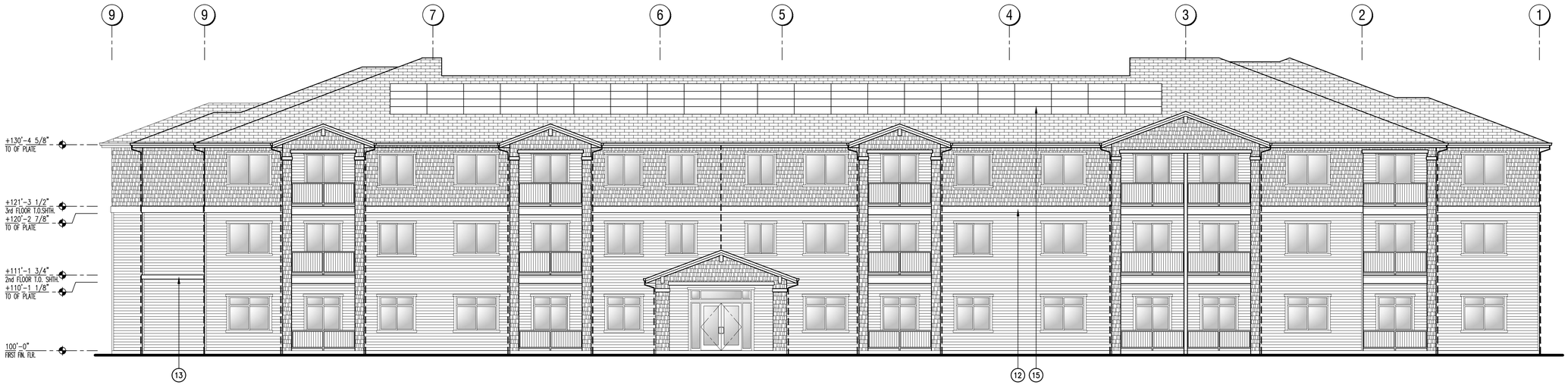
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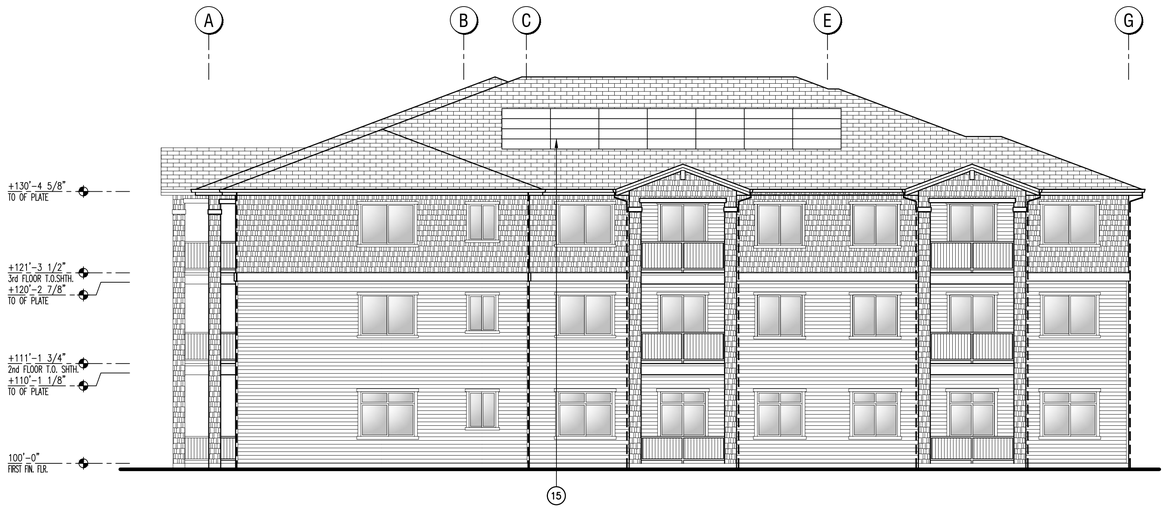
**A5.0**

EXTERIOR ELEVATIONS




## 1 WEST ELEVATION

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




## 2 SOUTH ELEVATION

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

## KEYNOTES (#)

1. ARCHITECTURAL LAMINATED FIBERGLASS ROOF SHINGLES.
2. FINISH GRADE, SLOPE AWAY FROM BUILDING AT 2% MIN. SEE GRADING PLAN BY OTHERS.
3. VINYL HORIZONTAL LAP SIDING, 5" EXPOSURE.
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18. PAINTED HOLLOW METAL DOOR AND FRAME.
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**VINEYARD SUITES**

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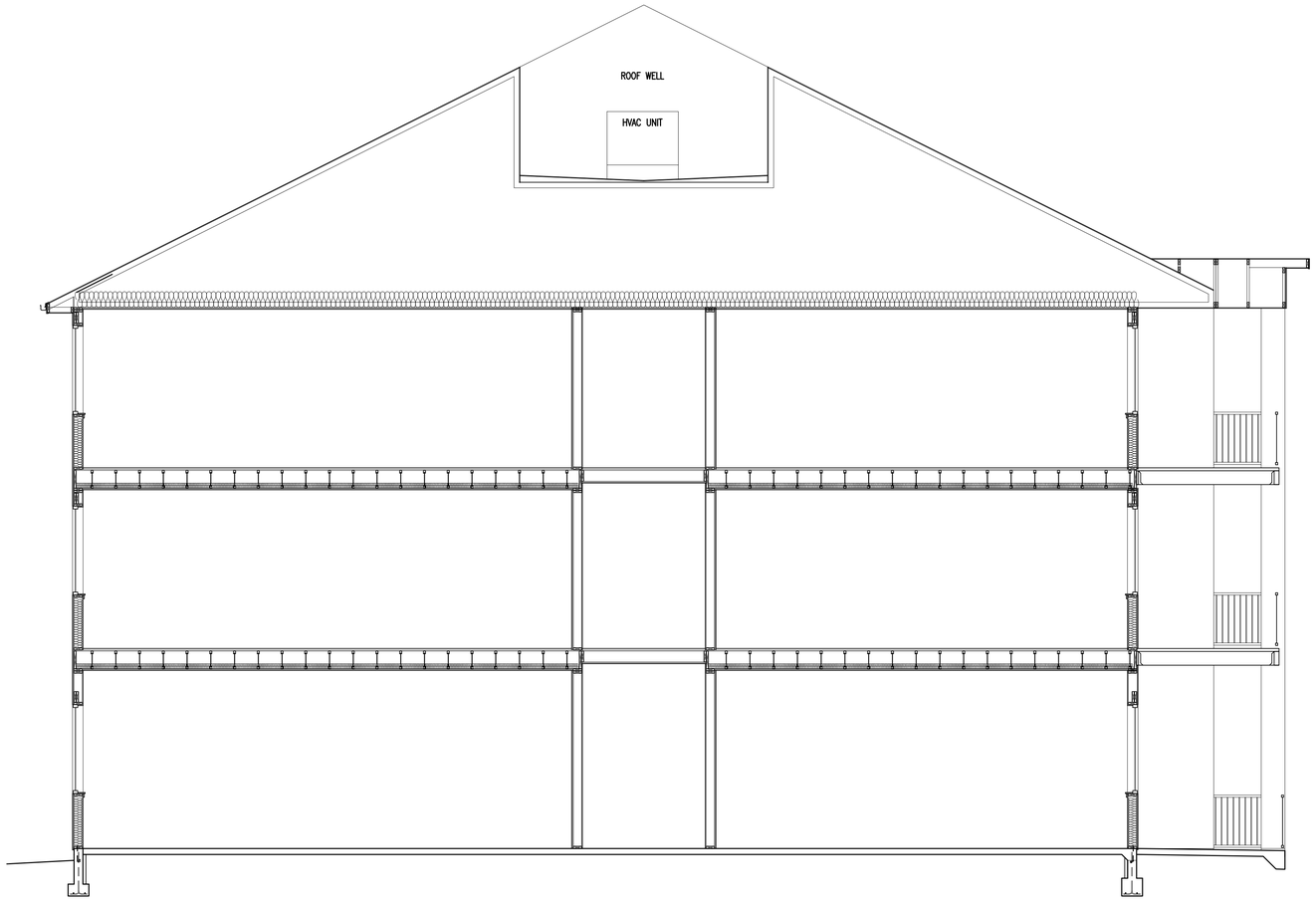
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EXTERIOR ELEVATIONS




## 1 BUILDING SECTION

SCALE: 1/4" = 1'-0"

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RUBY

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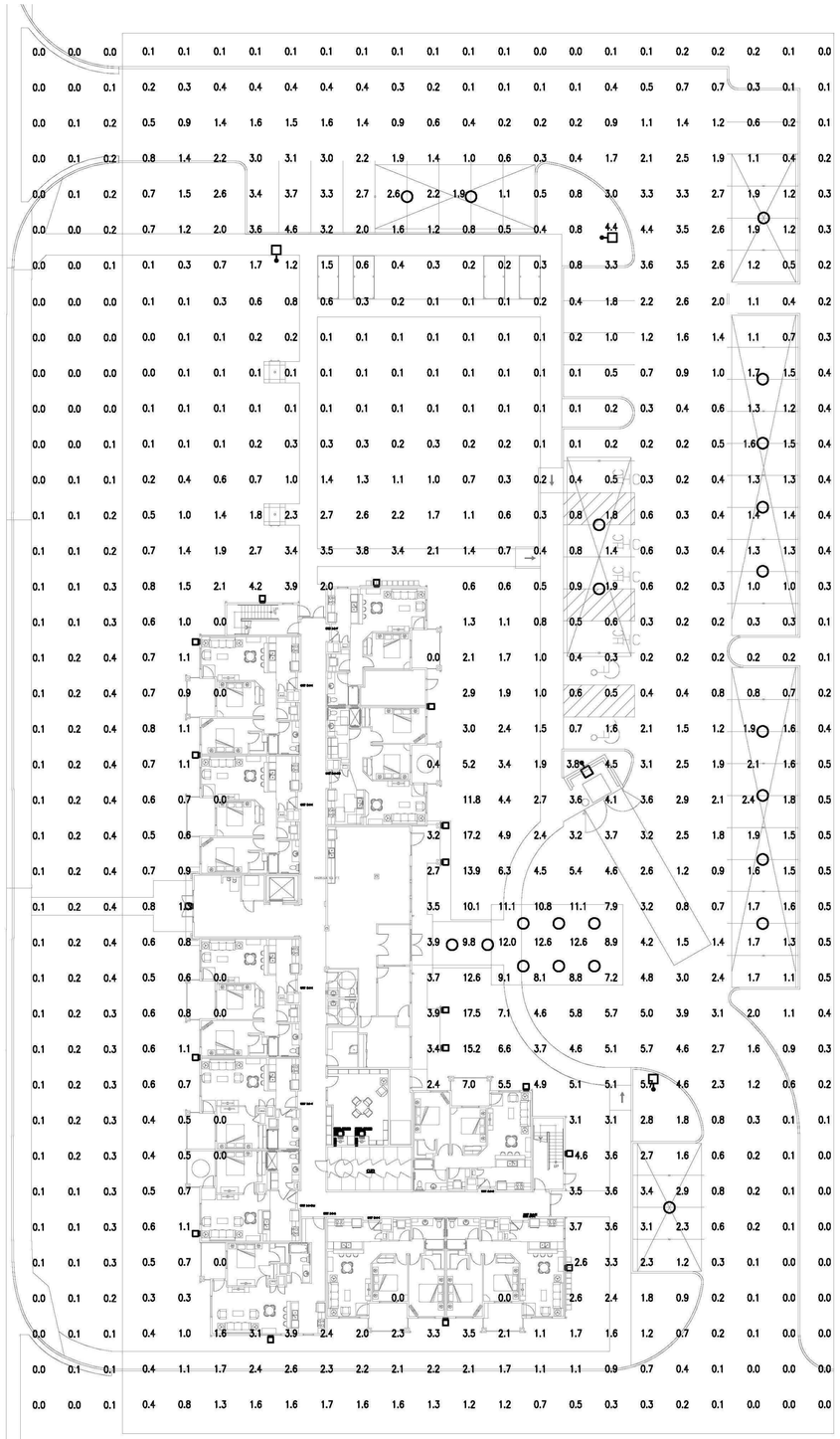
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**A4.0**

BUILDING SECTIONS




1 **ELECTRICAL PHOTOMETRIC PLAN**
SCALE: 1" = 20'-0"

## GENERAL NOTES:

1. VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.
2. LUMINAIRE SCHEDULE PROVIDED ON THIS SHEET IS FOR REFERENCE PURPOSES ONLY. FOR DETAILED INFORMATION SUCH AS MANUFACTURER AND PART NUMBER, REFER TO THE LUMINAIRE SCHEDULE ON SHEET E5.1.

Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|
| | PL2 | 4 | Lithonia Lighting | DSX0 LED 40C 700 40K TFTM MVOLT HS | DSX0 LED with 40 LEDs @700 mA, 4000K, Type Forward Throw Medium Optics with HOUSE-SIDE SHIELD | 1 | 8815 | 1 | 91 |
| | WP1 | 8 | Lithonia Lighting | DSXW1 LED 20C 700 40K T4M MVOLT | DSXW1 LED WITH 2 LIGHT ENGINES, 20 LED's, 700mA DRIVER, 4000K LED, TYPE 4 MEDIUM OPTIC | 1 | 4430 | 1 | 47 |
| | WP2 | 5 | Lithonia Lighting | DSXW1 LED 10C 350 40K T4M MVOLT DDL | DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 350mA WITH DIFFUSE DROP LENS. | 1 | 1341 | 1 | 13.3 |
| | R3 | 8 | Gotham Architectural Lighting | AF 2/26TRT 8AR | AF 8" APERTURE OPEN DOWNLIGHT 2/26TRT | 2 | 1800 | 0.8 | 56 |
| | WP3 | 4 | Lithonia Lighting | OLW 31 | LED GENERAL PURPOSE WALLPACK WITH TYPE III OPTICS; Scaled From LTL25215 | 1 | 3964 | 1 | 44.2 |
| | C | 14 | Lithonia Lighting | 6LD3 (26TRT) | 6" LENSED DOWNLIGHT WITH WHITE SPLAY, DROP GLASS LENS. | 1 | 1800 | 1 | 29 |

Statistics

| Description | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|
| PROPERTY LINE | 1.6 fc | 17.5 fc | 0.0 fc | N/A | N/A |
| PRPERTY TO STREET | 0.1 fc | 0.4 fc | 0.0 fc | N/A | N/A |


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PROJECT

**VINEYARD SUITES**

**KUNA, ID**

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**E1.2**

ELECTRICAL PHOTOMETRIC PLAN

LITHONIA LIGHTING®

| Catalog Number | |
|---|---|
| Notes | |
| Type | |

## FEATURES & SPECIFICATIONS

**INTENDED USE**

For use with housings LC6, LI6, L7X, L7XR, LI6F, L7XF, L7XFR and frame-ins LP6 and LP6F.

**CONSTRUCTION**

Aluminum white reflector.

Polyester powder coat paint.

Drop opal, flat white or fresnel glass lens.

White integral flange as standard.

**INSTALLATION**

Socket to trim interface.

Rough-ins with clips retain trims.

Retaining clips riveted to top of reflector to hold trim inside housing.

**LISTINGS**

UL Listed to US and Canadian safety standards.

Wet location listed.

**WARRANTY**

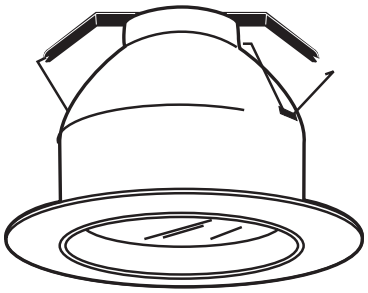
1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

**6" Full Reflector Trim**

# 6L3/4



**GLASS LENS**

Wet Location

Narrow Flange

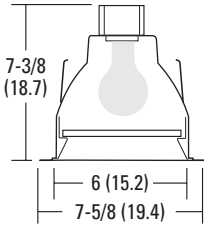
*Specifications*

Height: 7-3/8 (18.7)

Lamp opening: 6 (15.2)

Diameter: 7-5/8 (19.4)

Trim height when used with Non-IC incandescent rough-in




All dimensions are inches (centimeters) unless otherwise indicated.

**ORDERING INFORMATION** For shortest lead times, configure product using **bolded options.** **Example:** 6LD3

| Series | |
|---|---|
| **6LD3** | White splay, drop opal lens |
| 6LDB3 | Black baffle splay, drop lens |
| **6LF3** | White splay, flat white lens |
| 6LFB3 | Black baffle splay, flat white lens |
| 6L4 | White splay, fresnel lens |
| **6LB4** | Black baffle splay, fresnel lens |
| 6L4MW | Matte white splay, fresnel lens |

| **Accessories:** *Order as separate catalog number.* | |
|---|---|
| CRT6 | 6" goof ring, white |

**Housing Compatibility:** *Housing and trim ordered separately.*

| Application | Source | Maximum wattage | Housing |
|---|---|---|---|
| IC | Incandescent | 60 A19 | LI6 |
| | Fluorescent | 13DTT | L7XF, L7XFR |
| | | 26TRT | LI6F, L7XF, L7XFR |
| | | 32TRT *6LD3 or 6LDB3 only* | LI6F |
| Non-IC | Incandescent | 100 A19 | LP6 |
| | | 75 A19 | LC6, L7X, L7XR |
| | Fluorescent | 18DTT *6LD3 or 6LDB3 only* | L7XF, L7XFR |
| | | 18TRT | L7XF, L7XFR, LP6F |
| | | 26TRT | LP6F, L7XF, L7XFR |

DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 800-315-4935 Fax: 770-860-3129 www.lithonia.com © 2000-2014 Acuity Brands Lighting, Inc. All rights reserved. Rev. 09/28/14



# D-Series Size 0
## LED Area Luminaire

Buy American

Catalog Number

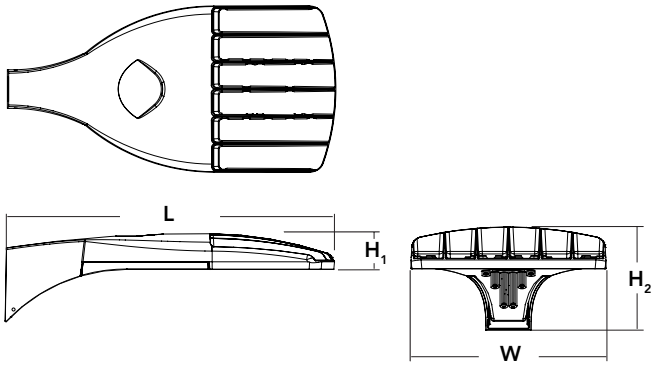
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

## Specifications

| | |
|---|---|
| **EPA:** | 0.95 ft² (.09 m²) |
| **Length:** | 26" (66.0 cm) |
| **Width:** | 13" (33.0 cm) |
| **Height$_1$:** | 3" (7.62 cm) |
| **Height$_2$:** | 7" (17.8 cm) |
| **Weight (max):** | 16 lbs (7.25 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 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

**DSX0 LED**

### Series

DSX0 LED

### LEDs

**Forward optics**

| | |
|---|---|
| P1 | P5 |
| P2 | P6 |
| P3 | P7 [1] |
| P4 [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 | (120V-277V) [5,6] |
| XVOLT | (277V-480V) [7,8,9] |
| 120 [6] | |
| 208 [6] | |
| 240 [6] | |
| 277 [6] | |
| 347 [6] | |
| 480 [6] | |

### 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 [11] |

**Shipped separately**

| | |
|---|---|
| KMA8 DDBXD U | Mast arm mounting bracket adaptor (specify finish) [12] |

### Control options

**Shipped installed**

| | |
|---|---|
| NLTAIR2 | nLight AIR generation 2 enabled [13,14] |
| PIRHN | Network, high/low motion/ambient sensor [15] |
| PER | NEMA twist-lock receptacle only (control ordered separate) [16] |
| PER5 | Five-pin receptacle only (control ordered separate) [16,17] |
| PER7 | Seven-pin receptacle only (leads exit fixture) (control ordered separate) [16,17] |
| DMG | 0-10V dimming extend out back of housing for external control (control ordered separate) [18] |
| PIR | High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [19,20] |
| PIRH | High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [19,20] |
| PIR1FC3V | High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [19,20] |
| PIRH1FC3V | High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [19,20] |
| FAO | Field adjustable output [21] |

### Other options

**Shipped installed**

| | |
|---|---|
| HS | House-side shield [22] |
| SF | Single fuse (120, 277, 347V) [6] |
| DF | Double fuse (208, 240, 480V) [6] |
| L90 | Left rotated optics [2] |
| R90 | Right rotated optics [2] |
| DDL | Diffused drop lens [22] |
| HA | 50°C ambient operations [1] |
| BAA | Buy America(n) Act Compliant |

**Shipped separately**

| | |
|---|---|
| BS | Bird spikes [23] |
| 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.*

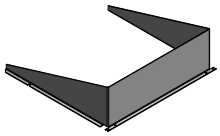
| | |
|---|---|
| DLL127F 1.5 JU | Photocell - SSL twist-lock (120-277V) [24] |
| DLL347F 1.5 CUL JU | Photocell - SSL twist-lock (347V) [24] |
| DLL480F 1.5 CUL JU | Photocell - SSL twist-lock (480V) [24] |
| DSHORT SBK U | Shorting cap [24] |
| DSX0HS 20C U | House-side shield for P1,P2,P3 and P4 [22] |
| DSX0HS 30C U | House-side shield for P10,P11,P12 and P13 [22] |
| DSX0HS 40C U | House-side shield for P5,P6 and P7 [22] |
| DSX0DDL U | Diffused drop lens (polycarbonate) [22] |
| PUMBA DDBXD U* | Square and round pole universal mounting bracket adaptor (specify finish) [25] |
| KMA8 DDBXD U | Mast arm mounting bracket adaptor (specify finish) [12] |
| DSX0EGS (FINISH) U | External glare shield |

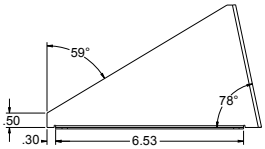
*For more control options, visit DTL and ROAM online. Link to nLight Air 2*

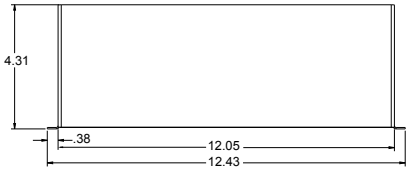
**NOTES**

1 HA not available with P4, P7, and P13.
2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS or DDL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
7 XVOLT only suitable for use with P4, P7 and P13.
8 XVOLT operates with any voltage between 277V and 480V.
9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
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 mounting. 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.
14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
19 Reference Controls Options table on page 4.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

# EGS – External Glare Shield

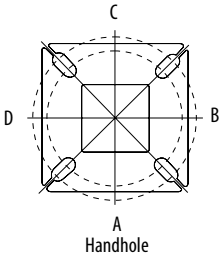


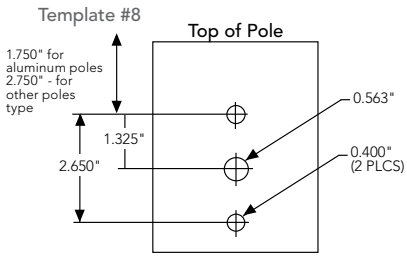



# Drilling

**HANDHOLE ORIENTATION**
(from top of pole)




## 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 |
| | | Minimum Acceptable Outside Pole Dimension | | | | | |
| SPA | #8 | 2-7/8" | 2-7/8" | 3.5" | 3.5" | | 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" | | 4" |
| RPUMBA | #5 | 2-7/8" | 3.5" | 5" | 5" | 3.5" | 5" |

## DSX0 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 | | | | | | |
| DSX0 LED | 0.950 | 1.900 | 1.830 | 2.850 | 2.850 | 3.544 |


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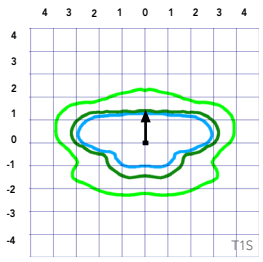
## Photometric Diagrams

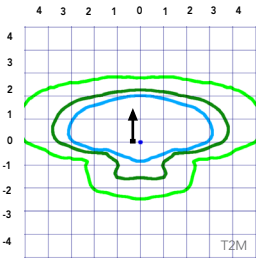
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

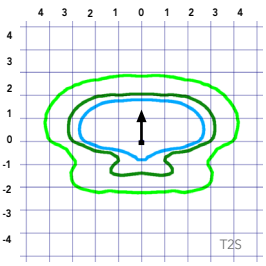
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

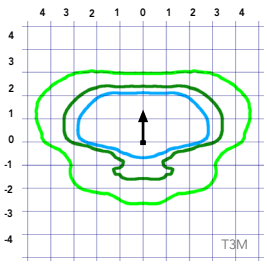
**LEGEND**

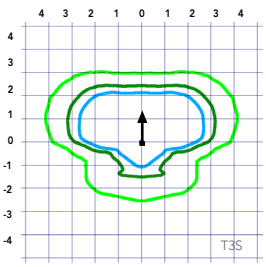
- 0.1 fc
- 0.5 fc
- 1.0 fc

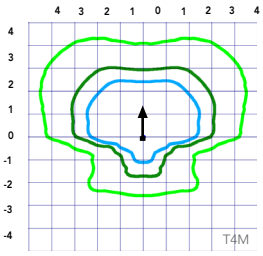


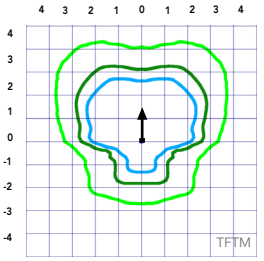



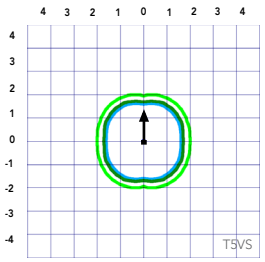



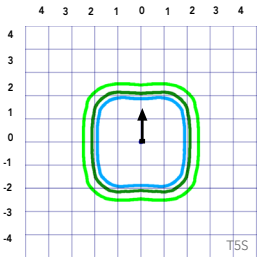



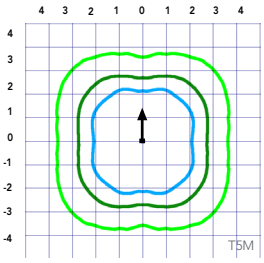



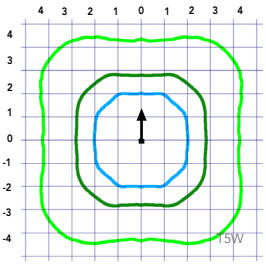



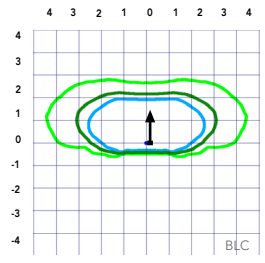



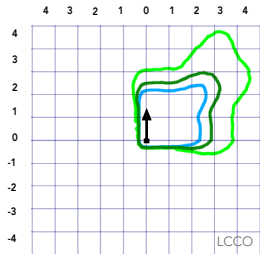



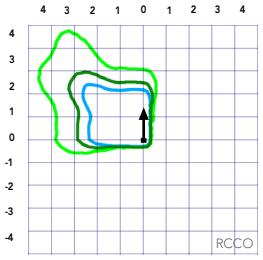






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## Lumen Ambient Temperature (LAT) Multipliers

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 | 1.04 |
| 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°C** | **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 |
|---|---|
| 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

| | | | | | Current (A) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Performance Package | LED Count | Drive Current | Wattage | 120 | 208 | 240 | 277 | 347 | 480 |
| Forward Optics (Non-Rotated) | P1 | 20 | 530 | 38 | 0.32 | 0.18 | 0.15 | 0.15 | 0.10 | 0.08 |
| | P2 | 20 | 700 | 49 | 0.41 | 0.23 | 0.20 | 0.19 | 0.14 | 0.11 |
| | P3 | 20 | 1050 | 71 | 0.60 | 0.37 | 0.32 | 0.27 | 0.21 | 0.15 |
| | P4 | 20 | 1400 | 92 | 0.77 | 0.45 | 0.39 | 0.35 | 0.28 | 0.20 |
| | P5 | 40 | 700 | 89 | 0.74 | 0.43 | 0.38 | 0.34 | 0.26 | 0.20 |
| | P6 | 40 | 1050 | 134 | 1.13 | 0.65 | 0.55 | 0.48 | 0.39 | 0.29 |
| | P7 | 40 | 1300 | 166 | 1.38 | 0.80 | 0.69 | 0.60 | 0.50 | 0.37 |
| Rotated Optics (Requires L90 or R90) | P10 | 30 | 530 | 53 | 0.45 | 0.26 | 0.23 | 0.21 | 0.16 | 0.12 |
| | P11 | 30 | 700 | 72 | 0.60 | 0.35 | 0.30 | 0.27 | 0.20 | 0.16 |
| | P12 | 30 | 1050 | 104 | 0.88 | 0.50 | 0.44 | 0.39 | 0.31 | 0.23 |
| | P13 | 30 | 1300 | 128 | 1.08 | 0.62 | 0.54 | 0.48 | 0.37 | 0.27 |

## 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 receptacle | 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

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.

### Forward Optics

| Power Package | LED Count | Drive Current | 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 |
| P1 | 20 | 530 | 38W | T1S | 4,369 | 1 | 0 | 1 | 115 | 4,706 | 1 | 0 | 1 | 124 | 4,766 | 1 | 0 | 1 | 125 |
| | | | | T2S | 4,364 | 1 | 0 | 1 | 115 | 4,701 | 1 | 0 | 1 | 124 | 4,761 | 1 | 0 | 1 | 125 |
| | | | | T2M | 4,387 | 1 | 0 | 1 | 115 | 4,726 | 1 | 0 | 1 | 124 | 4,785 | 1 | 0 | 1 | 126 |
| | | | | T3S | 4,248 | 1 | 0 | 1 | 112 | 4,577 | 1 | 0 | 1 | 120 | 4,634 | 1 | 0 | 1 | 122 |
| | | | | T3M | 4,376 | 1 | 0 | 1 | 115 | 4,714 | 1 | 0 | 1 | 124 | 4,774 | 1 | 0 | 1 | 126 |
| | | | | T4M | 4,281 | 1 | 0 | 1 | 113 | 4,612 | 1 | 0 | 2 | 121 | 4,670 | 1 | 0 | 2 | 123 |
| | | | | TFTM | 4,373 | 1 | 0 | 1 | 115 | 4,711 | 1 | 0 | 2 | 124 | 4,771 | 1 | 0 | 2 | 126 |
| | | | | T5VS | 4,548 | 2 | 0 | 0 | 120 | 4,900 | 2 | 0 | 0 | 129 | 4,962 | 2 | 0 | 0 | 131 |
| | | | | T5S | 4,552 | 2 | 0 | 0 | 120 | 4,904 | 2 | 0 | 0 | 129 | 4,966 | 2 | 0 | 0 | 131 |
| | | | | T5M | 4,541 | 3 | 0 | 1 | 120 | 4,891 | 3 | 0 | 1 | 129 | 4,953 | 3 | 0 | 1 | 130 |
| | | | | T5W | 4,576 | 3 | 0 | 2 | 120 | 4,929 | 3 | 0 | 2 | 130 | 4,992 | 3 | 0 | 2 | 131 |
| | | | | BLC | 3,586 | 1 | 0 | 1 | 94 | 3,863 | 1 | 0 | 1 | 102 | 3,912 | 1 | 0 | 1 | 103 |
| | | | | LCCO | 2,668 | 1 | 0 | 1 | 70 | 2,874 | 1 | 0 | 2 | 76 | 2,911 | 1 | 0 | 2 | 77 |
| | | | | RCCO | 2,668 | 1 | 0 | 1 | 70 | 2,874 | 1 | 0 | 2 | 76 | 2,911 | 1 | 0 | 2 | 77 |
| P2 | 20 | 700 | 49W | T1S | 5,570 | 1 | 0 | 1 | 114 | 6,001 | 1 | 0 | 1 | 122 | 6,077 | 2 | 0 | 2 | 124 |
| | | | | T2S | 5,564 | 1 | 0 | 2 | 114 | 5,994 | 1 | 0 | 2 | 122 | 6,070 | 2 | 0 | 2 | 124 |
| | | | | T2M | 5,593 | 1 | 0 | 1 | 114 | 6,025 | 1 | 0 | 1 | 123 | 6,102 | 1 | 0 | 1 | 125 |
| | | | | T3S | 5,417 | 1 | 0 | 2 | 111 | 5,835 | 1 | 0 | 2 | 119 | 5,909 | 2 | 0 | 2 | 121 |
| | | | | T3M | 5,580 | 1 | 0 | 2 | 114 | 6,011 | 1 | 0 | 2 | 123 | 6,087 | 1 | 0 | 2 | 124 |
| | | | | T4M | 5,458 | 1 | 0 | 2 | 111 | 5,880 | 1 | 0 | 2 | 120 | 5,955 | 1 | 0 | 2 | 122 |
| | | | | TFTM | 5,576 | 1 | 0 | 2 | 114 | 6,007 | 1 | 0 | 2 | 123 | 6,083 | 1 | 0 | 2 | 124 |
| | | | | T5VS | 5,799 | 2 | 0 | 0 | 118 | 6,247 | 2 | 0 | 0 | 127 | 6,327 | 2 | 0 | 0 | 129 |
| | | | | T5S | 5,804 | 2 | 0 | 0 | 118 | 6,252 | 2 | 0 | 0 | 128 | 6,332 | 2 | 0 | 1 | 129 |
| | | | | T5M | 5,789 | 3 | 0 | 1 | 118 | 6,237 | 3 | 0 | 1 | 127 | 6,316 | 3 | 0 | 1 | 129 |
| | | | | T5W | 5,834 | 3 | 0 | 2 | 119 | 6,285 | 3 | 0 | 2 | 128 | 6,364 | 3 | 0 | 2 | 130 |
| | | | | BLC | 4,572 | 1 | 0 | 1 | 93 | 4,925 | 1 | 0 | 1 | 101 | 4,987 | 1 | 0 | 1 | 102 |
| | | | | LCCO | 3,402 | 1 | 0 | 2 | 69 | 3,665 | 1 | 0 | 2 | 75 | 3,711 | 1 | 0 | 2 | 76 |
| | | | | RCCO | 3,402 | 1 | 0 | 2 | 69 | 3,665 | 1 | 0 | 2 | 75 | 3,711 | 1 | 0 | 2 | 76 |
| P3 | 20 | 1050 | 71W | T1S | 7,833 | 2 | 0 | 2 | 110 | 8,438 | 2 | 0 | 2 | 119 | 8,545 | 2 | 0 | 2 | 120 |
| | | | | T2S | 7,825 | 2 | 0 | 2 | 110 | 8,429 | 2 | 0 | 2 | 119 | 8,536 | 2 | 0 | 2 | 120 |
| | | | | T2M | 7,865 | 2 | 0 | 2 | 111 | 8,473 | 2 | 0 | 2 | 119 | 8,580 | 2 | 0 | 2 | 121 |
| | | | | T3S | 7,617 | 2 | 0 | 2 | 107 | 8,205 | 2 | 0 | 2 | 116 | 8,309 | 2 | 0 | 2 | 117 |
| | | | | T3M | 7,846 | 2 | 0 | 2 | 111 | 8,452 | 2 | 0 | 2 | 119 | 8,559 | 2 | 0 | 2 | 121 |
| | | | | T4M | 7,675 | 2 | 0 | 2 | 108 | 8,269 | 2 | 0 | 2 | 116 | 8,373 | 2 | 0 | 2 | 118 |
| | | | | TFTM | 7,841 | 2 | 0 | 2 | 110 | 8,447 | 2 | 0 | 2 | 119 | 8,554 | 2 | 0 | 2 | 120 |
| | | | | T5VS | 8,155 | 3 | 0 | 0 | 115 | 8,785 | 3 | 0 | 0 | 124 | 8,896 | 3 | 0 | 0 | 125 |
| | | | | T5S | 8,162 | 3 | 0 | 1 | 115 | 8,792 | 3 | 0 | 1 | 124 | 8,904 | 3 | 0 | 1 | 125 |
| | | | | T5M | 8,141 | 3 | 0 | 2 | 115 | 8,770 | 3 | 0 | 2 | 124 | 8,881 | 3 | 0 | 2 | 125 |
| | | | | T5W | 8,204 | 3 | 0 | 2 | 116 | 8,838 | 4 | 0 | 2 | 124 | 8,950 | 4 | 0 | 2 | 126 |
| | | | | BLC | 6,429 | 1 | 0 | 2 | 91 | 6,926 | 1 | 0 | 2 | 98 | 7,013 | 1 | 0 | 2 | 99 |
| | | | | LCCO | 4,784 | 1 | 0 | 2 | 67 | 5,153 | 1 | 0 | 2 | 73 | 5,218 | 1 | 0 | 2 | 73 |
| | | | | RCCO | 4,784 | 1 | 0 | 2 | 67 | 5,153 | 1 | 0 | 2 | 73 | 5,218 | 1 | 0 | 2 | 73 |
| P4 | 20 | 1400 | 92W | T1S | 9,791 | 2 | 0 | 2 | 106 | 10,547 | 2 | 0 | 2 | 115 | 10,681 | 2 | 0 | 2 | 116 |
| | | | | T2S | 9,780 | 2 | 0 | 2 | 106 | 10,536 | 2 | 0 | 2 | 115 | 10,669 | 2 | 0 | 2 | 116 |
| | | | | T2M | 9,831 | 2 | 0 | 2 | 107 | 10,590 | 2 | 0 | 2 | 115 | 10,724 | 2 | 0 | 2 | 117 |
| | | | | T3S | 9,521 | 2 | 0 | 2 | 103 | 10,256 | 2 | 0 | 2 | 111 | 10,386 | 2 | 0 | 2 | 113 |
| | | | | T3M | 9,807 | 2 | 0 | 2 | 107 | 10,565 | 2 | 0 | 2 | 115 | 10,698 | 2 | 0 | 2 | 116 |
| | | | | T4M | 9,594 | 2 | 0 | 2 | 104 | 10,335 | 2 | 0 | 3 | 112 | 10,466 | 2 | 0 | 3 | 114 |
| | | | | TFTM | 9,801 | 2 | 0 | 2 | 107 | 10,558 | 2 | 0 | 2 | 115 | 10,692 | 2 | 0 | 2 | 116 |
| | | | | T5VS | 10,193 | 3 | 0 | 1 | 111 | 10,981 | 3 | 0 | 1 | 119 | 11,120 | 3 | 0 | 1 | 121 |
| | | | | T5S | 10,201 | 3 | 0 | 1 | 111 | 10,990 | 3 | 0 | 1 | 119 | 11,129 | 3 | 0 | 1 | 121 |
| | | | | T5M | 10,176 | 4 | 0 | 2 | 111 | 10,962 | 4 | 0 | 2 | 119 | 11,101 | 4 | 0 | 2 | 121 |
| | | | | T5W | 10,254 | 4 | 0 | 3 | 111 | 11,047 | 4 | 0 | 3 | 120 | 11,186 | 4 | 0 | 3 | 122 |
| | | | | BLC | 8,036 | 1 | 0 | 2 | 87 | 8,656 | 1 | 0 | 2 | 94 | 8,766 | 1 | 0 | 2 | 95 |
| | | | | LCCO | 5,979 | 1 | 0 | 2 | 65 | 6,441 | 1 | 0 | 2 | 70 | 6,523 | 1 | 0 | 3 | 71 |
| | | | | RCCO | 5,979 | 1 | 0 | 2 | 65 | 6,441 | 1 | 0 | 2 | 70 | 6,523 | 1 | 0 | 3 | 71 |


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# 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.

### Forward Optics

| Power Package | LED Count | Drive Current | 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 |
| P5 | 40 | 700 | 89W | T1S | 10,831 | 2 | 0 | 2 | 122 | 11,668 | 2 | 0 | 2 | 131 | 11,816 | 2 | 0 | 2 | 133 |
| | | | | T2S | 10,820 | 2 | 0 | 2 | 122 | 11,656 | 2 | 0 | 2 | 131 | 11,803 | 2 | 0 | 2 | 133 |
| | | | | T2M | 10,876 | 2 | 0 | 2 | 122 | 11,716 | 2 | 0 | 2 | 132 | 11,864 | 2 | 0 | 2 | 133 |
| | | | | T3S | 10,532 | 2 | 0 | 2 | 118 | 11,346 | 2 | 0 | 2 | 127 | 11,490 | 2 | 0 | 2 | 129 |
| | | | | T3M | 10,849 | 2 | 0 | 2 | 122 | 11,687 | 2 | 0 | 2 | 131 | 11,835 | 2 | 0 | 2 | 133 |
| | | | | T4M | 10,613 | 2 | 0 | 3 | 119 | 11,434 | 2 | 0 | 3 | 128 | 11,578 | 2 | 0 | 3 | 130 |
| | | | | TFTM | 10,842 | 2 | 0 | 2 | 122 | 11,680 | 2 | 0 | 2 | 131 | 11,828 | 2 | 0 | 2 | 133 |
| | | | | T5VS | 11,276 | 3 | 0 | 1 | 127 | 12,148 | 3 | 0 | 1 | 136 | 12,302 | 3 | 0 | 1 | 138 |
| | | | | T5S | 11,286 | 3 | 0 | 1 | 127 | 12,158 | 3 | 0 | 1 | 137 | 12,312 | 3 | 0 | 1 | 138 |
| | | | | T5M | 11,257 | 4 | 0 | 2 | 126 | 12,127 | 4 | 0 | 2 | 136 | 12,280 | 4 | 0 | 2 | 138 |
| | | | | T5W | 11,344 | 4 | 0 | 3 | 127 | 12,221 | 4 | 0 | 3 | 137 | 12,375 | 4 | 0 | 3 | 139 |
| | | | | BLC | 8,890 | 1 | 0 | 2 | 100 | 9,576 | 1 | 0 | 2 | 108 | 9,698 | 1 | 0 | 2 | 109 |
| | | | | LCCO | 6,615 | 1 | 0 | 3 | 74 | 7,126 | 1 | 0 | 3 | 80 | 7,216 | 1 | 0 | 3 | 81 |
| | | | | RCCO | 6,615 | 1 | 0 | 3 | 74 | 7,126 | 1 | 0 | 3 | 80 | 7,216 | 1 | 0 | 3 | 81 |
| P6 | 40 | 1050 | 134W | T1S | 14,805 | 3 | 0 | 3 | 110 | 15,949 | 3 | 0 | 3 | 119 | 16,151 | 3 | 0 | 3 | 121 |
| | | | | T2S | 14,789 | 3 | 0 | 3 | 110 | 15,932 | 3 | 0 | 3 | 119 | 16,134 | 3 | 0 | 3 | 120 |
| | | | | T2M | 14,865 | 3 | 0 | 3 | 111 | 16,014 | 3 | 0 | 3 | 120 | 16,217 | 3 | 0 | 3 | 121 |
| | | | | T3S | 14,396 | 3 | 0 | 3 | 107 | 15,509 | 3 | 0 | 3 | 116 | 15,705 | 3 | 0 | 3 | 117 |
| | | | | T3M | 14,829 | 2 | 0 | 3 | 111 | 15,975 | 3 | 0 | 3 | 119 | 16,177 | 3 | 0 | 3 | 121 |
| | | | | T4M | 14,507 | 2 | 0 | 3 | 108 | 15,628 | 3 | 0 | 3 | 117 | 15,826 | 3 | 0 | 3 | 118 |
| | | | | TFTM | 14,820 | 2 | 0 | 3 | 111 | 15,965 | 3 | 0 | 3 | 119 | 16,167 | 3 | 0 | 3 | 121 |
| | | | | T5VS | 15,413 | 4 | 0 | 1 | 115 | 16,604 | 4 | 0 | 1 | 124 | 16,815 | 4 | 0 | 1 | 125 |
| | | | | T5S | 15,426 | 3 | 0 | 1 | 115 | 16,618 | 4 | 0 | 1 | 124 | 16,828 | 4 | 0 | 1 | 126 |
| | | | | T5M | 15,387 | 4 | 0 | 2 | 115 | 16,576 | 4 | 0 | 2 | 124 | 16,786 | 4 | 0 | 2 | 125 |
| | | | | T5W | 15,506 | 4 | 0 | 3 | 116 | 16,704 | 4 | 0 | 3 | 125 | 16,915 | 4 | 0 | 3 | 126 |
| | | | | BLC | 12,151 | 1 | 0 | 2 | 91 | 13,090 | 1 | 0 | 2 | 98 | 13,255 | 1 | 0 | 2 | 99 |
| | | | | LCCO | 9,041 | 1 | 0 | 3 | 67 | 9,740 | 1 | 0 | 3 | 73 | 9,863 | 1 | 0 | 3 | 74 |
| | | | | RCCO | 9,041 | 1 | 0 | 3 | 67 | 9,740 | 1 | 0 | 3 | 73 | 9,863 | 1 | 0 | 3 | 74 |
| P7 | 40 | 1300 | 166W | T1S | 17,023 | 3 | 0 | 3 | 103 | 18,338 | 3 | 0 | 3 | 110 | 18,570 | 3 | 0 | 3 | 112 |
| | | | | T2S | 17,005 | 3 | 0 | 3 | 102 | 18,319 | 3 | 0 | 3 | 110 | 18,551 | 3 | 0 | 3 | 112 |
| | | | | T2M | 17,092 | 3 | 0 | 3 | 103 | 18,413 | 3 | 0 | 3 | 111 | 18,646 | 3 | 0 | 3 | 112 |
| | | | | T3S | 16,553 | 3 | 0 | 3 | 100 | 17,832 | 3 | 0 | 3 | 107 | 18,058 | 3 | 0 | 3 | 109 |
| | | | | T3M | 17,051 | 3 | 0 | 3 | 103 | 18,369 | 3 | 0 | 3 | 111 | 18,601 | 3 | 0 | 3 | 112 |
| | | | | T4M | 16,681 | 3 | 0 | 3 | 100 | 17,969 | 3 | 0 | 3 | 108 | 18,197 | 3 | 0 | 3 | 110 |
| | | | | TFTM | 17,040 | 3 | 0 | 3 | 103 | 18,357 | 3 | 0 | 4 | 111 | 18,590 | 3 | 0 | 4 | 112 |
| | | | | T5VS | 17,723 | 4 | 0 | 1 | 107 | 19,092 | 4 | 0 | 1 | 115 | 19,334 | 4 | 0 | 1 | 116 |
| | | | | T5S | 17,737 | 4 | 0 | 2 | 107 | 19,108 | 4 | 0 | 2 | 115 | 19,349 | 4 | 0 | 2 | 117 |
| | | | | T5M | 17,692 | 4 | 0 | 2 | 107 | 19,059 | 4 | 0 | 2 | 115 | 19,301 | 4 | 0 | 2 | 116 |
| | | | | T5W | 17,829 | 5 | 0 | 3 | 107 | 19,207 | 5 | 0 | 3 | 116 | 19,450 | 5 | 0 | 3 | 117 |
| | | | | BLC | 13,971 | 2 | 0 | 2 | 84 | 15,051 | 2 | 0 | 2 | 91 | 15,241 | 2 | 0 | 2 | 92 |
| | | | | LCCO | 10,396 | 1 | 0 | 3 | 63 | 11,199 | 1 | 0 | 3 | 67 | 11,341 | 1 | 0 | 3 | 68 |
| | | | | RCCO | 10,396 | 1 | 0 | 3 | 63 | 11,199 | 1 | 0 | 3 | 67 | 11,341 | 1 | 0 | 3 | 68 |


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# 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.

### Rotated Optics

| Power Package | LED Count | Drive Current | 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 |
| P10 | 30 | 530 | 53W | T1S | 6,727 | 2 | 0 | 2 | 127 | 7,247 | 3 | 0 | 3 | 137 | 7,339 | 3 | 0 | 3 | 138 |
| | | | | T2S | 6,689 | 3 | 0 | 3 | 126 | 7,205 | 3 | 0 | 3 | 136 | 7,297 | 3 | 0 | 3 | 138 |
| | | | | T2M | 6,809 | 3 | 0 | 3 | 128 | 7,336 | 3 | 0 | 3 | 138 | 7,428 | 3 | 0 | 3 | 140 |
| | | | | T3S | 6,585 | 3 | 0 | 3 | 124 | 7,094 | 3 | 0 | 3 | 134 | 7,183 | 3 | 0 | 3 | 136 |
| | | | | T3M | 6,805 | 3 | 0 | 3 | 128 | 7,331 | 3 | 0 | 3 | 138 | 7,424 | 3 | 0 | 3 | 140 |
| | | | | T4M | 6,677 | 3 | 0 | 3 | 126 | 7,193 | 3 | 0 | 3 | 136 | 7,284 | 3 | 0 | 3 | 137 |
| | | | | TFTM | 6,850 | 3 | 0 | 3 | 129 | 7,379 | 3 | 0 | 3 | 139 | 7,472 | 3 | 0 | 3 | 141 |
| | | | | T5VS | 6,898 | 3 | 0 | 0 | 130 | 7,431 | 3 | 0 | 0 | 140 | 7,525 | 3 | 0 | 0 | 142 |
| | | | | T5S | 6,840 | 2 | 0 | 1 | 129 | 7,368 | 2 | 0 | 1 | 139 | 7,461 | 2 | 0 | 1 | 141 |
| | | | | T5M | 6,838 | 3 | 0 | 1 | 129 | 7,366 | 3 | 0 | 2 | 139 | 7,460 | 3 | 0 | 2 | 141 |
| | | | | T5W | 6,777 | 3 | 0 | 2 | 128 | 7,300 | 3 | 0 | 2 | 138 | 7,393 | 3 | 0 | 2 | 139 |
| | | | | BLC | 5,626 | 2 | 0 | 2 | 106 | 6,060 | 2 | 0 | 2 | 114 | 6,137 | 2 | 0 | 2 | 116 |
| | | | | LCCO | 4,018 | 1 | 0 | 2 | 76 | 4,328 | 1 | 0 | 2 | 82 | 4,383 | 1 | 0 | 2 | 83 |
| | | | | RCCO | 4,013 | 3 | 0 | 3 | 76 | 4,323 | 3 | 0 | 3 | 82 | 4,377 | 3 | 0 | 3 | 83 |
| P11 | 30 | 700 | 72W | T1S | 8,594 | 3 | 0 | 3 | 119 | 9,258 | 3 | 0 | 3 | 129 | 9,376 | 3 | 0 | 3 | 130 |
| | | | | T2S | 8,545 | 3 | 0 | 3 | 119 | 9,205 | 3 | 0 | 3 | 128 | 9,322 | 3 | 0 | 3 | 129 |
| | | | | T2M | 8,699 | 3 | 0 | 3 | 121 | 9,371 | 3 | 0 | 3 | 130 | 9,490 | 3 | 0 | 3 | 132 |
| | | | | T3S | 8,412 | 3 | 0 | 3 | 117 | 9,062 | 3 | 0 | 3 | 126 | 9,177 | 3 | 0 | 3 | 127 |
| | | | | T3M | 8,694 | 3 | 0 | 3 | 121 | 9,366 | 3 | 0 | 3 | 130 | 9,484 | 3 | 0 | 3 | 132 |
| | | | | T4M | 8,530 | 3 | 0 | 3 | 118 | 9,189 | 3 | 0 | 3 | 128 | 9,305 | 3 | 0 | 3 | 129 |
| | | | | TFTM | 8,750 | 3 | 0 | 3 | 122 | 9,427 | 3 | 0 | 3 | 131 | 9,546 | 3 | 0 | 3 | 133 |
| | | | | T5VS | 8,812 | 3 | 0 | 0 | 122 | 9,493 | 3 | 0 | 0 | 132 | 9,613 | 3 | 0 | 0 | 134 |
| | | | | T5S | 8,738 | 3 | 0 | 1 | 121 | 9,413 | 3 | 0 | 1 | 131 | 9,532 | 3 | 0 | 1 | 132 |
| | | | | T5M | 8,736 | 3 | 0 | 2 | 121 | 9,411 | 3 | 0 | 2 | 131 | 9,530 | 3 | 0 | 2 | 132 |
| | | | | T5W | 8,657 | 4 | 0 | 2 | 120 | 9,326 | 4 | 0 | 2 | 130 | 9,444 | 4 | 0 | 2 | 131 |
| | | | | BLC | 7,187 | 3 | 0 | 3 | 100 | 7,742 | 3 | 0 | 3 | 108 | 7,840 | 3 | 0 | 3 | 109 |
| | | | | LCCO | 5,133 | 1 | 0 | 2 | 71 | 5,529 | 1 | 0 | 2 | 77 | 5,599 | 1 | 0 | 2 | 78 |
| | | | | RCCO | 5,126 | 3 | 0 | 3 | 71 | 5,522 | 3 | 0 | 3 | 77 | 5,592 | 3 | 0 | 3 | 78 |
| P12 | 30 | 1050 | 104W | T1S | 12,149 | 3 | 0 | 3 | 117 | 13,088 | 3 | 0 | 3 | 126 | 13,253 | 3 | 0 | 3 | 127 |
| | | | | T2S | 12,079 | 4 | 0 | 4 | 116 | 13,012 | 4 | 0 | 4 | 125 | 13,177 | 4 | 0 | 4 | 127 |
| | | | | T2M | 12,297 | 3 | 0 | 3 | 118 | 13,247 | 3 | 0 | 3 | 127 | 13,415 | 3 | 0 | 3 | 129 |
| | | | | T3S | 11,891 | 4 | 0 | 4 | 114 | 12,810 | 4 | 0 | 4 | 123 | 12,972 | 4 | 0 | 4 | 125 |
| | | | | T3M | 12,290 | 3 | 0 | 3 | 118 | 13,239 | 4 | 0 | 4 | 127 | 13,407 | 4 | 0 | 4 | 129 |
| | | | | T4M | 12,058 | 4 | 0 | 4 | 116 | 12,990 | 4 | 0 | 4 | 125 | 13,154 | 4 | 0 | 4 | 126 |
| | | | | TFTM | 12,369 | 4 | 0 | 4 | 119 | 13,325 | 4 | 0 | 4 | 128 | 13,494 | 4 | 0 | 4 | 130 |
| | | | | T5VS | 12,456 | 3 | 0 | 1 | 120 | 13,419 | 3 | 0 | 1 | 129 | 13,589 | 4 | 0 | 1 | 131 |
| | | | | T5S | 12,351 | 3 | 0 | 1 | 119 | 13,306 | 3 | 0 | 1 | 128 | 13,474 | 3 | 0 | 1 | 130 |
| | | | | T5M | 12,349 | 4 | 0 | 2 | 119 | 13,303 | 4 | 0 | 2 | 128 | 13,471 | 4 | 0 | 2 | 130 |
| | | | | T5W | 12,238 | 4 | 0 | 3 | 118 | 13,183 | 4 | 0 | 3 | 127 | 13,350 | 4 | 0 | 3 | 128 |
| | | | | BLC | 10,159 | 3 | 0 | 3 | 98 | 10,944 | 3 | 0 | 3 | 105 | 11,083 | 3 | 0 | 3 | 107 |
| | | | | LCCO | 7,256 | 1 | 0 | 3 | 70 | 7,816 | 1 | 0 | 3 | 75 | 7,915 | 1 | 0 | 3 | 76 |
| | | | | RCCO | 7,246 | 3 | 0 | 3 | 70 | 7,806 | 4 | 0 | 4 | 75 | 7,905 | 4 | 0 | 4 | 76 |
| P13 | 30 | 1300 | 128W | T1S | 14,438 | 3 | 0 | 3 | 113 | 15,554 | 3 | 0 | 3 | 122 | 15,751 | 3 | 0 | 3 | 123 |
| | | | | T2S | 14,355 | 4 | 0 | 4 | 112 | 15,465 | 4 | 0 | 4 | 121 | 15,660 | 4 | 0 | 4 | 122 |
| | | | | T2M | 14,614 | 3 | 0 | 3 | 114 | 15,744 | 4 | 0 | 4 | 123 | 15,943 | 4 | 0 | 4 | 125 |
| | | | | T3S | 14,132 | 4 | 0 | 4 | 110 | 15,224 | 4 | 0 | 4 | 119 | 15,417 | 4 | 0 | 4 | 120 |
| | | | | T3M | 14,606 | 4 | 0 | 4 | 114 | 15,735 | 4 | 0 | 4 | 123 | 15,934 | 4 | 0 | 4 | 124 |
| | | | | T4M | 14,330 | 4 | 0 | 4 | 112 | 15,438 | 4 | 0 | 4 | 121 | 15,633 | 4 | 0 | 4 | 122 |
| | | | | TFTM | 14,701 | 4 | 0 | 4 | 115 | 15,836 | 4 | 0 | 4 | 124 | 16,037 | 4 | 0 | 4 | 125 |
| | | | | T5VS | 14,804 | 4 | 0 | 1 | 116 | 15,948 | 4 | 0 | 1 | 125 | 16,150 | 4 | 0 | 1 | 126 |
| | | | | T5S | 14,679 | 3 | 0 | 1 | 115 | 15,814 | 3 | 0 | 1 | 124 | 16,014 | 3 | 0 | 1 | 125 |
| | | | | T5M | 14,676 | 4 | 0 | 2 | 115 | 15,810 | 4 | 0 | 2 | 124 | 16,010 | 4 | 0 | 2 | 125 |
| | | | | T5W | 14,544 | 4 | 0 | 3 | 114 | 15,668 | 4 | 0 | 3 | 122 | 15,866 | 4 | 0 | 3 | 124 |
| | | | | BLC | 7919 | 3 | 0 | 3 | 62 | 8531 | 3 | 0 | 3 | 67 | 8639 | 3 | 0 | 3 | 67 |
| | | | | LCCO | 5145 | 1 | 0 | 2 | 40 | 5543 | 1 | 0 | 2 | 43 | 5613 | 1 | 0 | 2 | 44 |
| | | | | RCCO | 5139 | 3 | 0 | 3 | 40 | 5536 | 3 | 0 | 3 | 43 | 5606 | 3 | 0 | 3 | 44 |


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## FEATURES & SPECIFICATIONS

### INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

### 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 driver is 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 (0.95 $ft^2$) 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 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 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(s) 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 DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. 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 DSX0 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 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

### LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. 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.

### BUY AMERICAN
Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

### 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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gotham®

Luminaire Type:
Catalog Number:



Gotham Architectural Downlighting
Compact Fluorescent Downlights

# 6" AF
**Open Reflector**

Horizontal Lamp
Triple-Tube

nLIGHT

FEATURES

**OPTICAL SYSTEM**
- Self-flanged, semi-specular or matte-diffuse reflector. Patented Bounding Ray™ Optical Principle design (U.S. Patent No. 5,800,050). Minimum flange matches reflector finish.
- Baffle/Cone: Semi-specular clear upper reflector. Microgroove baffle with white painted flange or specular black cone with flange that matches cone finish.

**MECHANICAL SYSTEM**
- 16-gauge galvanized steel construction; maximum 7/8" ceiling thickness.
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment.
- Toolless post-installation adjustments.
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C.

**ELECTRICAL SYSTEM**
- Horizontally mounted, positive-latch, thermoplastic socket.
- Class P, thermally protected, high-power-factor electronic ballast mounted to the junction box.

**LISTING**
- Fixtures are UL Listed for thru-branch wiring, non-IC recessed mounting and damp locations. Listed and labeled to comply with Canadian standards.

**WARRANTY**
- 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

ORDERING INFORMATION

**EXAMPLE: AF 1/26TRT 6AR MVOLT**

| Series | Wattage/Lamp | Aperture/Trim color | Finish | Lens type | Voltage | Ballast[3] |
|---|---|---|---|---|---|---|
| **AF** | **1/13TRT**<br>**1/18TRT**<br>**1/26TRT**<br>**1/32TRT**<br>**1/42TRT** | **6AR** Clear<br>**6PR** Pewter<br>**6WTR** Wheat<br>**6WR**[1] White painted<br>**6MB**[1] Black baffle<br>**6WB**[1] White baffle<br>**6BC**[1] Black cone | (blank) Semi-specular<br>**LD** Matte-diffuse | (blank) No lens<br>**CGL** Clear glass lens<br>**PCL** Clear polycarbonate lens<br>**PPC** Prismatic polycarbonate lens<br>**FOL** Flat opal lens | **MVOLT**[2]<br>**120**<br>**277**<br>**347** | (blank) Electronic ballast<br>**ECOS**[2,4] Lutron® EcoSystem® electronic dimming ballast. Minimum dimming level 5%<br>**ADEZ**[4,5] Advance Mark 10® electronic dimming ballast. Minimum dimming level 5%<br>**ADZT**[2] Advance Mark 7® electronic dimming ballast. Minimum dimming level 5% |

| Options | | | |
|---|---|---|---|
| **EL**[6] | Emergency battery pack with integral test switch | **RRL**[7] | RELOC®-ready luminaire. Provides compatibility with Lithonia RELOC system. Access above ceiling required. |
| **ELR**[6] | Emergency battery pack with remote test switch | **CP**[8] | Chicago plenum |
| **ELHL**[6] | High-lumen-output emergency battery pack with integral test switch | **BDP**[8,9] | Ballast disconnect plug |
| **ELRHL**[6] | High-lumen-output emergency battery pack with remote test switch | **NPP16D EFP** | nLight network power/relay pack with 0-10V dimming. |
| **GMF**[5] | Single, slow-blow fuse | **NPP16D ER EFP** | nLight network power/relay pack with 0-10V dimming. ER controls fixtures on emergency circuit. |
| **GLR**[5] | Single, fast-blow fuse | **WL** | Wet location; lens required |
| **TRW** | White painted flange (standard on MB and WB) | **WRL**[10] | Wattage restriction label |
| **TRBL** | Black painted flange | **TWS** | Twist lock socket |
| **WLP** | With 3500 K lamp (shipped separately) | **CTA6**[11] | Ceiling thickness adaptor (2-1/8" max thickness) |

| ACCESSORIES order as separate catalog numbers (shipped separately) | |
|---|---|
| **SCA6** | Sloped ceiling adapter. Degree of slope must be specified (10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D. |



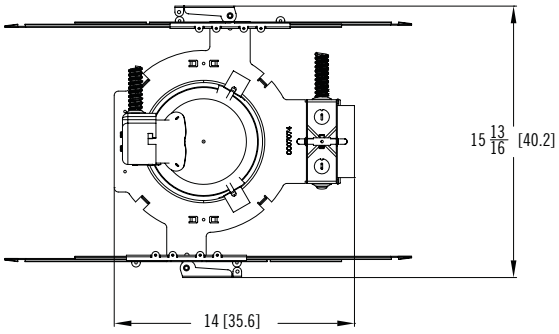
GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers GA 30012 | P 800.315.4982 | gothamlighting.com

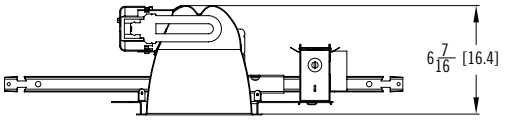
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gotham®

DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.




Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)
Lens Recess: 2.0 (5.1)

## DIMENSIONAL NOTES

- Fixture height for 1/42TRT is 6-3/4 (17.1).

ELECTRICAL

**ENERGY** (Calculated in accordance with NEMA standard LE-5A)

| LER.DOL | Annual* Energy Cost | Lamps | Lamp Lumens | Ballast Factor | Input Watts |
|---|---|---|---|---|---|
| 35 | $6.90 | (1) 18W DTT | 1200 | 1.00 | 20 |
| 40 | $5.96 | (1) 26W DTT | 1800 | 1.00 | 28 |
| 36 | $6.75 | (2) 32W TRT | 2400 | 0.98 | 36 |
| 39 | $6.11 | (2) 42W TRT | 3200 | 1.00 | 46 |

*Comparative yearly lighting energy cost per 1000 lumens

NOTES

## ORDERING NOTES

1. Not available with finishes.
2. Multi-volt electronic ballast capable of operating on any voltage from 120V through 277V, 50 or 60 Hz.
3. For additional ballast types, refer to TECH-250.
4. Not available with 13W.
5. Available in 120V or 277V only.
6. For dimensional changes, refer to TECH-140.
7. For compatible RELOC systems, refer to TECH-110.
8. Not available with emergency options.
9. Meets codes that require in-fixture disconnect.
10. Must specify wattage. Ex.: WRL32
11. Not available with 42W.

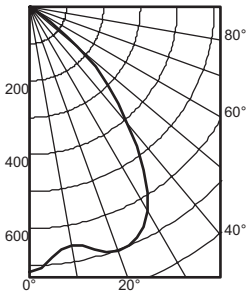

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PHOTOMETRY

| Distribution Curve | Distribution Data | Output Data | Coefficient of Utilization | Illuminance: Single Luminaire 30" Above Floor |
|---|---|---|---|---|

## AF 1/26TRT 6AR

(1) CF26TRT, 1800 LUMENS PER LAMP, 1.3 S/MH, TEST NO. LTL20419




| | Ave | Lumens |
|---|---|---|
| 0 | 719 | |
| 5 | 681 | 64 |
| 15 | 678 | 193 |
| 25 | 690 | 315 |
| 35 | 539 | 332 |
| 45 | 302 | 228 |
| 55 | 39 | 52 |
| 65 | 7 | 8 |
| 75 | 3 | 3 |
| 85 | 1 | 1 |
| 90 | 0 | |

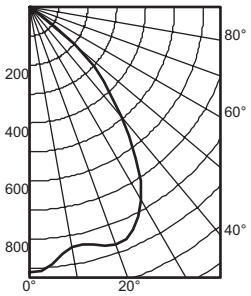
| Zone | Lumens | % Lamp |
|---|---|---|
| 0° - 30° | 572.2 | 31.8 |
| 0° - 40° | 904.5 | 50.2 |
| 0° - 60° | 1184.1 | 65.8 |
| 0° - 90° | 1195.2 | 66.4 |
| 90° - 180° | 0.0 | 0.0 |
| 0° - 180° | 1195.2 | *66.4 |
| | *Efficiency | |

| pf | 80% | | | 20% | | | 50% | | |
|---|---|---|---|---|---|---|---|---|---|
| pc | | | | 70% | | | | | |
| pw | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% |
| 0 | 79 | 79 | 79 | 77 | 77 | 77 | 74 | 74 | 74 |
| 1 | 73 | 71 | 69 | 71 | 69 | 68 | 68 | 67 | 66 |
| 2 | 66 | 63 | 61 | 65 | 62 | 60 | 63 | 61 | 59 |
| 3 | 61 | 57 | 54 | 60 | 56 | 53 | 58 | 55 | 52 |
| 4 | 56 | 51 | 48 | 55 | 51 | 48 | 53 | 50 | 47 |
| 5 | 51 | 46 | 43 | 50 | 46 | 43 | 49 | 45 | 42 |
| 6 | 47 | 42 | 39 | 46 | 42 | 39 | 45 | 41 | 38 |
| 7 | 43 | 38 | 35 | 43 | 38 | 35 | 42 | 38 | 35 |
| 8 | 40 | 35 | 32 | 40 | 35 | 32 | 39 | 35 | 32 |
| 9 | 37 | 32 | 29 | 37 | 32 | 29 | 36 | 32 | 29 |
| 10 | 34 | 30 | 27 | 34 | 30 | 27 | 34 | 30 | 27 |

| Mounting Height | Inital FC Center Beam | 50% beam - 64.8° Diameter | FC | 10% beam - 95.4° Diameter | FC |
|---|---|---|---|---|---|
| 8.0 | 23.8 | 7.0 | 11.9 | 12.1 | 2.4 |
| 10.0 | 12.8 | 9.5 | 6.4 | 16.5 | 1.3 |
| 12.0 | 8.0 | 12.0 | 4.0 | 20.9 | 0.8 |
| 14.0 | 5.4 | 14.6 | 2.7 | 25.3 | 0.5 |
| 16.0 | 3.9 | 17.1 | 2.0 | 29.7 | 0.4 |

## AF 1/32TRT 6AR

(1) CF32TRT, 2400 LUMENS PER LAMP, 1.2 S/MH, TEST NO. LTL20325




| | Ave | Lumens |
|---|---|---|
| 0 | 916 | |
| 5 | 888 | 83 |
| 15 | 846 | 241 |
| 25 | 847 | 386 |
| 35 | 637 | 395 |
| 45 | 362 | 273 |
| 55 | 45 | 60 |
| 65 | 9 | 9 |
| 75 | 3 | 3 |
| 85 | 1 | 1 |
| 90 | 0 | |

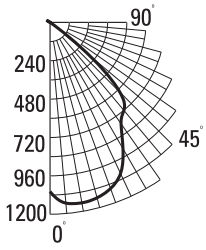
| Zone | Lumens | % Lamp |
|---|---|---|
| 0° - 30° | 710.6 | 29.6 |
| 0° - 40° | 1105.4 | 46.1 |
| 0° - 60° | 1439.2 | 60.0 |
| 0° - 90° | 1452.0 | 60.5 |
| 90° - 180° | 0.0 | 0.0 |
| 0° - 180° | 1452.0 | *60.5 |
| | *Efficiency | |

| pf | 80% | | | 20% | | | 50% | | |
|---|---|---|---|---|---|---|---|---|---|
| pc | | | | 70% | | | | | |
| pw | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% |
| 0 | 72 | 72 | 72 | 70 | 70 | 70 | 67 | 67 | 67 |
| 1 | 66 | 64 | 63 | 65 | 63 | 62 | 62 | 61 | 60 |
| 2 | 61 | 58 | 55 | 59 | 57 | 55 | 57 | 55 | 53 |
| 3 | 55 | 52 | 49 | 55 | 51 | 49 | 53 | 50 | 48 |
| 4 | 51 | 47 | 44 | 50 | 46 | 44 | 49 | 45 | 43 |
| 5 | 47 | 42 | 39 | 46 | 42 | 39 | 45 | 41 | 39 |
| 6 | 43 | 39 | 36 | 42 | 38 | 35 | 41 | 38 | 35 |
| 7 | 40 | 35 | 32 | 39 | 35 | 32 | 38 | 35 | 32 |
| 8 | 37 | 32 | 29 | 36 | 32 | 29 | 36 | 32 | 29 |
| 9 | 34 | 30 | 27 | 34 | 30 | 27 | 33 | 29 | 27 |
| 10 | 32 | 28 | 25 | 31 | 27 | 25 | 31 | 27 | 25 |

| Mounting Height | Inital FC Center Beam | 50% beam - 62.8° Diameter | FC | 10% beam - 95.2° Diameter | FC |
|---|---|---|---|---|---|
| 8.0 | 30.3 | 6.7 | 15.1 | 12.0 | 3.0 |
| 10.0 | 16.3 | 9.2 | 8.1 | 16.4 | 1.6 |
| 12.0 | 10.1 | 11.6 | 5.1 | 20.8 | 1.0 |
| 14.0 | 6.9 | 14.1 | 3.5 | 25.2 | 0.7 |
| 16.0 | 5.0 | 16.5 | 2.5 | 29.6 | 0.5 |

## AF 1/42TRT 6AR

(1) CF42DT/E/IN/835, 3200 LUMENS PER LAMP, 1.3 S/MH, TEST NO. LTL9521




| From 0° | cp. | Lumens |
|---|---|---|
| 0° | 1058 | |
| 5° | 1135 | 107 |
| 15° | 1136 | 323 |
| 25° | 1043 | 487 |
| 35° | 774 | 473 |
| 45° | 622 | 374 |
| 55° | 26 | 41 |
| 65° | 2 | 2 |
| 75° | 1 | 1 |
| 85° | 0 | 0 |
| 90° | 0 | |

| Zone | Lumens | %lamp |
|---|---|---|
| 0°-30° | 916.8 | 28.6 |
| 0°-40° | 1390.1 | 43.4 |
| 0°-60° | 1805.1 | 56.4 |
| 0°-90° | 1808.4 | 56.5 |
| 90°-180° | 0.0 | 0.0 |
| 0°-180° | 1808.4 | 56.5* |

*Efficiency

| ρf | 80% | | 20% | | 50% | |
|---|---|---|---|---|---|---|
| ρc | | | 70% | | | |
| ρw | 50% | 30% | 50% | 30% | 50% | 30% |
| 1 | 62 | 60 | 61 | 59 | 58 | 57 |
| 2 | 57 | 54 | 56 | 53 | 54 | 52 |
| 3 | 52 | 49 | 51 | 48 | 50 | 47 |
| 4 | 48 | 44 | 47 | 44 | 46 | 43 |
| 5 | 44 | 40 | 43 | 40 | 42 | 39 |
| 6 | 41 | 37 | 40 | 36 | 39 | 36 |
| 7 | 38 | 34 | 37 | 33 | 36 | 33 |
| 8 | 35 | 31 | 34 | 31 | 34 | 30 |
| 9 | 32 | 28 | 32 | 28 | 31 | 28 |
| 10 | 30 | 26 | 30 | 26 | 29 | 26 |

| Mount height | Initial fc at beam center | 50% beam angle 62.5° Beam diameter | fc at beam edge | 10% beam angle 94.2° Beam diameter | fc at beam edge |
|---|---|---|---|---|---|
| 8' | 35.0 | 6.7 | 17.5 | 11.8 | 3.5 |
| 10' | 18.8 | 9.1 | 9.4 | 16.1 | 1.9 |
| 12' | 11.7 | 11.5 | 5.9 | 20.4 | 1.2 |
| 14' | 8.0 | 14.0 | 4.0 | 24.7 | 0.8 |
| 16' | 5.8 | 16.4 | 2.9 | 29.0 | 0.6 |

## PHOTOMETRY NOTES

- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- Actual performance may differ as a result of end-user environment and application.
- Consult factory or IES file for microgroove baffle, black cone or other photometric reports.


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# D-Series Size 1
## LED Wall Luminaire

Buy American

d-series

Catalog Number

Notes

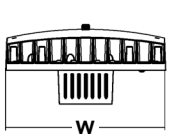
Type

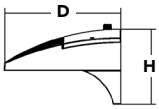
*Hit the Tab key or mouse over the page to see all interactive elements.*

## Specifications

### Luminaire

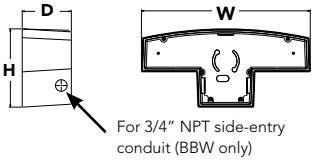
| | | | |
|---|---|---|---|
| **Width:** | 13-3/4" (34.9 cm) | **Weight:** | 12 lbs (5.4 kg) |
| **Depth:** | 10" (25.4 cm) | | |
| **Height:** | 6-3/8" (16.2 cm) | | |




### Back Box (BBW, E20WC)

| | | | |
|---|---|---|---|
| **Width:** | 13-3/4" (34.9 cm) | **BBW Weight:** | 5 lbs (2.3 kg) |
| **Depth:** | 4" (10.2 cm) | **E20WC Weight:** | 10 lbs (4.5 kg) |
| **Height:** | 6-3/8" (16.2 cm) | | |




For 3/4" NPT side-entry conduit (BBW only)

## 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)<br>20C 20 LEDs (two engines) [1] | 350 350 mA<br>530 530 mA<br>700 700 mA<br>1000 1000 mA (1 A) [1] | 30K 3000 K<br>40K 4000 K<br>50K 5000 K<br>AMBPC Amber phosphor converted | T2S Type II Short<br>T2M Type II Medium<br>T3S Type III Short<br>T3M Type III Medium<br>T4M Type IV Medium<br>TFTM Forward Throw Medium | MVOLT [2]<br>120 [3]<br>208 [3]<br>240 [3]<br>277 [3]<br>347 [3,4]<br>480 [3,4] | **Shipped included**<br>(blank) Surface mounting bracket<br>BBW Surface-mounted back box (for conduit entry) [5] | **Shipped installed**<br>PE Photoelectric cell, button type [6]<br>DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)<br>PIR 180° motion/ambient light sensor, <15' mtg ht [1,7]<br>PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7]<br>PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7]<br>PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7]<br>E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant [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. Same as old ELCW. 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 E20WC.
11. Also available as a separate accessory; see Accessories information.
12. Not available with E20WC.


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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

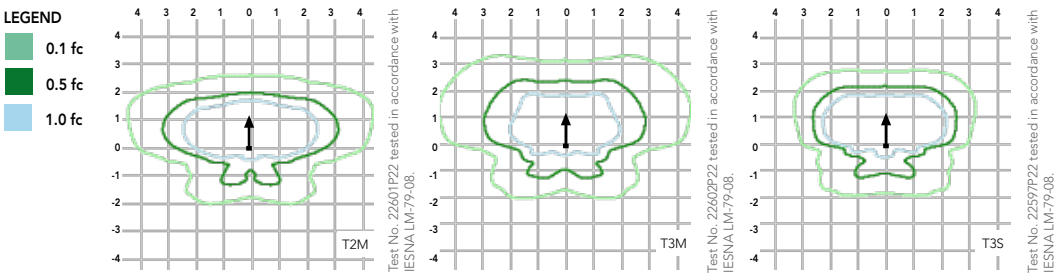
| Option | Dimmed State | High Level (when triggered) | Photocell Operation | Dwell Time | Ramp-up Time | Ramp-down Time |
|---|---|---|---|---|---|---|
| PIR or PIRH | 3V (37%) Output | 10V (100%) Output | Enabled @ 5FC | 5 min | 3 sec | 5 min |
| *PIR1FC3V or PIRH1FC3V | 3V (37%) Output | 10V (100%) Output | Enabled @ 1FC | 5 min | 3 sec | 5 min |

*For use when motion sensor is used as dusk to dawn control

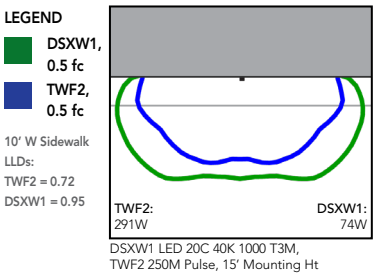
# Photometric Diagrams

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.

### BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

### WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. 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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LITHONIA LIGHTING®

| | |
|---|---|
| Catalog Number | |
| Notes | |
| Type | |

## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides maintenance-free general illumination for outdoor use in residential and commercial applications such as retail, education, multi-unit housing and storage. Ideal for lighting building facades, parking areas, walkways, garages, loading areas and any other outdoor space requiring reliable security lighting.

### CONSTRUCTION

Sturdy weather-resistant aluminum housing with a dark bronze finish.

High performance LEDs are powered by an MVOLT driver providing 2720 and 3970 delivered lumens at 5000K. 100,000 hours LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology. Fixture is maintenance-free.

Rated for outdoor installations -40°C minimum ambient.

Adjustable Dusk-to-Dawn, photocell standard automatically turns light on at dusk and off at dawn for convenience and energy savings.

Photocell can be disabled by rotating the photocell cover.

### OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing with Type 3 distribution.

Nighttime Friendly™ full cutoff above 90° angle, standard.

### INSTALLATION

Wall or arm mount (mounting arm sold separately).

All mounting hardware included.

### LISTINGS

UL Certified to US safety standards. C-UL Certified to Canadian safety standards. Wet location listed.

Tested in accordance with IESNA LM-79 and LM-80 standards. DLC qualified product.

### WARRANTY

5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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.

NOTE: Specifications are subject to change without notice.

**Outdoor General Purpose**

# OLW

**LED WALL PACK**



NIGHTTIME FRIENDLY™ Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

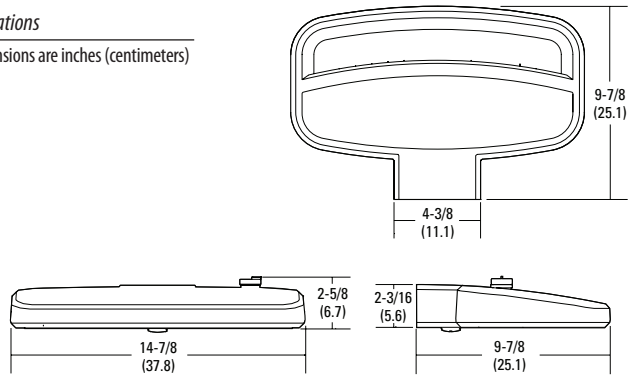
c UL us LISTED

LED

LED lighting facts LED Product Partner

*Specifications*

All dimensions are inches (centimeters)




**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options**.

**Example:** OLW 23

| OLW | | | | |
|---|---|---|---|---|
| **Series** | **Lumens / Color temperature (CCT)** | **Voltage** | **Features** | **Finish** |
| **OLW** LED Wall Light | **23** 2720 delivered lumens / 5000K[1]<br>**31** 3970 delivered lumens / 5000K[1] | **(blank)** MVOLT (120V-277V) | **(blank)** Photocell included | **(blank)** DDB Dark Bronze |

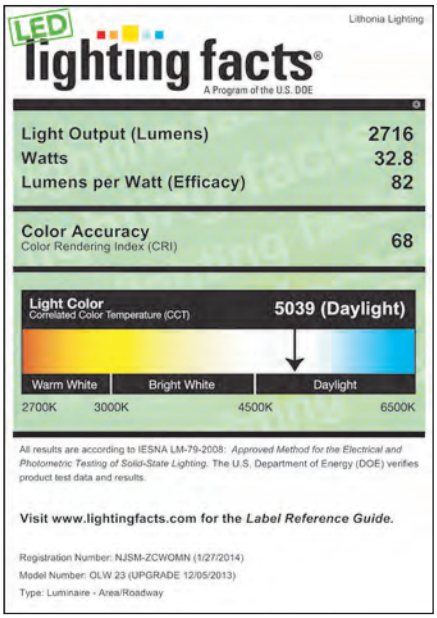
| **Accessories:** *Order as separate catalog number.* | |
|---|---|
| OMA 18 DDB U | 18" Steel mounting arm |

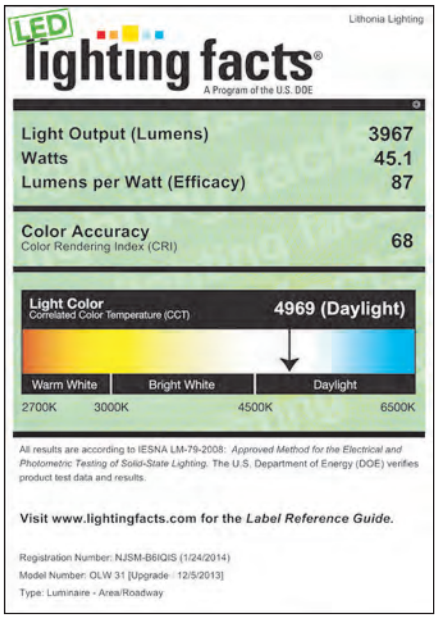
**Notes**

1 Correlated Color Temperature (CCT) shown is nominal per ANSI C78.377-2008.

## PHOTOMETRICS

Full photometric data report available within 2 weeks from request. Consult factory.
Tested in accordance with IESNA LM-79 and LM-80 standards.



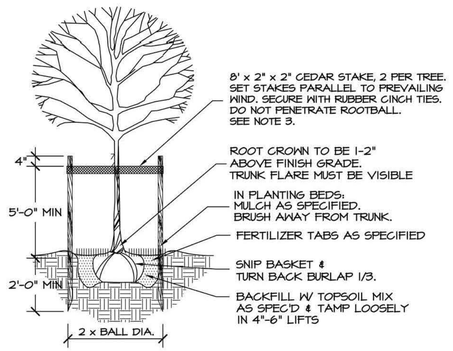






# PLANT PALETTE

| SYM | COMMON NAME | BOTANICAL NAME | SIZE |
|---|---|---|---|
| **EVERGREEN TREES** | | | |
| | GREEN ARROW ALASKA CEDAR | CHAMAECYPARIS NOOTKATENSIS 'G.A.' | 6-8' HT B&B |
| | KARL FUCHS HIMALAYAN CEDAR | CEDRUS DEODARA 'KARL FUCHS' | 6-8' HT B&B |
| | SKY HIGH JUNIPER | JUNIPERUS SCOPULORUM 'BAILIGH' | 5-6' HT B&B |
| | WEEPING WHITE SPRUCE | PICEA GLAUCA 'PENDULA' | 6-8' HT B&B |
| **SHADE TREES (CLASS II & III)** | | | |
| | ACCOLADE ELM | ULMUS 'MORTON' | 2" CAL B&B |
| | NORTHERN RED OAK | QUERCUS RUBRA | 2" CAL B&B |
| | SKYLINE HONEYLOCUST | GLEDITSIA TRIACANTHOS 'SKYCOLE' | 2" CAL B&B |
| | LITTLELEAF LINDEN | TILIA CORDATA | 2" CAL B&B |
| | TULIP TREE | LIRIODENDRON TULIPIFERA | 2" CAL B&B |
| | VILLAGE GREEN ZELKOVA | ZELKOVA SERRATA 'VILLAGE GREEN' | 2" CAL B&B |
| **ORNAMENTAL TREES (CLASS I)** | | | |
| | CHANTICLEER PEAR | PYRUS CALLERYANA 'GLEN'S FORM' | 2" CAL B&B |
| | MILKY WAY SELECT DOGWOOD | CORNUS KOUSA 'MILKY WAY SELECT' | 2" CAL B&B |
| | RED JEWEL CRABAPPLE | MALUS 'JEWELCOLE' | 2" CAL B&B |
| **SHRUBS/ORNAMENTAL GRASSES/PERENNIALS** | | | |
| | BLACK EYED SUSAN | RUDBECKIA FULGIDA 'GOLDSTRUM' | 1 GAL |
| | BLUE RUG JUNIPER | JUNIPERUS HORIZONTALIS 'WILTONI' | 2 GAL |
| | CREEPING MAHONIA | MAHONIA REPENS | 3 GAL |
| | DWARF FOUNTAIN GRASS | PENNISETUM ALOPECUROIDES 'HAMELN' | 3 GAL |
| | DART'S GOLD NINEBARK | PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' | 5 GAL |
| | STELLA D'ORO DAYLILY | HEMEROCALLIS 'STELLA D'ORO' | 1 GAL |
| | EMERALD 'N' GOLD EUONYMUS | EUONYMUS FORTUNEI 'EMERALD 'N' GOLD' | 3 GAL |
| | ENDLESS SUMMER HYDRANGEA | HYDRANGEA ARBORESCENS 'PIIHM-I' | 5 GAL |
| | RED FLOWER CARPET ROSE | ROSA 'FLOWER CARPET- NOARE' | 3 GAL |
| | FRANCEE HOSTA | HOSTA 'FRANCEE' | 1 GAL |
| | FINE LINE BUCKTHORN | RHAMNUS FRAGULA 'RON WILLIAMS' | 5 GAL |
| | GRO-LOW SUMAC | RHUS AROMATICA 'GRO-LOW' | 5 GAL |
| | IVORY HALO DOGWOOD | CORNUS ALBA 'BAILHALO' | 5 GAL |
| | KARL FOERSTER REED GRASS | CALAMAGROSTIS ARUNDINACEA 'K.F.' | 1 GAL |
| | LITTLE DEVIL NINEBARK | PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' | 5 GAL |
| | MUGO PINE | PINUS MUGO PUMILIO | 5 GAL |
| | OTTO LUYKEN LAUREL | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | 5 GAL |
| | PJM RHODODENDRON | RHODODRENDRON 'P.J.M' | 5 GAL |
| | SUMMERWINE NINEBARK | PHYSOCARPUS OPULIFOLIA 'SEWARD' | 5 GAL |
| | MAIDEN GRASS | MISCANTHUS SINENSIS 'GRACILLIMUS' | 1 GAL |

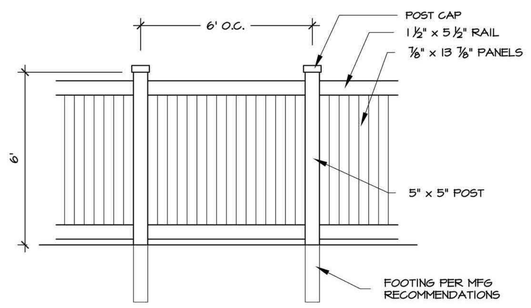
LAWN




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

## 1 TREE PLANTING/STAKING

NOT TO SCALE




NOTE: OWNER APPROVED COLOR AND STYLE TO MATCH EXISTING FENCING.

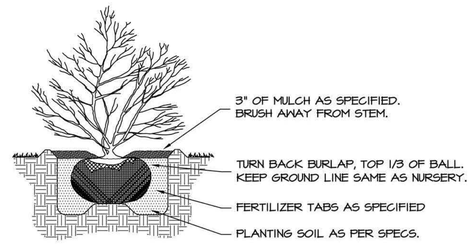
## 4 6' VINYL PRIVACY FENCE

NOT TO SCALE

# NOTES

1. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
2. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. BIKE RACKS: SITE TO HAVE TWO (2) BIKE RACKS ACCOMMODATING A TOTAL OF FOUR (4) BIKES. PROVIDE AND INSTALL TWO (2) STANDARD INVERTED U BIKE RACKS SURFACE MOUNTING BY BELSON OUTDOORS (WWW.BELSON.COM) OR APPROVED EQUAL. \OWNER APPROVED PONDERCOAT COLOR TO MATCH ARCHITECTURE. LOCATIONS PER PLAN.
4. BENCHES: PROVIDE AND INSTALL TWO (2) 4' HARTFORD COLLECTION PARK BENCH, SURFACE MOUNT BY BELSON OUTDOORS (WWW.BELSON.COM) OR APPROVED EQUAL. BENCHES TO COMPLY WITH ICC/ANSI 903. SUPPLIER TO VERIFY. SEE ARCH FOR ADDITIONAL INFO. OWNER APPROVED PONDERCOAT COLOR TO MATCH ARCHITECTURE. LOCATIONS PER PLAN.
5. PLANTERS: PROVIDE AND INSTALL THREE (3) 24" DIA. x 22" HEIGHT ROUND 'RADIUS' SERIES PLANTERS, GLASS FIBER REINFORCED CONCRETE (GFRC), LIGHT SANDBLAST FINISH WITH BOTTOM SAUCER TRAY BY DURA ART STONE (WWW.DURAARTSTONE.COM) OR APPROVED EQUAL. OWNER APPROVED COLOR TO MATCH ARCHITECTURE. LOCATIONS PER PLAN. PLANTER POTS TO BE PLUMBED FOR DRIP IRRIGATION. FILL PLANTERS WITH MIRACLE GROW COMMERCIAL GRADE POTTING MIX OR APPROVED EQUAL AND PLANT WITH SEASONAL ANNUALS 6" O.C.
6. COMMUNITY GARDENS: 4'x8' WOOD RAISED PLANTER BOXES WITH FOUR (4) - 4"x4"x32" CORNER/SIDE POSTS SET 8" BELOW GRADE. ALL RAISED BED TO COMPLY WITH ICC/ANSI 308: 2"x8" PRESSURE TREATED LUMBER TO BE STACKED THREE TIERS HIGH WITH 2"x6" BENCH SEAT SURROUNDING TOP. SECURE TOP TO EACH POSTS WITH 3- 3 1/2" SCREW.

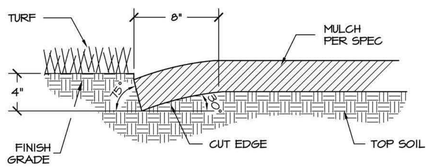
   FILL BOX WITH MIRACLE GROW COMMERCIAL GRADE POTTING MIX OR APPROVED EQUAL. SOIL SURFACE WITHIN PLANTER BOX TO BE 2" MIN FROM TOP PLANTER BOX. PROVIDE DRIP IRRIGATION TO EACH PLANTER, CONNECTED TO THE AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.




NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

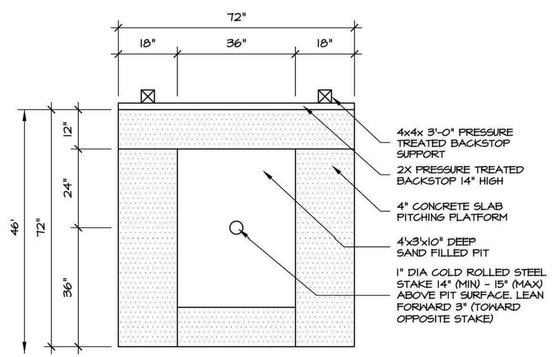
## 2 SHRUB PLANTING

NOT TO SCALE




## 3 PLANTER CUT BED EDGE

NOT TO SCALE




## 5 HORSESHOE PITCHER'S BOX

NOT TO SCALE


THE ARCHITECTS OFFICE PLLC
PRICE SANDERS RHEES RUBY
499 MAIN STREET (208) 343-2931
BOISE, IDAHO 83702 TAOIDAHO.COM

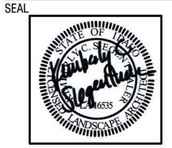
JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7176, Fx. (208) 343-7178


PROJECT

**VINEYARD SUITES**

**KUNA, ID**

SEAL





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FILE

DATE
MARCH 2, 2022

FILE NO.
JBA 2208

DRAWN
KCS

REVISIONS

SHEET

**L1.0**

LANDSCAPE CONCEPT PLAN

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L:\210585\3_ACAD\WDS\SHEETS\CONSTRUCTION (3KA\WDS\210585-COVER.DWG, 3/1/2022

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

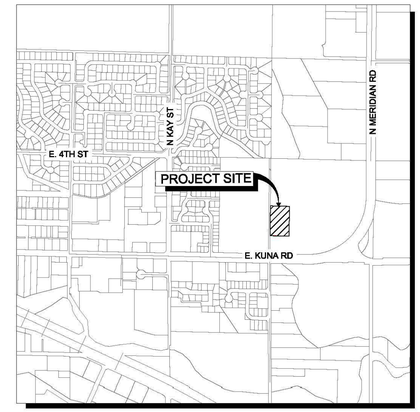
# CONSTRUCTION DRAWINGS FOR
# MERLIN POINTE

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 24
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
MARCH 1, 2022

0 20 40 80 120

## DEVELOPER

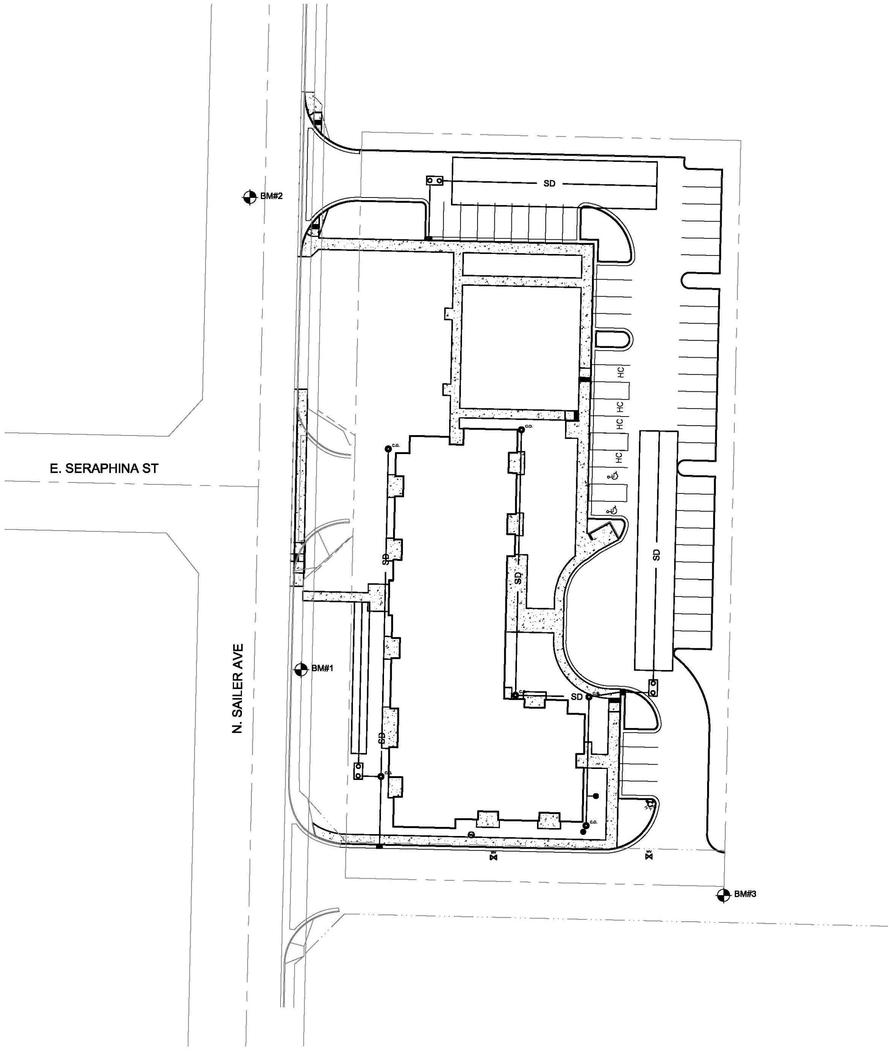
GREG URRUTIA
NEW BEGINNINGS HOUSING, LLC
1812 MADISON AVENUE
NAMPA, ID 83687
PH: (208) 461-7663




VICINITY MAP
SCALE: 1" = 1000'

## LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| R/W | ROAD RIGHT-OF-WAY |
| | EASEMENT |
| EG | EDGE OF GRAVEL |
| SEW | SEWER MAIN |
| W | WATER MAIN |
| SD | STORM DRAIN LINE |
| PI | PRESSURE IRRIGATION MAIN |
| S | SEWER MANHOLE |
| SD | STORM DRAIN MANHOLE |
| | CATCH BASIN |
| M | MONITORING WELL |
| | WATER VALVE |
| B.O. | BLOW-OFF |
| | IRRIGATION BOX |
| IS | IRRIGATION SERVICE |
| ID | IRRIGATION DRAIN |
| | SIGN |
| | PEDESTRIAN RAMP |
| 2580 | PROPOSED MAJOR CONTOUR |
| 2582 | PROPOSED MINOR CONTOUR |
| 2580 | EXISTING MAJOR CONTOUR |
| 2582 | EXISTING MINOR CONTOUR |




## ABBREVIATIONS

| | |
|---|---|
| BOW | BACK OF WALK |
| CB | CATCH BASIN |
| E | EAST/EASTING |
| EX | EXISTING |
| FF | FINISHED FLOOR |
| HP | HIGH POINT |
| LP | LOW POINT |
| N | NORTH/NORTHING |
| ME | MATCH EXISTING |
| PC | POINT OF CURVATURE |
| PI | PRESSURE IRRIGATION |
| PT | POINT OF TANGENCY |
| PVI | POINT OF VERTICAL CURVATURE |
| S | SOUTH |
| SD | STORM DRAIN |
| SDMH | STORM DRAIN MANHOLE |
| SGT | SAND/GREASE TRAP |
| SL | STREET LIGHT |
| SS | SANITARY SEWER |
| SSMH | SANITARY SEWER MANHOLE |
| TOA | TOP OF ASPHALT |
| TOC | TOP OF CONCRETE |
| TVC | TOP OF VERTICAL CURB |
| W | WEST |

## SHEET LIST TABLE



| | |
|---|---|
| C0.0 | COVER |
| C0.1 | NOTES |
| C1.0 | SITE PLAN |
| C2.0 | DRAINAGE |
| C3.0 | GRADING PLAN |
| C4.0 | DETAILS |
| C5.0 | ESC |



## UTILITY REPRESENTITIVES

| UTILITY | AGENCY | REPRESENTATIVE | PHONE |
|---|---|---|---|
| FIBER | CABLE ONE (SPARKLIGHT) | TIM ALVERSON | (208)472-8433 |
| FIBER | CAMBRIDGE TELEPHONE | TOM WOOD | (208)257-8228 |
| FIBER | SYRINGA NETWORKS | DOUG BROOKS | (208)757-4002 |
| WATER/SEWER | CITY OF KUNA | MICHAEL BORZICK | (208)287-1726 |
| POWER | IDAHO POWER | ETHAN MORGAN | (208)388-6510 |
| GAS | INTERMOUNTAIN GAS | BRYCE OSTLER | (208)377-6812 |

## SURVEY INFORMATION

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

| BM#1 | | BM#2 | | BM#3 | |
|---|---|---|---|---|---|
| NORTHING: | 11106.58' | NORTHING: | 11355.44' | NORTHING: | 10987.51' |
| EASTING: | 2885.49' | EASTING: | 2858.50' | EASTING: | 3108.55' |
| ELEVATION: | 2716.90' | ELEVATION: | 2717.75' | ELEVATION: | 2719.84' |
| DESCRIPTION: | "X" IN BACK OF WALK | DESCRIPTION: | SEWER MANHOLE | DESCRIPTION: | SEWER MANHOLE |

## NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ADA COUNTY HIGHWAY DISTRICT, THE CITY OF KUNA, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PROFESSIONAL ENGINEER
LICENSED
19169
3/1/2022
STATE OF IDAHO
LAURA M. BOND

BORDER SIZE: 22"x34"
DESIGNED: L. BOND
DRAWN: L. BOND
CHECKED: P. COLWELL
APPROVED: L. BOND

| NO. | DESCRIPTION | DATE |
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| | REVISIONS | |

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
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CONSTRUCTION DRAWINGS FOR:
MERLIN POINTE
COVER

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: MARCH 1, 2022
PROJECT: 210585
SHEET: C0.0

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## GENERAL:

1. ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB GUTTER SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUNA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL AND STATE LAWS.
2. ALL WORK SHALL BE COMPLETED IN A PROFESSIONAL, HIGH QUALITY MANNER. SUBSTANDARD, INCOMPLETE OR OTHERWISE DEFICIENT WORK SHALL BE REJECTED.
3. CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY-FOUR (24) HOURS BEFORE BACKFILLING.
4. CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY-EIGHT (48)HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
5. CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
6. CONTRACTOR SHALL STAMP PI, S, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.
7. ALL POTABLE/NON-POTABLE WATER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISPWC SD 407.
8. ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I OR TYPE II BEDDING. IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE AT LEAST SIX (6) INCHES THICK.
9. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
10. ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
11. CONTRACTOR SHALL LOCATE AND PROTECT CRITICAL CONSTRUCTION CONTROL POINTS WITHIN THE PROJECT WORK LIMITS.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES. CALL DIGLINE INC. BEFORE COMMENCING UNDERGROUND WORK, (800) 342-1585.
13. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS ABOVE AND BELOW GROUND REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS WORK INCLUDES CLEARING AND GRUBBING, WHICH INCLUDES CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS AND/OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND OTHER MATERIAL NOT SUITABLE FOR THE FOUNDATION OF PAVEMENTS AND OTHER STRUCTURES. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON-SITE SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
14. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND APPROVED.
15. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES AND TRAFFIC CONTROL AROUND AND WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF KUNA, AT THE PRECONSTRUCTION CONFERENCE, A TRAFFIC CONTROL PLAN THAT IS IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
16. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH WITHIN, WHICHEVER IS MOST RESTRICTIVE. PROOF THAT ALL MATERIALS USED ON THIS PROJECT MEET THE REQUIREMENTS ABOVE MUST BE PROVIDED AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
17. ALL UNDERGROUND UTILITIES AND SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO STREET CONSTRUCTION.
18. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS, IF REQUIRED, SHALL BE BACK CHARGED TO THE RESPONSIBLE CONTRACTOR BY THE OWNER.
19. ALL COSTS INCURRED BY THE CONTRACTOR FOR CORRECTING DEFICIENT WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO PERFORMED THE WORK. FAILURE TO CORRECT DEFICIENT WORK WILL BE CAUSE FOR ISSUANCE OF A STOP WORK ORDER AND POSSIBLE TERMINATION.
20. ALL WORK SUBJECT TO APPROVAL BY ANY POLITICAL AGENCY OR GOVERNING AGENCY MUST BE APPROVED PRIOR TO (I) PLACING OF CONCRETE, (II) PLACING OF AGGREGATE BASE, (III) PLACING OF ASPHALT PAVING, (IV) BACKFILLING TRENCHES. WORK PERFORMED WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK TO THE REQUIRED STANDARDS.
21. STANDARD DRAWING NUMBERS, REFERENCED IN THESE NOTES, WHICH BEGIN WITH "SD" ARE FROM THE I.S.P.W.C. STANDARD DRAWINGS.
22. THE CONTRACTOR IS TO ENSURE THAT THE LATEST REVISIONS OF CONSTRUCTION DRAWINGS ARE USED. CONTACT ENGINEER FOR VERIFICATION PRIOR TO COMMENCING CONSTRUCTION.
23. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT A PRECONSTRUCTION CONFERENCE WITH THE ENGINEER AND THE CITY OF KUNA PUBLIC WORKS DEPARTMENT REPRESENTATIVE IN ATTENDANCE PRIOR TO COMMENCING ANY CONSTRUCTION. GENERAL SITE CONTRACTOR, UNDERGROUND CONTRACTOR, PAVING CONTRACTOR, AND UTILITY COMPANIES SHALL BE PRESENT.
24. WHEN DISCREPANCIES OCCUR BETWEEN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NULLIFY ANY CONTRACTOR'S CLAIM FOR ADDITIONAL COMPENSATION.
25. THE CONTRACTOR IS REQUIRED TO OBTAIN A CITY OF KUNA PERMIT TO USE RIGHT-OF-WAY A MINIMUM OF 24 HOURS PRIOR TO ANY CONSTRUCTION WITHIN EXISTING STREET RIGHT-OF-WAY.
26. ALL CONTRACTORS PERFORMING ANY WORK DEPICTED ON THESE PLANS SHALL HAVE IN THEIR POSSESSION AND ON THE JOB SITE AN APPROVED SET OF PLANS WHICH HAVE BEEN STAMPED AND SIGNED ON THE FRONT SHEET BY THE CITY OF KUNA ENGINEERING DEPARTMENT.
27. DESIGN ENGINEER/CONTRACTOR SHALL SUBMIT AS-BUILT INVERT ELEVATIONS AT SEWER AND STORM DRAIN MANHOLES, NOT CENTERLINE OF MANHOLES, TO THE CITY OF KUNA PRIOR TO PAVING STREETS.
28. CONTRACTORS TO REMOVE ALL CONCRETE, ASPHALT AND UNSUITABLE MATERIALS OFF-SITE.
29. CONTRACTOR IS RESPONSIBLE FOR THE SWPPP AND NOI.
30. ALL ADA ACCESS ROUTS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%

## STORM DRAINAGE:

1. ALL WORK SHALL CONFORM TO THE I.S.P.W.C (2020). ALL STORM DRAINAGE PIPING TO BE SDR 35, ASTM D 3034 OR T-1, FOR SIZE 15" AND LESS, ASTM F679 FOR SIZE 18" TO 36" PER ISPWC SECTION 601. MANHOLES SHALL BE CONSTRUCTED PER ISPWC.
2. CONTRACTOR IS TO TEST INFILTRATION AS EACH SEEPAGE BED SITE AND REPORT THE RESULTS TO THE ENGINEER. SHOULD THE ACTUAL RESULTS VARY FROM THE DESIGN, A REDESIGN OF THE SEEPAGE BED MAY BE NECESSARY.

## SEWER:

1. ABANDON ALL EXISTING SEPTIC SYSTEMS IN ACCORDANCE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS. PROVIDE DOCUMENTATION TO THE CITY OF KUNA UPON REQUEST.
2. THE HORIZONTAL SEPARATION OF POTABLE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET FROM PIPE EDGE TO PIPE EDGE AS SHOWN IN ISPWC SD 407.
3. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING PIPE LAYING AND JOINING OPERATIONS.
4. TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY ACHD OR BY THE OWNER'S ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL". COMPACTION TESTS ARE REQUIRED IN THE BACKFILL ABOVE THE PIPE ZONE, WITHIN PUBLIC RIGHT-OF-WAY, ACCORDING TO ACHD REQUIREMENTS. SUBMIT DENSITY TEST RESULTS TO THE CITY OF KUNA AND ACHD BEFORE FINAL ACCEPTANCE.
5. CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN TO ALLOW ON SITE VERIFICATION OF THE INVERT ELEVATIONS AND SLOPES BY THE CITY'S INSPECTOR. CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL APPROVED BY THE CITY OF KUNA INSPECTOR OR OTHER ARRANGEMENTS HAVE BEEN MADE FOR THE VERIFICATION OF SERVICE LINE INVERT ELEVATIONS AND SLOPES.
6. CONTRACTOR SHALL INSTALL A REMOVABLE PLUG IN THE DOWN STREAM SIDE OF THE EXISTING MANHOLE WHERE THE NEW CONNECTION WILL BE MADE. THE PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE OF THE SEWER PROJECT.
7. ALL SEWER PIPE AND FITTINGS 4 INCH THROUGH 15 INCH DIAMETER SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM D-3034, SDR-35. SEWER PIPE AND FITTINGS SIZES 18 INCH THROUGH 36 INCH DIAMETER SHALL BE PVC CONFORMING TO ASTM F 679. PRESSURE SEWER PIPE SHALL CONFORM TO AWWA C900 PVC, DR 18 (235 PSI).
8. SEWER SERVICE LINES SHALL BE INSTALLED BEFORE STREET IMPROVEMENTS & SEWER SERVICE MARKERS SHALL BE IN PLACE BEFORE FINAL INSPECTION. CONTRACTOR SHALL NOTIFY THE CITY WHEN SEWER SERVICE STUB OUTS ARE INSTALLED, MARKED & READY FOR INSPECTION.
9. PLACE MARKING TAPE ABOVE ALL FORCE MAIN SEWER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, GREEN IN COLOR, WITH "SEWER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
10. CONSTRUCT ALL MANHOLES WATER TIGHT. THE TOP OF MANHOLE CONE SHALL BE WITHIN TWELVE (12) INCHES OF FINISHED GRADE. CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND GRADE RINGS.
11. SEWER CONSTRUCTION SHALL MEET THE SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING STANDARD DRAWINGS AND ACCOMPANYING SPECIFICATIONS FOUND IN "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" AND ACHD STANDARD DRAWINGS:
    - 11.1. STANDARD MANHOLE – TYPE A, DRAWING NO. SD-501 AND SD-501A.
    - 11.2. STANDARD SHALLOW MANHOLE – DRAWING NO. SD-505.
    - 11.3. MANHOLE COLLAR DETAIL – DRAWING NO. SD-506.
    - 11.4. MANHOLE COVER AND FRAME – DRAWING NO. SD-507.
    - 11.5. STANDARD SEWER SERVICE LINE – DRAWING NO. SD-511 & SD-511A.
    - 11.6. SEWER SERVICE MARKER – DRAWING NO. SD-512.
12. CONTRACTOR SHALL FIELD VERIFY THE TOP ELEVATION OF MANHOLE CONES TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES.
13. MANHOLE: APPLY NON-SHRINK GROUT BETWEEN THE METAL FRAME AND GRADE RINGS. GRADE RINGS SHALL NOT BE STACKED WITHOUT NON-SHRINK GROUT OR MORTAR.
14. SET EACH GRADE RING IN A BED OF NON-SHRINK GROUT OR MORTAR. TROWEL SMOOTH WITH THE INSIDE OF THE MANHOLE.
15. PAVING CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER ISPWC DRAWING NO. SD-508. THE PAVING CONTRACTOR SHALL CONTACT ACHD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
16. PRIOR TO CONNECTING TO THE EXISTING SEWER SYSTEM, WHERE THE CONNECTION IS MADE BETWEEN MANHOLES AND EXISTING SERVICES, ALL SEWER MAINS AND SERVICES MUST BE AIR TESTED.
17. COMPLETE INTEGRITY TESTING, AFTER ALL UTILITIES ARE INSTALLED AND BEFORE PAVING.
18. CONTRACTOR SHALL CONTACT OWNERS' ENGINEER AND THE CITY OF KUNA AT LEAST 24 HOURS BEFORE TESTING. SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC SPECIFICATIONS. A CITY REPRESENTATIVE MUST OBSERVE THE TESTING. TESTING SHALL INCLUDE AIR PRESSURE TESTING, DEFLECTION TESTING, INVERT ELEVATION SURVEY AND VISUAL INSPECTION USING A CLOSED-CIRCUIT TELEVISION (CCTV) CAMERA. ALL SEWER LINES SHALL BE CLEANED AND CHECKED FOR DEFLECTION BEFORE BEGINNING THE CCTV CAMERA INSPECTION. PROVIDE A COPY (DVD or THUMB) OF THE VISUAL INSPECTION TO THE CITY OF KUNA FOR QUALITY VERIFICATION. NO SEWER MAINLINE SHALL BE CONSIDERED APPROVED AND ACCEPTED UNTIL THE VISUAL REVIEW IS COMPLETE.
19. SEWER CONSTRUCTION INSPECTIONS WILL BE PERFORMED BY THE OWNER'S ENGINEER OR DESIGNATED REPRESENTATIVE. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER, IN CONFORMANCE WITH THE APPROVED MASTER PLAN, CONTRACT DRAWINGS, AND ASSOCIATED SPECIFICATIONS.
20. CITY OF KUNA SHALL PROVIDE FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION.
21. ALL WORK SHALL CONFORM TO THE I.S.P.W.C. (2020) AND THE GENERAL CONSTRUCTION NOTES, WHICHEVER IS MORE RESTRICTIVE.
22. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS AND WHILE MAKING SEWER TAPS. THE METHOD OF DEWATERING SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION. DITCHES AND STORM DRAIN FACILITIES THAT ARE SILTED DUE TO THE CONTRACTOR'S DEWATERING SHALL BE CLEANED AND RESTORED TO THEIR ORIGINAL STATE.
23. BEDDING MATERIAL FOR ALL SEWER MAIN AND SERVICE LINES SHALL BE PER ISPWC SECTION 305.2.2. TYPE 1 BEDDING.
24. TRENCH EXCAVATION AND BACKFILL SHALL BE PERFORMED IN ACCORDANCE WITH DIVISION 300-TRENCHING OF THE I.S.P.W.C.
25. SEWER SERVICE LINES SHALL BE CONSTRUCTED PRIOR TO ANY ROAD IMPROVEMENTS AND SHALL BE CONSTRUCTED TO THE LOCATIONS SHOWN ON THE PLANS. ALL SERVICE LINES SHALL BE CONSTRUCTED TO A MINIMUM GRADE OF 2% UNLESS APPROVED BY THE ENGINEER.
26. SERVICE LINES ARE TO BE PLACED IN APPROPRIATE DIAMETER WATER CLASS PIPE CONDUIT WHERE SEEPAGE TRENCHES ARE ENCOUNTERED. THE CONTRACTOR WILL NOT BE ALLOWED TO BORE UNDER ANY EXISTING CURB/GUTTER OR SIDEWALK.
27. INSPECTIONS WILL BE PERFORMED BY THE ENGINEER OF RECORD. THE CITY OF KUNA MAY INSPECT ANY WORK RELATED TO THE SEWER LINE AT ANY TIME. ANY WORK THAT DOES NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
28. ALL TRENCH BACKFILL COMPACTION TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD OR HIS REPRESENTATIVE AND THE CITY OF KUNA.
29. THE CONTRACTOR SHALL PERFORM AIR TESTS OF ALL SEWER LINES IN ACCORDANCE WITH SECTION 501 OF THE I.S.P.W.C. SPECIFICATIONS AFTER BACKFILLING AND COMPACTING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND PERSONNEL REQUIRED TO PERFORM THESE TESTS. ALL AIR TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY OF KUNA OR HIS REPRESENTATIVES. 48 HOURS NOTICE IS REQUIRED PRIOR TO ANY CONSTRUCTION OR TESTING.
30. WHERE CONCRETE COLLARS ARE REQUIRED, THE CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER ISPWC STANDARD DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND THE CITY OF KUNA 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
31. THE CONTRACTORS SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY OF KUNA OR TWO YEARS IF NATIVE BACKFILL IS USED. (SEE BACKFILL SPEC.)
32. DESIGN ENGINEER/CONTRACTOR SHALL SUBMIT AS-BUILT INVERT ELEVATIONS AT SEWER AND STORM DRAIN MANHOLES, NOT CENTERLINE OF MANHOLES, TO THE CITY OF KUNA PRIOR TO PAVING STREETS.
33. ALL SEWER MAIN LINES SHALL BE 8". ALL SEWER SERVICE LINES SHALL BE 6" AND CONSTRUCTED PER ISPWC.
34. MANHOLE GRADE RINGS SHALL BE NO MORE THAN 12 INCHES IN HEIGHT.

## WATER:

1. ALL EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH IDAHO DEPARTMENT OF WATER RESOURCES REQUIREMENTS. CONTACT IDWR 208-334-2190.
2. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
3. CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
4. ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.
5. ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH TYPE I OR TYPE III BEDDING. IN AREAS OF ROCK EXCAVATION, PIPE BEDDING SHALL BE AT LEAST SIX (6) INCHES THICK MEASURED FROM THE PIPE BELL.
6. ALL WATER MAIN PIPE SHALL BE COVERED WITH AT LEAST FOUR (4) FEET AND NO MORE THAN SIX (6) FEET OF APPROVED FILL MATERIAL. FILL SHALL BE MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
7. COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).
8. PLACE MARKING TAPE ABOVE ALL WATER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, BLUE IN COLOR, WITH "WATER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1 ½" BLACK LETTERS.
9. TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VEIFICATION TEST BEFORE PAVING.
10. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C-509. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
11. FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3- PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
12. ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPWC SD-403.
13. SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER SCHEDULE 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE BED.
14. OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
15. OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE PAVING. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE ALL TESTING.
16. LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE PAVING PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISPWC SECTION 401 .
17. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
18. DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO ISPWC DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
19. SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
20. CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
21. LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
22. CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
23. LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT-OF-WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
24. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.
25. PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPWC STANDARD DRAWING SD-406.
26. ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C-502, INSTALLED PER ISPWC SECTION 403 AND ISPWC DWG SD-404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTING, AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.
27. FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
28. INSTALL INDIVIDUAL ONE (1)-INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)-INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10-FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10-FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISPWC DWG SD-401.
29. THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.
30. CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18-INCH TALL ¾-INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20- INCH DIAMETER BY 36-INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MIDSTATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1-INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
31. METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
32. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE.
33. MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 ½) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER.
34. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER LINE CONSTRUCTION WILL BE BY THE CITY OF KUNA.
35. HORIZONTAL SEPARATION OF WATER MAINS FROM NON-POTABLE SOURCES (SEWER, STORM DRAIN, IRRIGATION, ETC.) SHALL BE A MINIMUM OF TEN (10) FEET MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE.
36. WHERE IT IS NECESSARY FOR NON-POTABLE (SEWER, STORM DRAIN, IRRIGATION, ETC.) AND WATER LINES TO CROSS EACH OTHER WITH LESS THAN 18" SEPARATION THE NON-POTABLE LINE CROSSING SHALL BE CLASS 150 PVC PIPE CONFORMING TO AWWA C-900, OR EQUAL CONSTRUCTION FOR A DISTANCE OF TEN (10) FEET ON BOTH SIDES OF THE WATER LINE. ONE FULL LENGTH OF BOTH WATER LINE AND NON-POTABLE LINE SHALL BE CENTERED OVER THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE. POTABLE/NONPOTABLE WATER CROSSINGS SHALL BE PER SD-407.
37. TRENCH EXCAVATION AND BACKFILL SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 300-TRENCHING OF THE I.S.P.W.C.
38. WATER SERVICE LINES SHALL BE CONSTRUCTED PRIOR TO ANY ROAD IMPROVEMENTS AND SHALL BE CONSTRUCTED TO THE PROPERTY LINE AT THE STATIONS SHOWN ON THE PLANS. ALL SERVICE LINES SHALL BE CONSTRUCTED OF POLYTHYLENE (PE) PRESSURE PIPE PER AWWA C-901 WITH A PRESSURE CLASS OF 200 PSI. SERVICE LINES SHALL BE IRON PIPE SIZE (IPS).
39. ALL VALVE BOX LIDS SHALL BE FLUSH WITH THE FINAL FINISH GRADE. ALL VALVE BOXES LOCATED IN THE STREET SHALL HAVE CONCRETE COLLARS.
40. WAT

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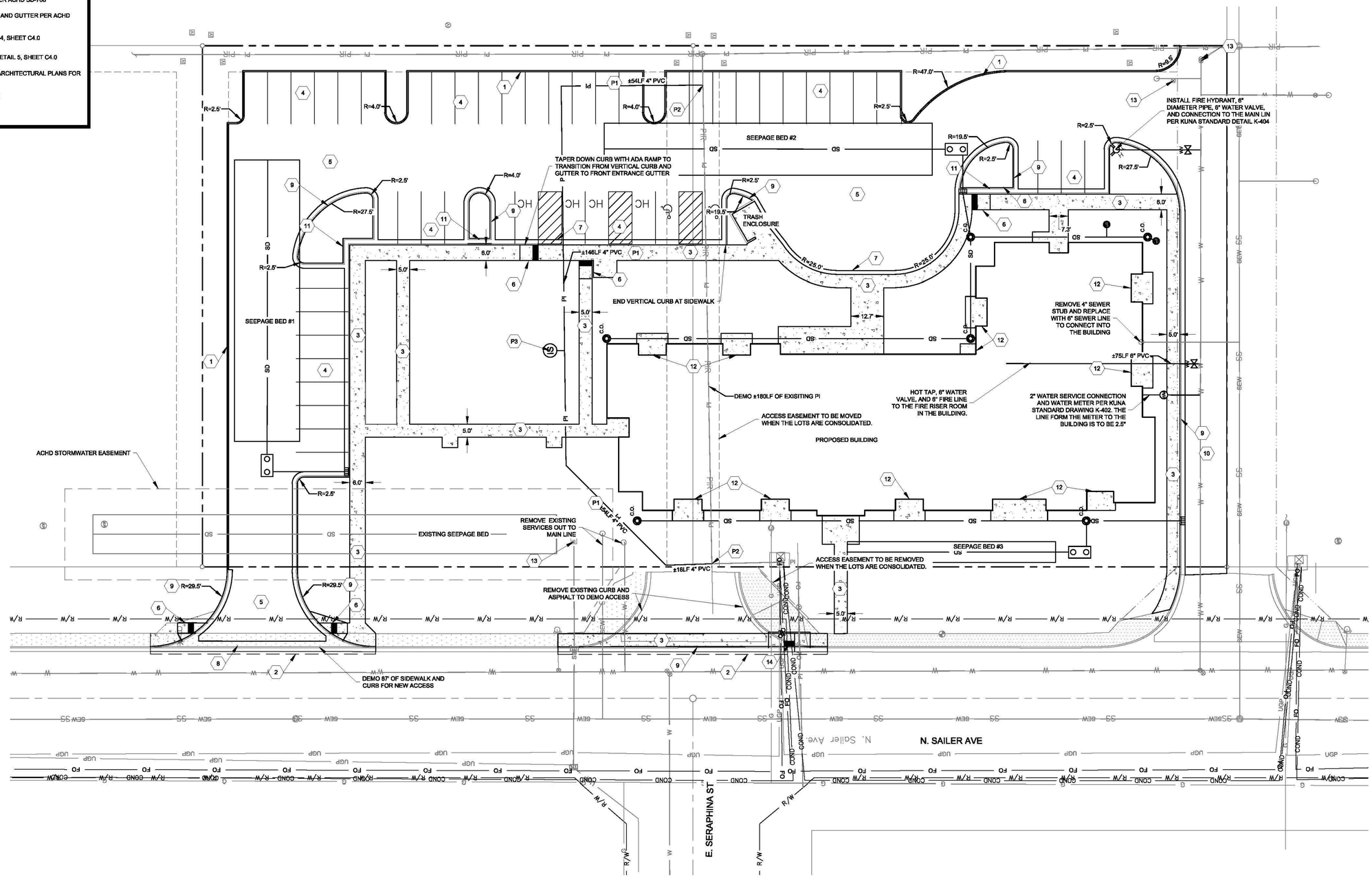
L:\210585\3_ACAD\DWG\SHEET SET\CONSTRUCTION DRAWINGS\210585-SITE PLAN.DWG, 3/1/2022

## KEYNOTES:

1. INSTALL 6" VERTICAL CURB (NO GUTTER) PER SD-701A.
2. SAWCUT EXISTING ASPHALT PERPENDICULAR AND PARALLEL A MINIMUM OF 1' TO PROVIDE A SMOOTH TRANSITION.
3. INSTALL CONCRETE SIDEWALK PER ACHD SD-709.
4. PARKING AREA, STRIPE PER MUTCD AND ADA GUIDELINES.
5. PAVEMENT, PER DETAIL 3, SHEET C4.0
6. PEDESTRIAN RAMP PER ACHD SD-712
7. INSTALL FRONT ENTRANCE GUTTER PER DETAIL 6, SHEET C4.0
8. INSTALL VALLEY GUTTER PER ACHD SD-708
9. INSTALL 6" VERTICAL CURB AND GUTTER PER ACHD SD-701
10. ACCESS ROAD PER DETAIL 4, SHEET C4.0
11. DRAINAGE CHANNEL PER DETAIL 5, SHEET C4.0
12. PATIO OR DOOR PAD, SEE ARCHITECTURAL PLANS FOR DETAILS.
13. ADJUST RIM TO ELEVATION
14. ADA RAMP PER ACHD 712G

## PRESSURE IRRIGATION KEYNOTES:

- P1 INSTALL 4" PRESSURE IRRIGATION LINE
- P2 CUT EXISTING PI LINE AND CONNECT NEW LINE TO EXISTING
- P3 INSTALL PRESSURE IRRIGATION SERVICE PER ISPWC SD-901




PROFESSIONAL ENGINEER
LICENSED
LAURA M. BOND
19169
3/1/2022
STATE OF IDAHO

| BORDER SIZE | 22"x34" |
|---|---|
| DESIGNED | L. BOND |
| DRAWN | L. BOND |
| CHECKED | P. COLWELL |
| APPROVED | L. BOND |

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | REVISIONS | |

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CONSTRUCTION DRAWINGS FOR:

# MERLIN POINTE

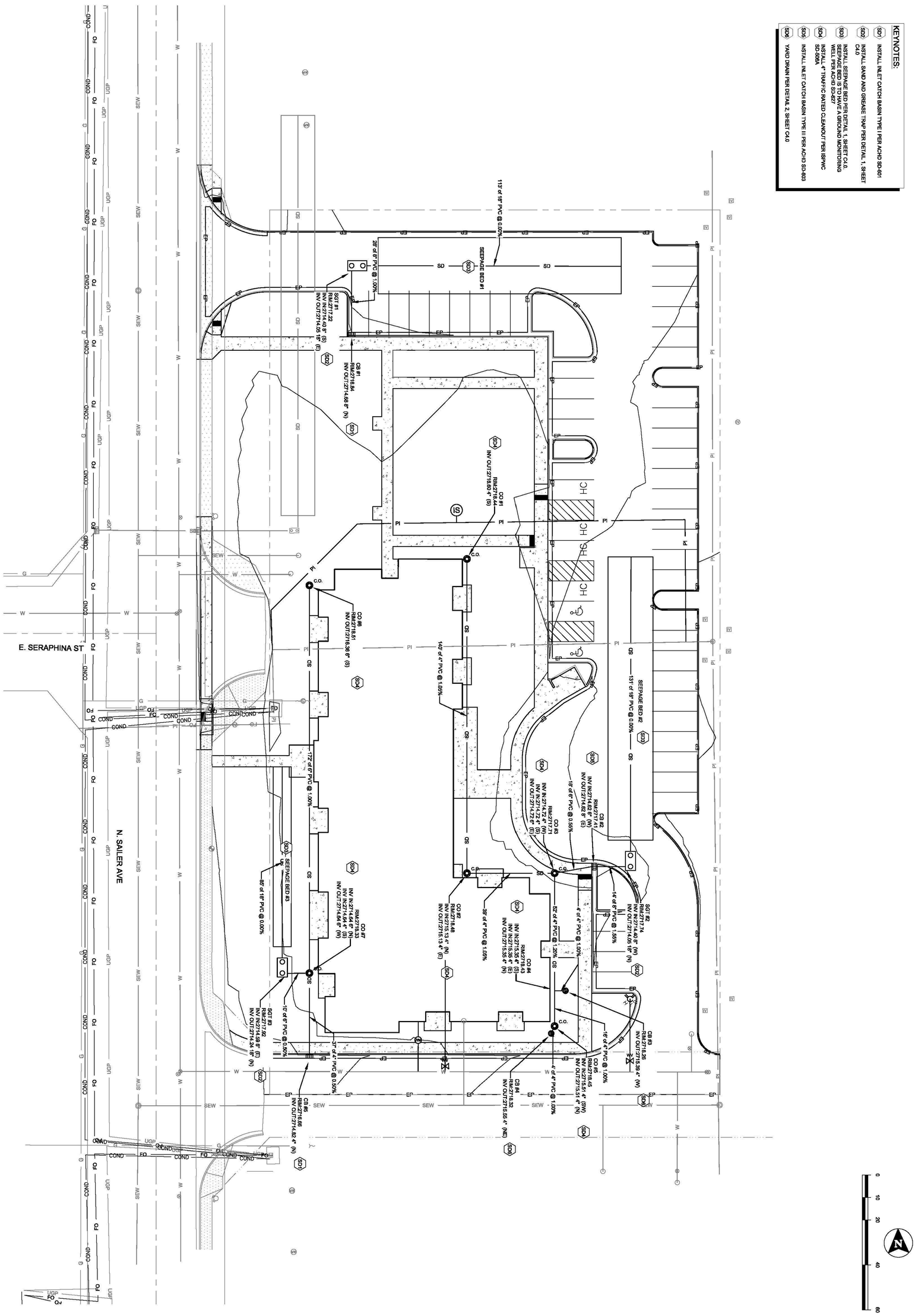
## SITE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

| | |
|---|---|
| DATE: | MARCH 1, 2022 |
| PROJECT: | 210585 |
| SHEET: | C1.0 |

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CONSTRUCTION DRAWINGS FOR:

# MERLIN POINTE

## DRAINAGE

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| REVISIONS | | | |
|---|---|---|---|
| NO. | DESCRIPTION | DATE | BORDER SIZE |
| | | | 22"x34" |
| | | | DESIGNED |
| | | | L. BOND |
| | | | DRAWN |
| | | | L. BOND |
| | | | CHECKED |
| | | | P. COLWELL |
| | | | APPROVED |
| | | | L. BOND |

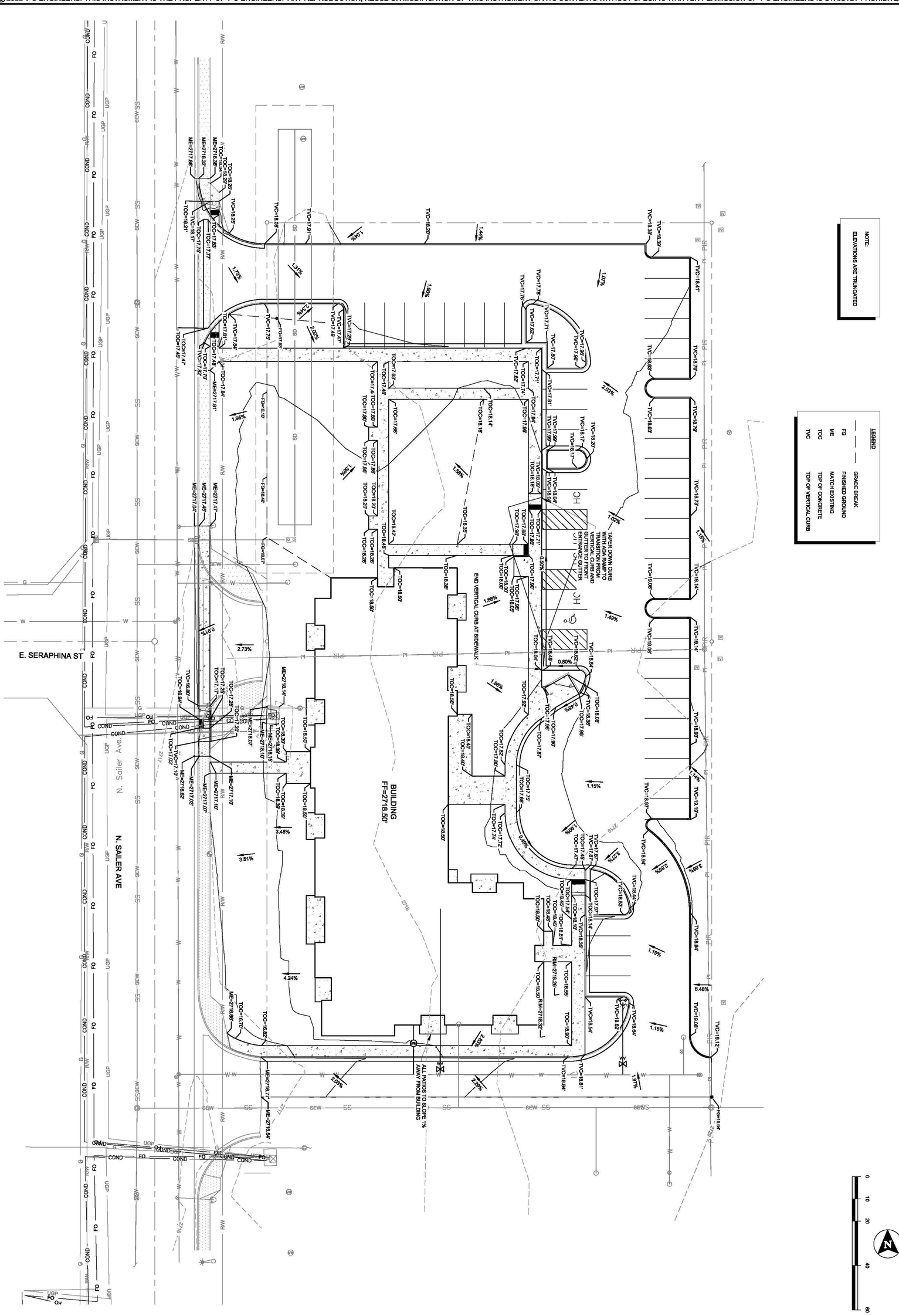
PROFESSIONAL ENGINEER
LANCE M. BOND
STATE OF IDAHO
9169
3/1/2022

ATTENTION:
IF THIS BAR DOES NOT MEASURE 1" X 1" THEN DRAWING IS NOT TO SCALE

DATE: MARCH 1, 2022
PROJECT: 210585
SHEET: C2.0

L:\21058\5\3_ACADDWG\SHEETS\CONSTRUCTION DRAWING\S\21058S-GRADING PLAN.DWG, 3/1/2022

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CONSTRUCTION DRAWINGS FOR:

# MERLIN POINTE

## GRADING PLAN

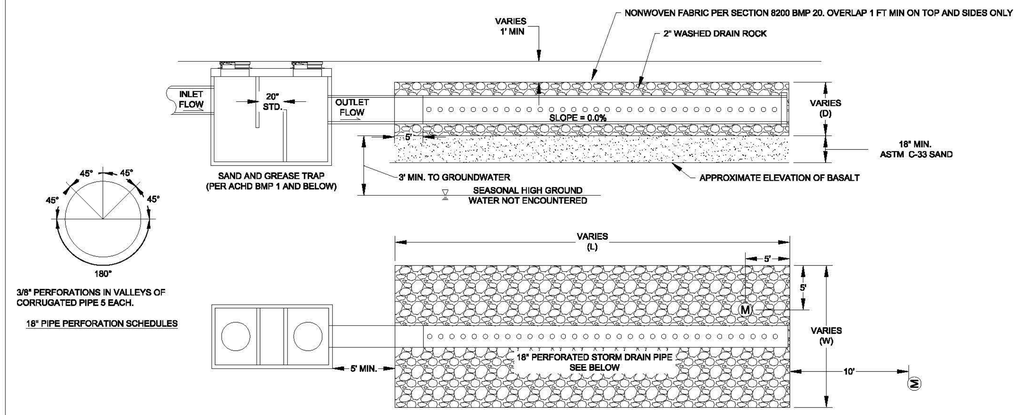
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| REVISIONS | | | |
|---|---|---|---|
| NO. | DESCRIPTION | DATE | BORDER SIZE |
| | | | 22"x34" |
| | | | DESIGNED |
| | | | L. BOND |
| | | | DRAWN |
| | | | L. BOND |
| | | | CHECKED |
| | | | P. COLWELL |
| | | | APPROVED |
| | | | L. BOND |

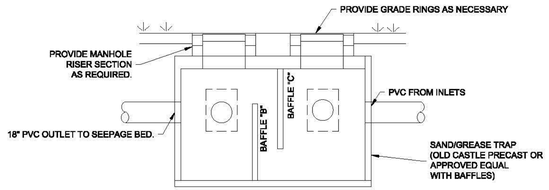
PROFESSIONAL ENGINEER
STATE OF IDAHO
LARRY M. BOND
3/1/2022
19169

ATTENTION:
0 1 2
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT 11x17 SHEET. THEN DRAWING IS NOT TO SCALE

DATE: MARCH 1, 2022
PROJECT: 21058S
SHEET: C3.0




1. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL MATERIALS LOCATION AND SIZE.
2. MINIMUM SEPARATION FROM BOTTOM OF ANY INFILTRATION FACILITY TO SEASONAL HIGH GROUND WATER OR BED ROCK SHALL BE A MINIMUM OF 3'. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF GROUND WATER IS ENCOUNTERED WITHIN 3' OF THE BOTTOM OF ANY INFILTRATION FACILITY. IF ROCK IS ENCOUNTERED, CONTRACTOR SHALL HAVE A PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER SEEPAGE TRENCH IS FULLY EXCAVATED. IF THE PERCOLATION RATE IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER, CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR ENGINEER TO REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.
3. CONTRACTOR TO COORDINATE WITH ACHD INSPECTION FOR PLACEMENT OF ELECTRONIC MARKERS DURING CONSTRUCTION AND PRIOR TO BACKFILLING.
4. ALL SAND AND GREASE TRAP BAFFLE SPACING TO BE 20"
5. GROUND WATER DATA INCLUDED IN GEOTECHNICAL REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS DATED JANUARY 10, 2022.

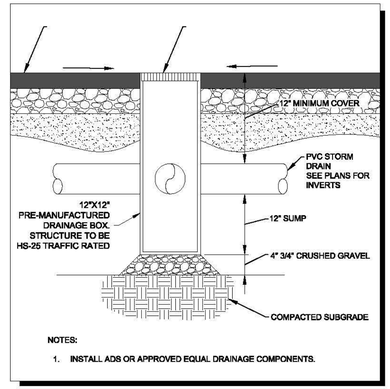



PROFILE VIEW

| SEEPAGE BED SIZING TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| NUMBER | SEEPAGE BED DIMENSIONS (LxWxD) | TOP OF ROCK ELEVATION | BOTTOM OF ROCK ELEVATION | BOTTOM OF SAND/ EXPECTED TOP OF BASALT ELEVATION | PERC. RATE (IN/HR) | SOILS TO ENCOUNTER | V100 (CF) |
| 1 | 108' X 25' X 1.9' | 2715.9 | 2714 | 2712.5 | 1.2 | SANDY SILT/BASALT | 2332 |
| 2 | 126' X 20' X 2.5' | 2716.5 | 2714 | 2712.5 | 1.2 | SANDY SILT/BASALT | 2804 |
| 3 | 80' X 8' X 2.7' | 2716.7 | 2714 | 2712.5 | 1.2 | SANDY SILT/BASALT | 768 |

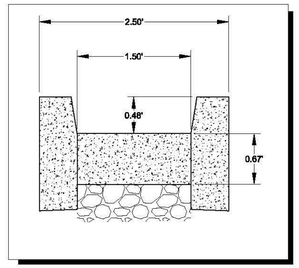
| SAND AND GREASE TRAP SIZING TABLE | | | | |
|---|---|---|---|---|
| NAME | SIZE | RIM ELEVATION | INVERT IN | INVERT OUT |
| SGT #1 | 1000 GALLON | 2717.2 | 2714.4 | 2714.1 |
| SGT #2 | 1000 GALLON | 2717.7 | 2714.4 | 2714.1 |
| SGT #3 | 1000 GALLON | 2717.9 | 2714.6 | 2714.2 |

1 SEEPAGE BED AND SAND AND GREASE TRAP DETAIL
NTS

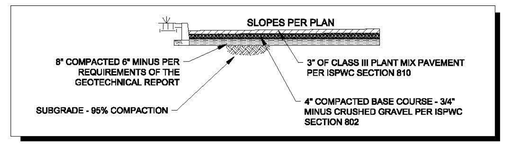



NOTES:
1. INSTALL ADS OR APPROVED EQUAL DRAINAGE COMPONENTS.

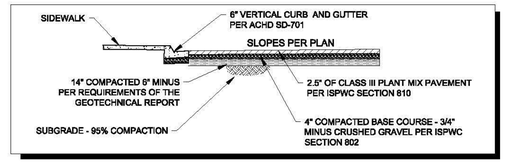
2 TYPICAL AREA DRAIN DETAIL
NTS



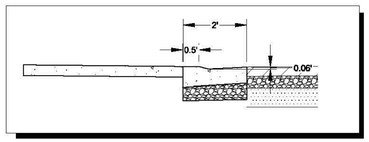

5 DRAINAGE CHANNEL
N.T.S.




3 PARKING LOT CROSS SECTION
N.T.S.




4 ACCESS ROAD CROSS SECTION
N.T.S.




6 FRONT ENTRANCE GUTTER
N.T.S.

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PROFESSIONAL ENGINEER LICENSED 19169 3/1/2022 STATE OF IDAHO LAURA M. BOND

| BORDER SIZE | 22"x34" |
|---|---|
| DESIGNED | L. BOND |
| DRAWN | L. BOND |
| CHECKED | P. COLWELL |
| APPROVED | L. BOND |

| REVISIONS | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |

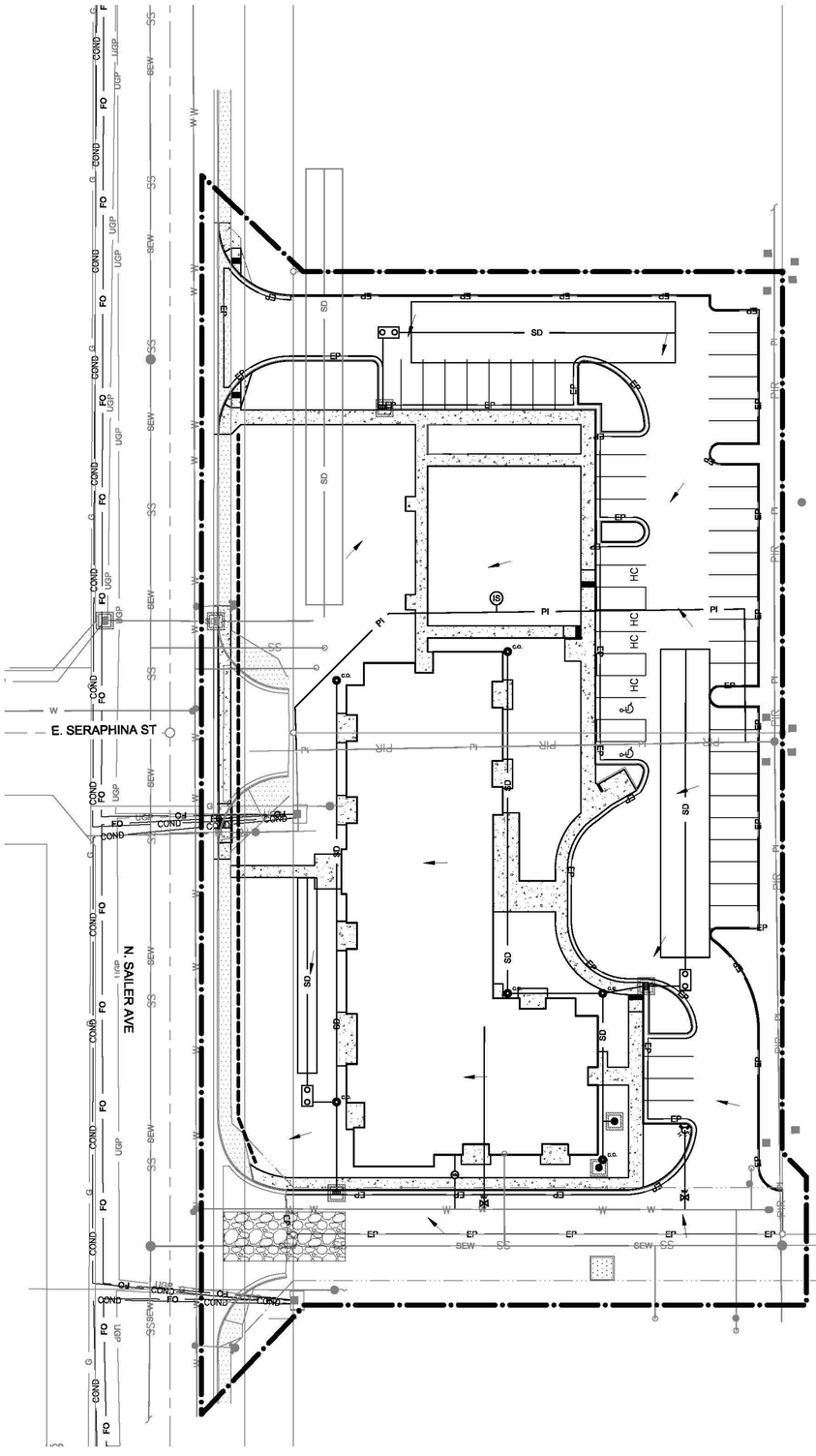
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CONSTRUCTION DRAWINGS FOR:
# MERLIN POINTE
## DETAILS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: MARCH 1, 2022
PROJECT: 210585
SHEET: C4.0

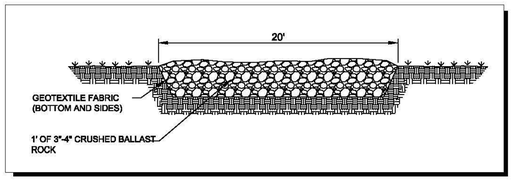
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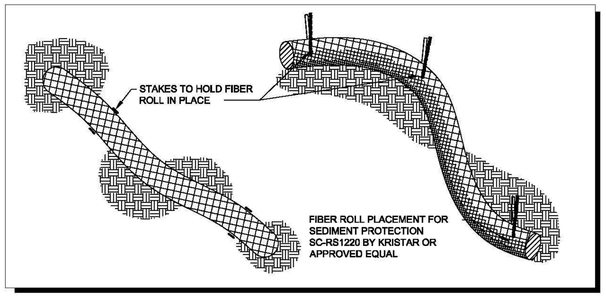

## LEGEND

- STABILIZED CONSTRUCTION ACCESS. SEE DETAIL 1, THIS SHEET.
- LIMITS OF CONSTRUCTION
- FIBER WATTLE. SEE DETAIL 2, THIS SHEET.
- CONCRETE WASHOUT. SEE DETAIL 3, THIS SHEET.
- INLET PROTECTION. SEE DETAIL 4, THIS SHEET.

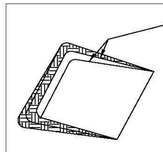
DISTURBANCE AREA= ± 2.0 ACRES




1 STABILIZED CONSTRUCTION ACCESS
N.T.S.




2 FIBER ROLL DETAIL
N.T.S.

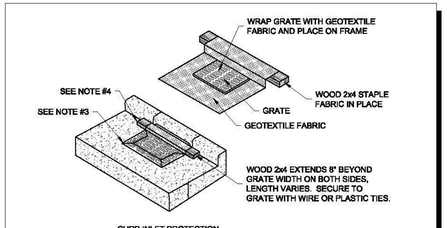


1' MINIMUM EXCAVATED CONCRETE WASH HOLDING PIT WITH A MINIMUM OF 1' TALL BERM AT PERIMETER DEPTH AND AREA OF PIT TO MATCH NEEDED WASHOUTS, LINE FLOOR AND BERM WITH 10 MIL VISQUEEN; COVER FLOOR WITH MIN. 4" OF FINE MATERIAL.

**NOTES:**

1. DO NOT DISPOSE OF WASH-OUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR WATERCOURSES. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN THE DESIGNATED AREA AND AS DIRECTED BY THE PROJECT SUPERINTENDENT.
2. SIZE WASH OUT PIT LARGE ENOUGH TO HOLD PROJECT WASTE. DISPOSE OF HARDENED CONCRETE WHEN 25% FULL.
3. PROJECT SUPERINTENDENT TO MONITOR ON-SITE CONCRETE WASH-OUT, WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.

3 CONCRETE WASHOUT AREA
N.T.S.




**NOTES:**

1. GEOTEXTILE TO BE MIRAFI FILTERWEAVE 402 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL ASTM D4491 OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

4 CURB INLET PROTECTION
N.T.S.

## EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
2. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. ALL EXPOSED AREAS SHALL BE SEEDED OR MULCHED AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING.
5. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE TEMPORARILY STABILIZED BY SEEDING, MULCHING, OR STRAW COVER.
6. INSPECT EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
8. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
10. OPERATOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL MEASURES BEFORE THEY ARE 25% FULL.
12. PORTABLE RESTROOM SPILL CONTAINMENT: PLACE SAND BAGS AT 7' AROUND FACILITY AND 1' IN HEIGHT TO CONTAN POSSIBLE SPILLAGE.
13. LIMITS OF CONSTRUCTION SHALL BE PROPERTY BOUNDARY AS SHOWN.
14. CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
15. THE CONTRACTOR SHALL COORDINATE WITH EXISTING PROPERTY OWNER AND NOT DISTURB NORMAL DAILY OPERATIONS.

0 15 30 60 90

PROFESSIONAL ENGINEER LICENSED Laura Bond 19169 3/1/2022 STATE OF IDAHO LAURA M. BOND

| BORDER SIZE | 22"x34" |
|---|---|
| DESIGNED | L. BOND |
| DRAWN | L. BOND |
| CHECKED | P. COLWELL |
| APPROVED | L. BOND |

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | REVISIONS | |

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CONSTRUCTION DRAWINGS FOR:

# MERLIN POINTE

ESC

ATTENTION:
0 1/2 1
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| | |
|---|---|
| DATE: | MARCH 1, 2022 |
| PROJECT: | 210585 |
| SHEET: | C5.0 |

L:\210585\3_ACAD\DWG\SHEET\SCONSTRUCTION DRAWINGS\210585-ESCP.DWG, 3/1/2022

City of Kuna
Planning & Zoning Department

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

# Agency Transmittal – April 26, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

| | |
|---|---|
| **FILE NUMBER:** | 22-07-DR (Design Review) for Vineyards at Merlin Pointe |
| **PROJECT DESCRIPTION** | New Beginnings Housing, LLC requests Design Review approval for a 37 unit, 3-story Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. The project is located at 150 & 200 N Sailer Avenue, approx. 1.80-acres, within the Merlin Pointe Subdivision No. 1 (APNs: R5672431260 & R5672431280); Township 2N, Range 1 West, Section 24. |
| **SITE LOCATION** | 150 & 200 N Sailer Ave<br>Kuna, ID 83634 |
| **REPRESENTATIVE** | Greg Urrutia<br>New Beginnings Housing, LLC<br>greg@nbhousing.com |
| **SCHEDULED HEARING DATE** | Tuesday, **June 14, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634 |
| **STAFF CONTACT** | Jessica Reid<br>208.387.7731<br>jreid@kunaid.gov |

*Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. 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. 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, including their email address. If your agency needs additional time for review, please let our office know ASAP.

**From:** Mike Fratusco
**To:** Jessica Reid
**Subject:** RE: 22-07-DR Vineyards at Merlin Pointe Agency Transmittal
**Date:** Tuesday, April 26, 2022 9:29:05 AM
**Attachments:** image001.png

This is a needed and important addition to the Kuna community. We do need to make sure there is easy access for emergency service.

**From:** Jessica Reid <jreid@kunaid.gov>
**Sent:** Tuesday, April 26, 2022 8:57 AM
**To:** Catherine Feistner <cfeistner@kunaid.gov>; Brady Barroso <bbarroso@kunaid.gov>; Scott FCCNWI <scott@fccnwi.com>; TJ Lawrence <tlawrence@kunafire.com>; Mike Fratusco <mfratusco@adacounty.id.gov>; Robbie Reno <rreno@kunaschools.org>; 'David Reinhart' <dreinhart@kunaschools.org>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; ACHD <planningreview@achdidaho.org>; ITD <D3Development.Services@itd.idaho.gov>; Jake Lorentz <jlorentz@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>
**Cc:** Doug Hanson <dhanson@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>
**Subject:** [EXTERNAL] 22-07-DR Vineyards at Merlin Pointe Agency Transmittal

**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.

# Agency Transmittal – April 26, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

| | |
|---|---|
| **FILE NUMBER:** | 22-07-DR (Design Review) for Vineyards at Merlin Pointe |
| **PROJECT DESCRIPTION** | New Beginnings Housing, LLC requests Design Review approval for a 37 unit, 3-story Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. The project is located at 150 & 200 N Sailer Avenue, approx. 1.80-acres, within the Merlin Pointe Subdivision No. 1 (APNs: R5672431260 & R5672431280); Township 2N, Range 1 West, Section 24. |
| **SITE LOCATION** | 150 & 200 N Sailer Ave<br>Kuna, ID 83634 |
| **REPRESENTATIVE** | Greg Urrutia<br>New Beginnings Housing, LLC<br>greg@nbhousing.com |
| **SCHEDULED HEARING DATE** | Tuesday, **June 14, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634 |
| **STAFF CONTACT** | Jessica Reid<br>208.387.7731<br>jreid@kunaid.gov |
| *Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within* | |

*15 days; if more time is needed, please inform our offices. 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. 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, including their email address. If your agency needs additional time for review, please let our office know ASAP.

*Jessica Reid*

Planner I

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

# KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982


**Date:** 12/22/2021
**From:** Kuna Rural Fire District

**Regarding:** Agency Comments Design Review
Vineyards at Merlin Point 22-07-DR
150 & 200 N Sailer Avenue, Kuna, ID 83634

## Agency Comments:

The Fire District can support approval for the design review application for a proposed 37 unit, 3-story Senior Independent Living housing project with community garden, horseshoe pits, walking paths, seating areas & covered parking. This structure will be required to comply with the 2018 Commercial Building and 2018 Fire Code, as adopted. A separate and more detailed report will be provided under the subsequent commercial building permit plan review process. Available Fire flow information can be obtained from the City of Kuna Public Works department and shall be included as part of the complete building permit application submittal.

Regards,


Kuna Rural Fire District
Plan Review and Inspection
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144

**From:** Chad Gordon
**To:** Jessica Reid
**Subject:** Re: 22-07-DR Vineyards at Merlin Pointe Agency Transmittal
**Date:** Monday, May 2, 2022 9:08:15 AM
**Attachments:** image001.png

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This development will need more than one container enclosure to service this many units.

Thanks,

On Tue, Apr 26, 2022 at 8:57 AM Jessica Reid <jreid@kunaid.gov> wrote:

# Agency Transmittal – April 26, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

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|---|---|
| **FILE NUMBER:** | 22-07-DR (Design Review) for Vineyards at Merlin Pointe |
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| **SITE LOCATION** | 150 & 200 N Sailer Ave<br><br>Kuna, ID 83634 |
| **REPRESENTATIVE** | Greg Urrutia<br>New Beginnings Housing, LLC<br><br>greg@nbhousing.com |
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| **STAFF CONTACT** | Jessica Reid<br><br>208.387.7731<br><br>jreid@kunaid.gov |
| *Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. 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. 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, including their email address. If your agency needs additional time for review, please let our office know ASAP. | |

*Jessica Reid*

Planner I

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

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

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

May 18th, 2022

To: Greg Urrutia
New Beginnings Housing, LLC
623 S Kimball Avenue, Suite C
Caldwell, ID 83605

Subject: KUNA22-0009/ 22-07-DR
150 N Sailer Avenue
Vineyards at Merlin Pointe

*The applicant is requesting design review for a senior housing development with 37-units on 1.8 acres.*

# A. Findings of Fact

## 1. Sailer Avenue

**a. Existing Conditions:** Sailer Avenue is improved with 2-travel lanes, 40-feet of pavement, and vertical curb, gutter, and 5-foot wide attached concrete sidewalks abutting the site. There is 60-feet of right-of-way for Sailer Avenue (30-feet from centerline).

**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:** 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.

**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.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

**c. Applicant's Proposal:** The applicant has not proposed any improvements to Sailer Avenue abutting the site.

**d. Staff Comments/Recommendations:** Sailer Avenue abutting the site is fully improved, therefore no additional street improvements or right-of-way dedication is required with this application.

Consistent with the District's Minor Improvements Policy, the applicant should be required to replace any broken or deteriorated segments of curb, gutter, or sidewalk on Sailer Avenue abutting the site.

## 2. Driveways – Sailer Avenue

**a. Existing Conditions:** There are 2 existing driveways from the site on to Sailer Avenue:

- A 35-foot wide paved curb-return type shared access driveway located at the site's south property line.
- A 35-foot wide paved curb-return type driveway located 205-feet north of the site's south property line and in alignment with Seraphina Street.

**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.

**c. Applicant's Proposal:** The applicant has proposed to close the existing driveway located 205-feet north of the site's south property line with vertical curb, gutter, and 5-foot wide attached concrete sidewalk and construct a 26-foot wide curb-return type driveway located 370-feet north of the site's south property line.

The applicant has also proposed to continue utilizing the existing shared access driveway located at the site's south property line.

**d. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed.

## B. Site Specific Conditions of Approval

1. Replace any broken or deteriorated segments of curb, gutter, or sidewalk on Sailer Avenue abutting the site consistent with the District's Minor Improvements policy.
2. Close the existing driveway located 205-feet north of the site's south property line with vertical curb, gutter, and 5-foot wide attached concrete sidewalk, as proposed.
3. Construct a 26-foot wide curb-return type driveway on to Sailer Avenue located 370-feet north of the site's south property line.
4. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
5. 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.
6. Comply with the Standard Conditions of Approval as noted below.

## C. Traffic Information

**Trip Generation**

This development is estimated to generate 120 vehicle trips per day and 9 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

**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 |
|---|---|---|---|---|
| Sailer Avenue | 393-feet | Local | N/A | N/A |

**Average Daily Traffic Count (VDT):** ***Average daily traffic counts are based on ACHD's most current traffic counts***

- There are no traffic counts for Sailer Avenue.

## D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

If you have any questions, please feel free to contact me at (208) 387-6132.

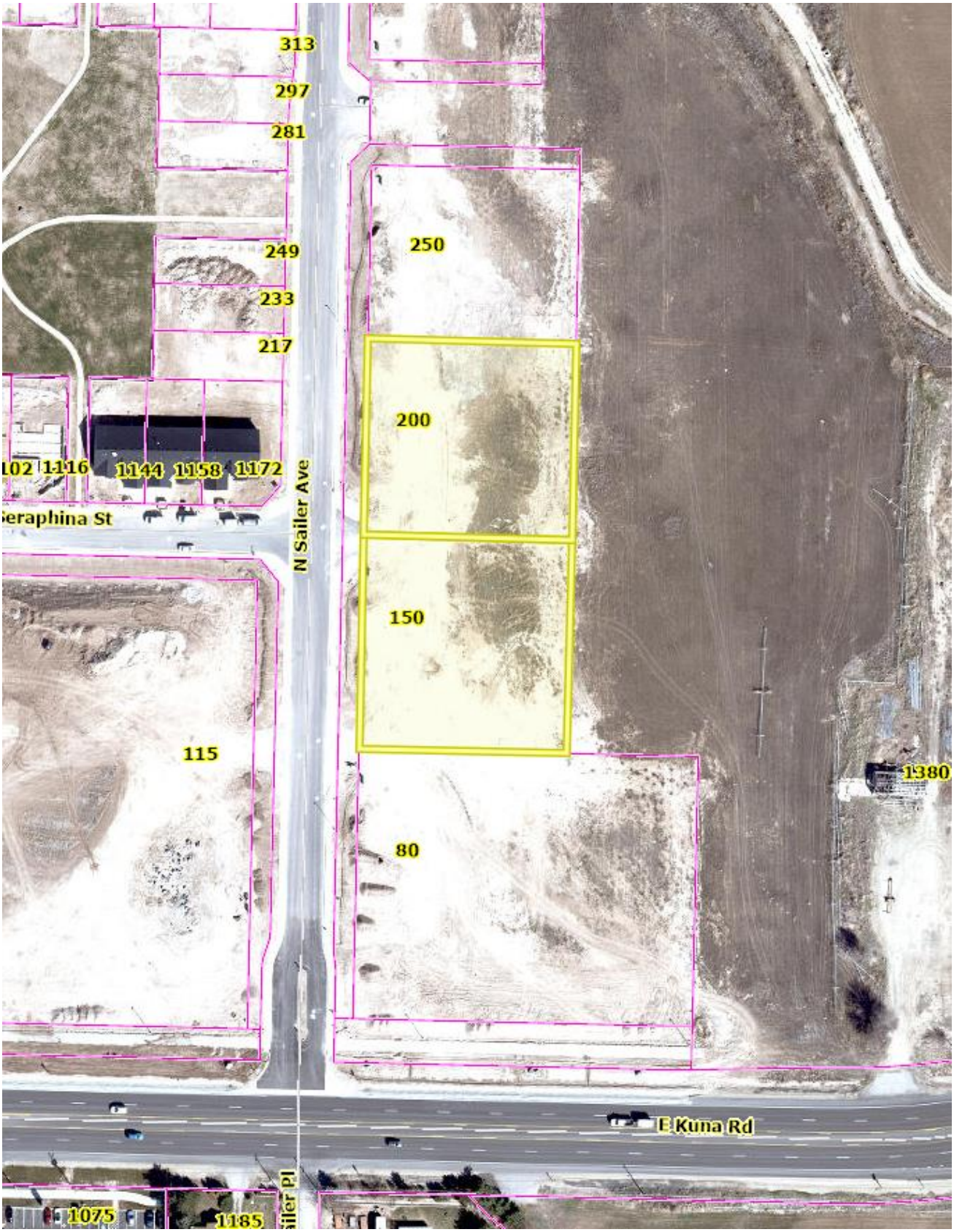
Sincerely,



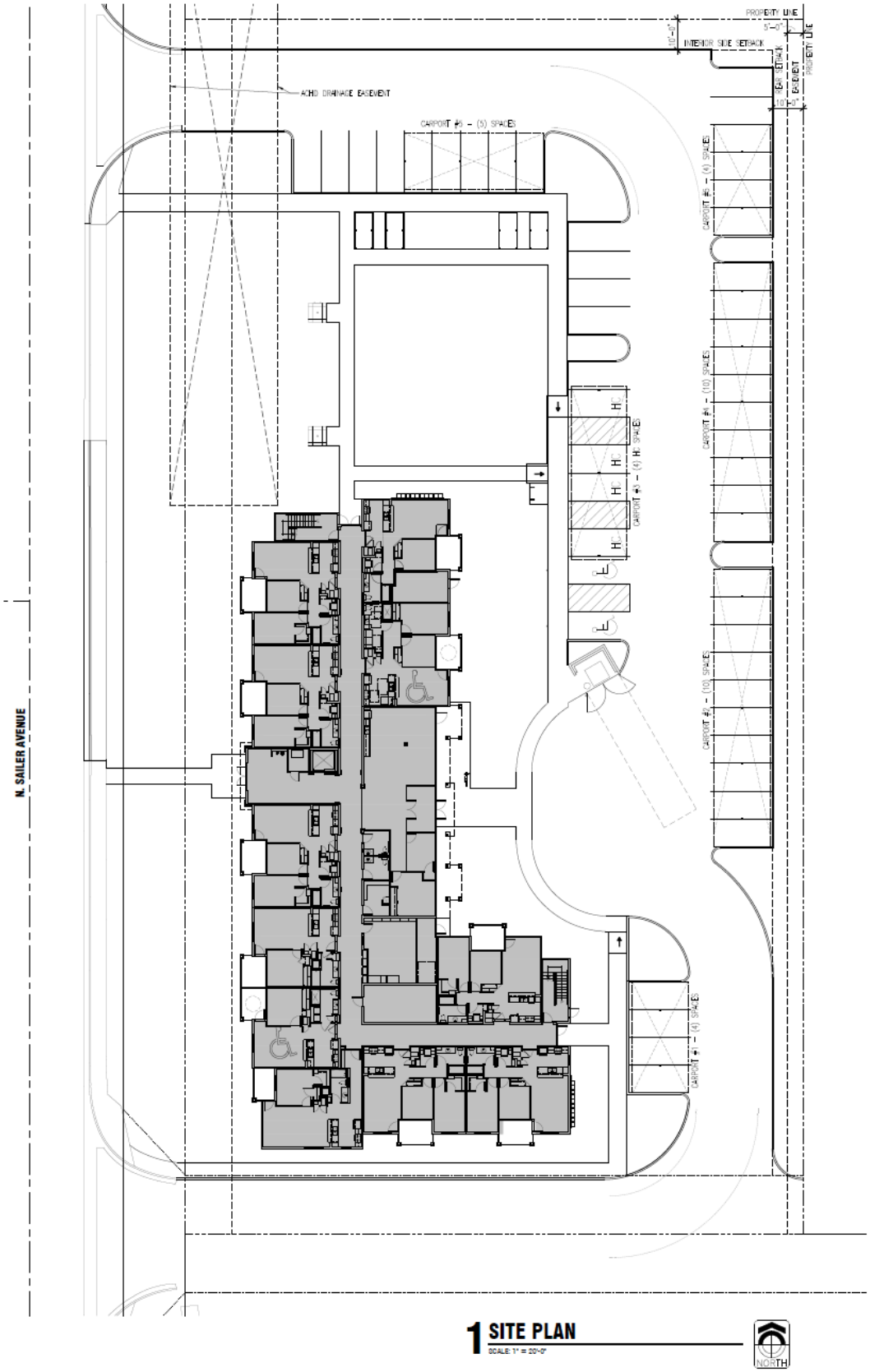
Kelly Bruner
Planner
Development Services

cc: City of Kuna (Jessica Reid, via email)

## VICINITY MAP



## SITE PLAN


PROPERTY LINE
5'-0"
INTERIOR SIDE SETBACK
10'-0"
REAR SETBACK
10'-0"
EASEMENT
PROPERTY LINE
ACHD DRAINAGE EASEMENT
CARPORT #6 - (5) SPACES
CARPORT #5 - (4) SPACES
CARPORT #4 - (10) SPACES
CARPORT #3 - (4) HC SPACES
CARPORT #2 - (10) SPACES
CARPORT #1 - (4) SPACES
HC
HC
HC
HC
N. SAILER AVENUE
1 SITE PLAN
SCALE: 1" = 20'-0"
NORTH

## 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, 7203.6, 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.

# 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.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

# DESIGN REVIEW MEMORANDUM

| | | |
|---|---|---|
| **To:** | **Doug Hanson** | **- Planning and Zoning Director** |
| **From:** | **Brady Barroso** | **- Engineering Technician I** |
| | **Catherine Feistner** | **- Assistant City Engineer** |
| **Date:** | **3 June 2022** | |
| **RE:** | **Public Works Comments** | |
| | **Vineyards at Merlin Pointe – 22-07-DR (Design Review)** | |

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The Vineyards at Merlin Pointe property, 22-07-DR, design review request dated 26 April 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

Public Works staff must review the civil site plan prior to applying for a building permit. After the applicant incorporates any comments from Public Works staff, Public Works Staff can support this design review.

Comments may be expanded or refined in connection with the future land-use actions.

**1) Inspection & Fees**

a) Public Works utility connection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
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 Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the pre-construction meeting.*

**2) General**

a) Provide a utility site layout to the Public Works Department prior to applying for a building permit.
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) Provide engineering certification on all final engineering drawings as applicable.
d) City's building official must review and approve all building plans.
e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

**3) Right-of-Way**

a) The Design Review does not affect existing Right-of-Way.

**4) Sanitary Sewer Connection**

a) This project is connected to City services and plans to remove one (1) existing service and upsize one (1) existing service from a 4" service to a 6" service.
b) Provide a utility site layout to Public Works Department showing the location of the existing/additional sewer service. The closest possible connection to sewer is directly to the south of the proposed building.
c) All sewer infrastructure must meet or exceed City of Kuna requirements.
d) Sewer connection fees apply to each lot containing a facility.

**5) Potable Water Connection**

a) This project is connected to City services and plans to remove one (1) existing service and relocate one (1) existing service. The applicant proposes to hot tap a fire suppression line to the fire riser room.
b) Provide a utility site layout to Public Works Department showing the location of the existing/additional water service. The closest possible connection to water is directly to the south of the proposed building.
c) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
d) Fire suppression shall be approved by KRFD.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water connection fees apply to each lot containing a facility.

**6) Pressurized Irrigation**

a) This project is connected to City services and plans to relocate a 4" pressurized irrigation main to the north outside of the building footprint. An additional pressurized irrigation service will be added.
b) Provide a utility site layout to Public Works Department showing the location of the existing/additional pressure irrigation service.
c) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
d) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.
e) Pressurized irrigation connection fees apply to each lot containing a facility.

**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) 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) 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.*

e) Sidewalks, 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.

**8) As-Built Drawings**

a) As-built (record) 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.

b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

**9) Exhibits**

a) No maps are included to support Public Works comments.

**From:** Chad Gordon
**To:** Greg Urrutia
**Cc:** Cathy Venrick; David Ruby; Jessica Reid
**Subject:** Re: 22-07-DR Vineyards at Merlin Pointe Senior Community
**Date:** Tuesday, June 7, 2022 10:16:09 AM

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Hi Greg,

Sorry I haven't gotten back to you sooner. It has been a little crazy around here. We can go with the one enclosure and service up to 3 times a week. I double checked one of our other senior living developments and it has half the number of units as your proposed development and we are able to service it with a 6yd container twice a week. We do have the ability to go to an 8yd container up to 3 times a week if it is needed. If it was anything but senior housing we would definitely need another enclosure. Thanks for your patience on this and let me know if you need anything else.

Thanks,

On Mon, Jun 6, 2022 at 3:58 PM Greg Urrutia <greg@nbhousing.com> wrote:

> Hi Chad,
>
> I was following up on the email below regarding the need for a second trash enclosure at the property. I've tried to call a couple times, but I keep getting a message that your number is not in service. Per the below explanation, we are asking that you reconsider your comment regarding the need for a second trash enclosure at this property. The property will remain permanently restricted to residents 62 and older. 90% of our units are occupied single residents. Under virtually all circumstances, their trash production is limited. We find that one enclosure is sufficient at each of our other 7 senior properties in the valley. If there is a concern, is it possible to schedule multiple pickups each week?
>
> Our hearing is June 14th and we would like to visit with you if you continue to believe there is a need for the second enclosure. Please give us a call when you get a chance.
>
> Thank you,
>
> Greg
>
> Greg Urrutia
>
> New Beginnings Housing, LLC
>
> (208) 454-2576

**From:** Greg Urrutia
**Sent:** Friday, May 6, 2022 12:49 PM
**To:** chad.gordon@jmsanitation.com
**Cc:** Cathy Venrick <cathy@nbhousing.com>; David Ruby <david@taoidaho.com>
**Subject:** 22-07-DR Vineyards at Merlin Pointe Senior Community

Hi Chad,

I was following up on J&M's comments on the design review for Vineyards at Merlin Pointe.

Your email indicated that you would like to see a second trash enclosure for this property.

This project is age restricted to residents that are 62 years and older. The majority of our residents are single elderly folks living on social security. We currently operate 6 other similar elderly housing properties in Ada and Canyon Counties ranging from 30-50 units. All of these properties have only 1 trash enclosure with dumpster sizes ranging from 3-5 yards and these have proven sufficient. Is it possible to arrange multiple weekly pick-ups if there is an issue rather than adding an extra enclosure?

Please let us know if you would like to discuss or need any additional information.

Thank you for your consideration,

Greg

Greg Urrutia

New Beginnings Housing, LLC

(208) 454-2576

--



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.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

# DESIGN REVIEW MEMORANDUM

| | | |
|---|---|---|
| **To:** | **Doug Hanson** | **- Planning and Zoning Director** |
| **From:** | **Brady Barroso** | **- Engineering Technician I** |
| | **Catherine Feistner** | **- Assistant City Engineer** |
| **Date:** | **9 June 2022** | |
| **RE:** | **Public Works Comments** | |
| | **Vineyards at Merlin Pointe – 22-07-DR (Design Review)** | |

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The Vineyards at Merlin Pointe property, 22-07-DR, design review request dated 26 April 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil construction drawings is accomplished separately, when received by PWoffice@kunaid.gov.

Public Works staff must review the civil site plan prior to applying for a building permit. Public Works approval is contingent on the successful vacation of a public utility easement.

Comments may be expanded or refined in connection with the future land-use actions.

**1) Inspection & Fees**

a) Public Works utility connection and inspection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
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 Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to certificate of occupancy.*

**2) General**

a) Provide civil construction drawings to the Public Works Department (PWoffice@kunaid.gov) prior to applying for a building permit.
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) Provide engineering certification on all final engineering drawings as applicable.
d) City's building official must review and approve all building plans.
e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

**3) Right-of-Way**

a) The Design Review does not affect existing Right-of-Way.

**4) Sanitary Sewer Connection**

a) This project will be connected to City services. Public Works plan review team will coordinate sewer redlines during the civil construction drawing review process, when received by PWoffice.
b) All sewer infrastructure must meet or exceed City of Kuna requirements.
c) Sewer connection fees apply to each lot containing a facility.

**5) Potable Water Connection**

a) This project will be connected to City services. Public Works plan review team will coordinate water redlines during the civil construction drawing review process, when received by PWoffice.
b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
c) Fire suppression shall be approved by KRFD.
d) All water infrastructure must meet or exceed City of Kuna requirements.
e) Water connection fees apply to each lot containing a facility.

**6) Pressurized Irrigation**

a) This project will be connected to City services. Public Works plan review team will coordinate pressurized irrigation redlines during the civil construction drawing review process, when received by PWoffice.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.
d) Pressurized irrigation connection fees apply to each lot containing a facility.

**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) 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) 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.*
e) Sidewalks, 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.

**8) As-Built Drawings**

a) As-built (record) 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.

b) *Correct and verified* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

**9) Exhibits**

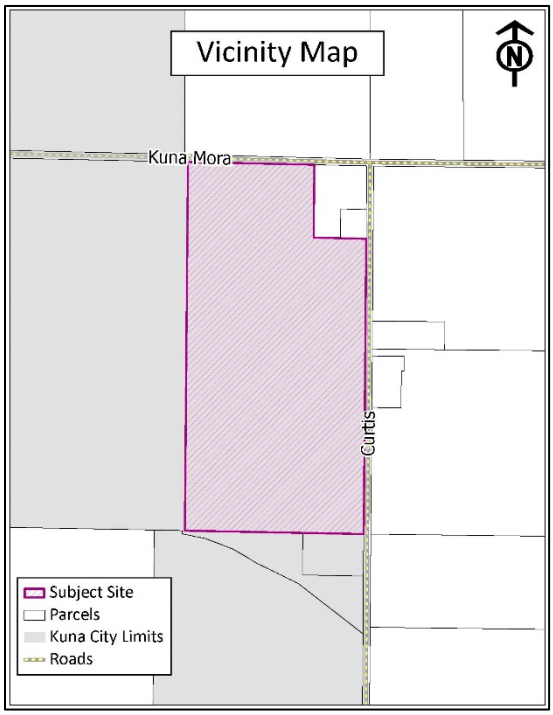
a) No maps are included to support Public Works comments.

**BEFORE THE PLANNING AND ZONING COMMISSION**
**OF THE CITY OF KUNA**

| | | |
|---|---|---|
| IN THE MATTER OF THE APPLICATION OF<br><br>**BRISBIE LLC**<br><br>*For a Design Review of Water operations Building Facilities, Parking & General Site Landscaping.* | )<br>)<br>)<br>)<br>)<br>)<br>) | **Case No. 22-23-DR (DESIGN REVIEW)**<br><br>**STAFF REPORT FOR THE WATER OPERATIONS BUILDING DESIGN REVIEW APPLICATION.** |

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**1.** Exhibit List
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**3.** Applicants Request
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**5.** Transportation and Connectivity
**6.** Staff Analysis
**7.** Proposed Findings of Fact and Conclusions of Law
**8.** Commission's Proposed Decision


## I
## EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

**1.1 Exhibits:**

| | *DESCRIPTION OF EVIDENCE* | *Withdrawn* | *Refused* | *Admitted* |
|---|---|---|---|---|
| **1.1** | Staff Report | | | X |
| **2.1** | P&Z Application Coversheet | | | X |
| **2.2** | Design Review Application | | | X |

| | | | | |
|---|---|---|---|---|
| **2.3** | Narrative | | | X |
| **2.4** | Vicinity Map | | | X |
| **2.5** | Warranty Deed | | | X |
| **2.6** | Legal Description | | | X |
| **2.7** | Affidavit of Legal Interest | | | X |
| **2.8** | Site Plan | | | X |
| **2.9** | Landscape Plan | | | X |
| **2.10** | Lighting Plan | | | X |
| **2.11** | Building Elevations | | | X |
| **2.12** | Building Plans | | | X |
| **2.15** | Trash Enclosure Location | | | X |
| **2.13** | Agency Transmittal | | | X |
| **2.14** | Central District Health Department | | | X |
| **2.16** | Nampa & Meridian Irrigation District | | | X |
| **2.17** | J&M Sanitation | | | X |
| **2.18** | Public Works | | | X |

## II
## PROCESS AND NOTICING

**2.1** In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new industrial projects, landscaping 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.

**2.2 Notifications**

**2.2.1** Completeness Letter: May 13, 2022

**2.2.2** Agency Notifications: May 16, 2022

**2.2.3** Agenda: June 14, 2022

## III
## APPLICANTS REQUEST

**3.1** Brisbie LLC, represented by Parametrix, requests Design Review approval for a data center water operations building, parking and landscaping to be developed on approximately 13.4 acres. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located at 6601 W Kuna Mora Road (APN: S2006121150).

## IV
## GENERAL PROJECT FACTS

### 4.1 Site History

**4.1.1** The subject site was annexed as a part of the East Kuna Industrial Annexation, which was approved by the City Council on October 19, 2021 (Findings signed November 3, 2021). These parcels are included within the M-1 Development Agreement, which was approved as part of the Annexation application, executed by the land owner and City on December 15, 2021.

### 4.2 Surrounding Land Uses

| | | |
|---|---|---|
| **North** | RP | Rural Preservation – Ada County |
| **South** | M-1 | Light Manufacturing/Industrial – Kuna City |
| **East** | RP | Rural Preservation – Ada County |
| **West** | M-1 | Light Manufacturing/Industrial – Kuna City |

### 4.3 Parcel Size, Current Zoning and Parcel Number

**4.3.1** Approximately 74.42 acres

**4.3.2** M-1 (Light Manufacturing/Industrial)

**4.3.3** S2006121150

### 4.4 Services

**4.4.1** Sanitary Sewer – City of Kuna

**4.4.2** Potable Water – City of Kuna

**4.4.3** Fire Protection – Kuna Rural Fire District Service Agreement

**4.4.4** Police Protection – Kuna Police (Ada County Sheriff's Office)

**4.4.5** Sanitation Services – J&M Sanitation

### 4.5 Existing Structures, Vegetation, and Natural Features

**4.5.1** The subject site contains center pivots, which are currently in process of being relocated offsite. Vegetation is consistent with general crop fields. The approximate bedrock depth of the site is estimated to be approximately 10" to 40" and an average slope range of 1 - 3%.

### 4.6 Agency Responses

| **Agency** | **Exhibit No.** |
|---|---|
| Central District Health Department | 2.14 |

| | |
|---|---|
| Nampa Meridian Irrigation District | 2.16 |
| J&M Sanitation | 2.17 |
| Public Works | 2.18 |

## V
## TRANSPORTATION AND CONNECTIVITY

**5.1** The subject site is proposed to be accessed via a primary ingress/egress onto S Curtis Road. The water operations building is anticipated to have 3 to 4 employees which does not generate enough vehicle trips to generate a traffic impact study. No structures will be placed within 150 feet of centerline of Kuna Mora Road to accommodate ACHD's Kuna Mora Road Interim Policy, preserving right-of-way for a future expressway.

## VI
## STAFF ANALYSIS

**6.1** The proposed water operations building will be approximately 7,325 square feet, consisting primarily of garage, storage, and pump room, with approximately 1,000 square feet of office space.

The majority of the landscaping on site is proposed to use native drought resistant plantings for consistency with the surrounding native vegetation and to prevent unnecessary water usage as the area is not serviced by pressurized irrigation and utilizing potable water is heavily discouraged. KCC 5-17-12 permits water conservative landscaping design. Staff has determined the proposed landscaping is in compliance with the landscaping requirements of KCC and should be approved as proposed.

Due to the nature of the area, the Applicant has proposed to defer the development of sidewalk along the site's frontage. Staff would support this deferment and will require the Applicant to enter in an agreement detailing at what point in time sidewalks, in accordance with KCC, will be required to be installed onsite.

The proposed parking lot provides nine (9) standard stalls and one (1) ADA accessible stall. The administrative office portion of the facility is approximately 1,000 square feet. Per KCC 5-9-3, professional administrative buildings require 1 parking stall per 400 square feet of floor area. The proposed parking for this application exceeds requirements of KCC and should be approved as proposed.

Per Public Works comments in Exhibit 2.18, Public Works staff is currently coordinating with the Applicant to review the civil construction drawings. Public Works staff can support approval for this design review.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-23-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

### 6.2 Applicable Standards

**6.2.1** City of Kuna Zoning Ordinance, Title 5

## VII
## PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-23-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby Approves/Conditionally Approves/Denies the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-23-DR, a request by Parametrix, on behalf of their client Brisbie LLC, for Design Review approval for a data center water operations building, parking and landscaping to be developed on approximately 13.4 acres. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located at 6601 W Kuna Mora Road (APN: S2006121150).

*If the Planning and Zoning Commission wishes to Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.*

**7.1** The contents of the proposed Design Review application ***does/does not*** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

***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 Kuna City Code Title 5.*

**7.2** Based on the evidence contained in Case No. 22-23-DR, the building designs, including building mass, proportion of the buildings, relationship of exterior materials, and relationship of openings in the building, this proposal generally ***does/does not*** comply with Kuna City Code.

***Staff Finding:*** *Review by Staff and the Commission of the proposed Design Review confirms the proposed buildings are appropriate for the subject site.*

**7.3** Based on the evidence contained in Case No. 22-23-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

*The Comprehensive Plan contains several goals and policies pertaining to the utilization of industrial land use designations to encourage the development and expansion of industrial uses in Kuna. The subject site is currently zoned M-1 (Light Manufacturing/Industrial) and is proposed to be developed following the zones permitted uses.*

**7.4** The overall proposed project ***is/is not*** appropriate for the proposed site selection.

***Staff Finding:*** *Upon review, staff finds the proposed water operations building is an appropriate fit for the property's M-1 (Light Manufacturing/Industrial) zone and use.*

**7.5** The orientation of the buildings and site design ***does/does not*** minimize the impact on adjacent properties.

***Staff Finding:*** *The project is located along the Kuna Mora expressway. ACHD policy requires that no building structures are within 150 feet of the centerline of Kuna Mora Road. Landscaping buffers, in accordance with Kuna City Code, have been provided along the sites' frontages on Cole Road and Kuna Mora Road.*

**7.6** The associated parking lot ***does/does not*** provide adequate parking for the proposed facility and its design ***does/does*** not provide safe access for pedestrians.

***Staff Finding:*** *The proposed administrative office space is approximately 1,000 square feet. For administrative buildings, Kuna City Code requires one parking stall per 400 square feet of useable area. The proposed parking is in compliance with KCC 5-9.*

## VIII
## COMMISSIONS ORDER OF DECISION

*Note: The motion is for the Approval, Conditional Approval, or Denial of the Design Review application. However, if the Planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby Approves/Conditionally Approves/Denies Case No. 22-23-DR (Design Review), a request by Parametrix, on behalf of their client Brisbie LLC, for Design Review approval for a data center water operations building, parking and landscaping to be developed on approximately 13.4 acres. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located at 6601 W Kuna Mora Road (APN: S2006121150), subject to the following Conditions of Approval:

**8.1** The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

**8.2** 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 of any kind, or grading, filling, clearing or excavation of any kind shown on the Civil Plan shall be initiated until the Applicant has received approval of the Civil Plan. Blasting and rough grading is permitted.

b. The Kuna Rural Fire District, or alternative fire district authority, shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural 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.

**8.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

**8.4** On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

**8.5** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD), or alternative fire district authority.

**8.6** The Kuna Rural Fire District, or alternative fire district authority, must approve fire access to the project before, during, and after construction.

**8.7** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

**8.8** Developer/Owner/Applicant, 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.

**8.9** All required landscaping shall be permanently maintained in 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 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.

**8.10** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

**8.11** Developer/Owner/Applicant shall work with City of Kuna Staff to enter into a deferred installation agreement for sidewalks required by Kuna City Code.

**8.12** Enclosures for onsite trash collection shall be in compliance with Kuna City Code 5-5-6.

**8.13** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

**8.14** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

**8.15** Developer/Owner/Applicant shall comply with all local, state and federal laws.

**DATED** this 7th day of June, 2022.

# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

**File No.(s):** _____

**Project Name:** _____

**Date Received:** _____

**Date Accepted as Complete:** _____

Type of review requested (check all that apply):

| | | | |
|---|---|---|---|
| | Annexation & Zoning | | Appeal |
| | Comp. Plan Map Amendment | | Combination Pre & Final Plat |
| ☑ | Design Review | | Development Agreement |
| | Final Planned Unit Development | | Final Plat |
| | Lot Line Adjustment | | Lot Split |
| | Ordinance Amendment | | Planned Unit Development |
| | Preliminary Plat | | Rezone |
| | Special Use Permit | | Temporary Business |
| | Vacation | | Variance |

**Owner of Record**

Name: Brisbie, LLC

Address: c/o Givens Pursley, LLP 601 W. Bannock St., Boise, ID 83702

Phone: _____ Email: _____

**Applicant (Developer) Information**

Name: Parametrix/Susan Devine

Address: 7761 W. Riverside Dr., Ste 201, Boise, ID 83714

Phone: 208.898.0012 Email: sdevine@parametrix.com

**Engineer/Representative Information**

Name: Parametrix/Susan Devine

Address: 7761 W. Riverside Dr., Ste 201, Boise, ID 83714

Phone: 208.898.0012 Email: sdevine@parametrix.com

**Subject Property Information**

Site Address: 6601 W. Kuna Mora Rd., Kuna, ID 83634

Nearest Major Cross Streets: S. Curtis Rd./Barker Rd. (to the SW)

Parcel No.(s): S2006121150

Section, Township, Range: SEC 6, 1N, 2E

Property Size: 13.4 Acres

Current Land Use: Vacant (Zoned M-1) Proposed Land Use: Light Industrial (public facility)

Current Zoning: M-1 Proposed Zoning: M-1

**Project Description**

Project Name: East Kuna Infrastructure

General Description of Project: Water Operations Center will serve as the admin building for City of Kuna Public Works Department's water and wastewater control center.

Type of proposed use (check all that apply and provide specific density/zoning):
☐ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD
☐ Office ☑ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: Various utilities, onsite stormwater management, 2" drinking water connection, and parking.

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

**Non-Residential Project Summary (If Applicable)**

Number of building lots: 1 Other lots: 0

Gross floor area square footage: 7,325 Existing (if applicable): n/a

Building height: 24' Hours of Operation: 24 hr

Total No. of Employees: 4 Max No. of Employees at one time: 4

No. of and ages of students: n/a Seating capacity: n/a

**Proposed Parking**

ADA accessible spaces: 1 Dimensions: 18' x 18'

Regular parking spaces: 9 Dimensions: 9' x 18'

Width of driveway aisle: 30'

Proposed lighting: See Lighting Plan; Lighting level & fixture type to be designed to meet City requirements.

Is lighting "Dark Sky" compliant? (YES) NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

30' planter strips along frontage, per City code. Planter strips and landscaping designed to use native, drought resistant plants.

Applicant Signature: Susan Devine Date: 05/12/2022

*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.**

# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

**Case No(s).:** _____

**Project Name:** _____

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** _____

**Date Accepted as Complete:** _____

The City of Kuna has adopted a Design Review Overlay District 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 Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

***Application shall contain one (1) copy of the following (digital documents preferred):***

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application *(It is the Applicant's responsibility to use the most current application.)*
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

## Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of <u>*all*</u> Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

## Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- 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**

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

**Lighting Plan**

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

**Owner Information**

Name: Brisbie, LLC

Address: c/o Givens Pursley, LLP 601 W. Bannock St., Boise, ID 83702

Phone: _____ Email: _____

**Applicant Information**

Name: Parametrix/Susan Devine

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208.898.0012 Email: sdevine@parametrix.com

**Engineer/Representative**

Name: Parametrix/Susan Devine

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208.898.0012 Email: sdevine@parametrix.com

**Property Information**

Address: 6601 W. Kuna Mora Rd., Kuna, ID 83634

Parcel No(s).: S2006121150

Closest Major Cross Streets: S. Curtis Rd & Barker Rd.

Please check the box that reflects the intent of the application:

■ Building Design Review ☐ Design Review Modification

☐ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: Design review for Water Operations Center building, to be owned, operated, and maintained by the City of Kuna Public Works Department.

The site and structure will comply with industrial code and PW standards. The site is located within the East Kuna Annexation Area.

2. Dimension of property: 13.4 Acre site (includes water ops building, access road, and water storage tank areas)

3. Current land use(s): Vacant; Zoned M1

4. What are the land uses of the adjoining properties?

North: Zoned M1 South: Zoned M1

East: Zoned M1 West: Zoned M1

5. Is the project intended to be phased? If so, what is the phasing time period?

The project is not phased

6. Number and use(s) of all structures: 1, Water Operations Center

7. Building Height: 24'

8. 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. Height and area standards can be found in Kuna City Code 5-5-3.)*

9. What is the percentage of building space on the lot when compared to the total lot area:

2%

## Exterior Building Materials and Colors

| | Material | Color |
|---|---|---|
| **Roof:** | Certainteed Landmark Asphalt Shingle | Driftwood |
| **Walls: (include percentage of wall coverage of each material)** | Armstone Split Face CMU Block (14%)<br>Armstone Smooth Face CMU Block (86%) | 618 Sandstone<br>326 Oak |
| **% of Wood Application:** | Not Applicable | |
| **% EIFS: (Exterior Insulation Finish System)** | Not Applicable | |
| **% Masonry:** | 81% | |
| **% Face Block:** | 81% | |
| **% Stucco:** | Not Applicable | |
| **Other:** | Vinyl - Soffits, Facia, Trim | Gray |
| **Windows/Doors:** | Aluminum Storefront | Gray |
| **Soffits and Fascia:** | Vinyl | Gray |
| **Trim, etc.:** | Vinyl | Gray |

## Mechanical Units

Please identify mechanical unit(s) size and placement: 5 Units, placed on South side of building.

See attached Mechanical plan.

Proposed screening method? Landscaping or wall; final screening methods to be determined by Public Works.

## Trash Enclosures

Please identify trash enclosure location, size, and construction materials: See trash enclosure details.

Trash enclosure is at grade, located at Southwest corner of building, and screened from public view.

## Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES (NO)

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? All water will be managed on site.

Stormwater facilities are sized to accommodate the 100-year/1-hour design storm, meeting ACHD requirements.

## Fencing

Is there any existing fencing that will remain? YES (NO)

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? Chain link, see Fence Plan

*The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.*

**Building Coverage**

| | | |
|---|---|---|
| **% of site devoted to building coverage?** | 2% | 10,540 sq ft, total building pad |
| **% of site devoted to landscaping? (Include landscaped rights-of-way)** | 48% | Square Footage: 285,461 |
| **% of site that is hard surface? (paving, driveways, walkways)** | | Square Footage: AC Surface: 296,831 Gravel: 91,123 Concrete: 6,848 |
| **% of site devoted to other uses:** | n/a | Describe: |

**Landscaping**

Please provide dimensions of landscaped areas within public rights-of-way: _____

See attached Landscape plan. 30' planter strips along frontage, per City code.

Are there any existing trees of 4" or greater in caliper on the property? YES (NO)
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

**Dock Loading Facilities**

Will there be any dock loading facilities? YES (NO) *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: _____

What is the proposed method of screening? _____

**Pedestrian Amenities**

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES (NO)

If Yes, please indicate type, number of each type: _____

**Parking**

Total number of parking spaces? 9 Dimensions? 9' x 18'

Total number of ADA accessible spaces? 1 Dimensions? 18' x 18'

Total number of compact spaces (8' x 17')? None

**Miscellaneous**

Will you be proposing setbacks different than those found in KCC 5-3-3? YES (NO)

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

*The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.*

Applicant Signature: Susan Devine Digitally signed by Susan Devine Date: 2022.05.12 09:31:11 -06'00' Date: May 12, 2022

**Additional Information**

Please indicate/explain/provide any additional information deemed relevant to this application:

**Kuna East Infrastructure, Kuna, ID**

**Design Review Detailed Narrative**

**Date: 5/12/2022**

The project site is approximately 13.4 acres of vacant land, previously utilized for agricultural purposes. The project site is located in east Kuna, Idaho in T1N R2E, zoned M-1 (light industrial), as part of the recent East Kuna Annexation Area. The land area and 7,325 SF building (consisting primarily of garage, storage, and pump room, with approximately 1,000 SF of office space) will become City assets upon completion of the infrastructure project, and as such should be considered public infrastructure. A total of four (4) City staff are anticipated working on site at the Water Operations Building upon completion, which is planned for 2023. The site will be accessed off South Curtis Road. The site complies with the conditions of approval provided by ACHD in the Annexation process.

The Water Operations Center will serve as the administrative building for City water and wastewater control center. The 124’ by 85’ structure will store any required domestic facilities for employees, equipment, vehicles, alarms, pump controls, laboratory space and other administrative duties required to operate the facility. The Operations Center will have a 2” drinking water connection for domestic applications, which will include a reduced pressure backflow in an above ground heated enclosure for backflow protection.

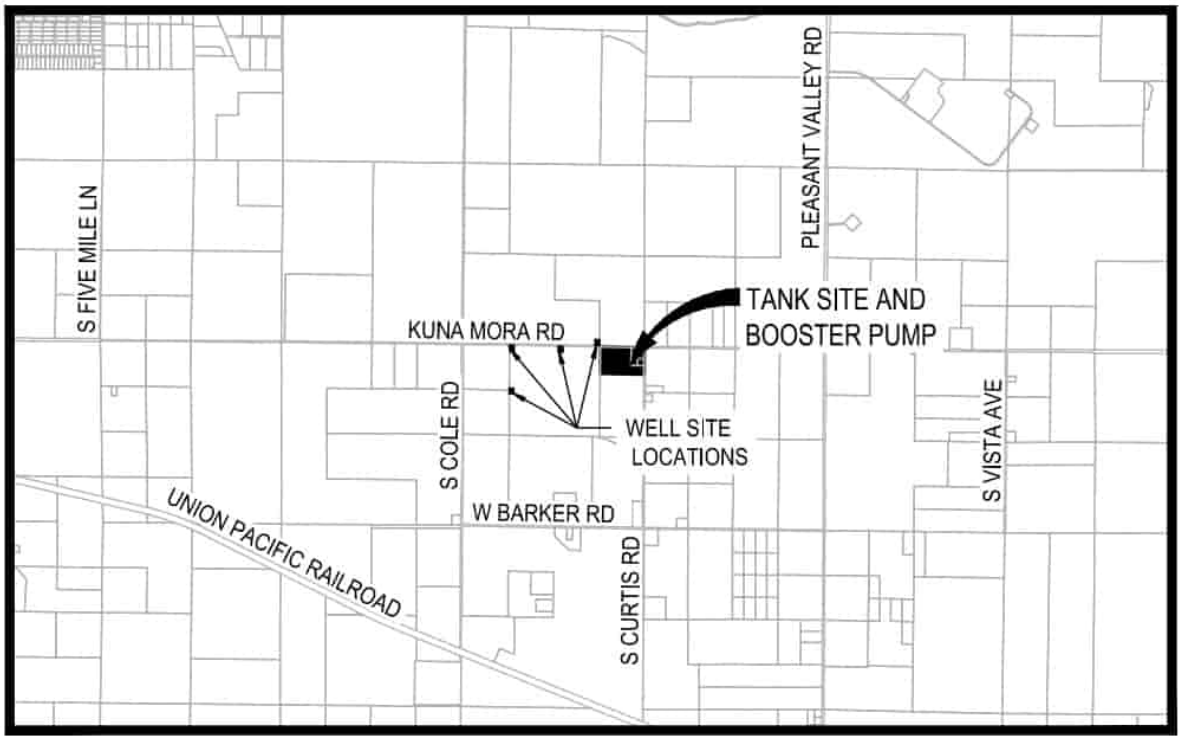
The Water Operations Center is part of the East Kuna Infrastructure project, which includes installation of domestic water, sanitary sewer, storm drains, fiber optic, electrical power, and industrial water utilities. The public right-of-way utility project details have been established in the Development Agreement between Project Peregrine and the City of Kuna and are not outlined in this Design Review narrative.

The project’s primary entrance is on South Curtis Road. Due to the size and type of the facility, no Traffic Impact Study is required for this project. However, the site plan accommodates the ACHD policy requirements for Kuna-Mora Road as a future Expressway, with 200’ ROW width. No building structures are within 150’ of centerline. Secondary access is provided along South Cole Road and accommodates anticipated future widening and 70’ ROW. Sidewalks are indicated along the east side of Cole Rd and north side of Kuna Mora Road along the project frontage. The timing for construction of sidewalks is to be determined, until such time as the roadways are widened and the sidewalks connect to future uses along the corridors as development occurs. There are 30’ planter strips provided along the frontage, per City code.

Stormwater will be managed through grading that diverts runoff to swales on the property, outside of public right-of-way. Roof drains are connected to underground piping which discharge to infiltration swales. All runoff generated on the Water Operations site will be managed on site. The stormwater infiltration facilities are sized to accommodate the 100-year/1-hour design storm, meeting ACHD requirements.

Design for the building exterior materials is designed to correlate with other current Kuna Public Works buildings, and utilizes earth tones and gray siding. The building's exterior materials consist of 4” split

face and smooth CMUs, vinyl siding, and asphalt shingles on the roof. Lighting, landscape, garbage enclosures, mechanical screening, and security are commensurate with City of Kuna Public Works Standards, similar to existing facilities. Planter strip and site landscaping is designed to use native drought resistant plants which include a 3-year establishment period and temporary irrigation, to complement the low-water plantings planned for the industrial development to the north and west of this project site.




VICINITY MAP

N.T.S.

N




East Kuna Infrastructure - Water Operations Building

Vicinity Map

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

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=6 BONNIE OBERBILLIG
FIRST AMERICAN TITLE AND ESCROW COMPANY
2021-178270
12/20/2021 01:55 PM
$15.00

*Recording requested by and when recorded return to:*

GIVENS PURSLEY LLP
Attn: Kimberly D. Maloney
601 W. Bannock Street
Boise, Idaho 83702

3855104-TD

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**
(Project Peregrine – PVA Property)

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, KC GARDNER COMPANY, L.C., a Utah limited liability company ("**Grantor**") does hereby grant, bargain, sell and convey unto BRISBIE LLC, a Delaware limited liability company, whose mailing address is GIVENS PURSLEY LLP Attn: Kimberly D. Maloney, 601 W. Bannock Street, Boise, Idaho 83702 ("**Grantee**"), all of Grantor's right, title and interest in and to the following described real property, located in Ada County, Idaho, to wit:

See **Exhibit A**, attached hereto and incorporated herein (the "**Land**");

TOGETHER WITH all decreed and licensed water rights described in **Exhibit B** attached hereto and incorporated herein, reserving all other appurtenant water rights to Grantor, and all ditches and ditch rights appurtenant thereto, and minerals and mineral rights appurtenant thereto, improvements thereon, and all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining thereto (collectively with the Land, the "**Property**").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's successors and assigns, forever, and Grantor does hereby covenant to Grantee and its successors and assigns forever, that: (a) Grantor is owner in fee simple of the Property; (b) Grantor has a good right to convey the fee simple of the Property; (c) previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee; (d) the Property is free from any and all liens, claims and encumbrances done, made or suffered by Grantor, or any person claiming by through or under Grantor, except (i) the Permitted Exceptions identified on **Exhibit C**, attached hereto, (ii) real property taxes and assessments, for the current year, which are not yet due and payable, and (iii) any matters arising from the acts or omissions of Grantee; and (e) that Grantor will warrant and defend the same forever against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

*[signature page follows]*

DATED effective as of the 16th day of December, 2021.

KC GARDNER COMPANY, L.C., a Utah limited liability company

By: Kem C. Gardner
Name: Kem C. Gardner
Its: Manager
Date: 12-16-21

STATE OF Utah )
) ss.
County of Salt Lake )

This record was acknowledged before me on 12-16-2021, by Kem C Gardner as Manager of KC Gardner Company, L.C.

Chantelle Martin Taylor
Signature of Notary Public
My Commission expires: 08-25-2024

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

**Exhibit A**

**Legal Description of the Land**

The Land referred to herein below is situated in the County of Ada, State of ID, and is described as follows:

**PARCEL 4:**

PARCEL B OF ROS 11735, RECORDED AS INSTRUMENT NO. 2019015763, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 2 EAST, OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 6 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 6 BEARS SOUTH 89°00'46" EAST, 2,650.75 FEET;

THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 6 SOUTH 89°00'46" EAST, 1,348.00 FEET TO THE REAL POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE SOUTH 89°00'46" EAST, 902.76 FEET;

THENCE LEAVING SAID NORTH BOUNDARY LINE SOUTH 00°05'21" WEST, 545.00 FEET;

THENCE SOUTH 89°00'46" EAST, 400.00 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID SECTION 6;

THENCE ALONG SAID EAST BOUNDARY LINE SOUTH 00°05'21" WEST, 2,107.72 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 6;

THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 6 NORTH 89°17'57" WEST, 1,302.66 FEET;

THENCE LEAVING SAID EAST-WEST CENTERLINE NORTH 00°05'21" EAST, 2,659.23 FEET TO THE REAL POINT OF BEGINNING.

**Exhibit B**

**Water Rights**

The following decreed and licensed water rights are included with the conveyance of the Land:

1. All portions of licensed water right no. 63-34795 (as modified by subsequent transfers) authorizing diversions of groundwater up to 1.28 cubic feet per second and 329.1 acre-feet per year for irrigation of 70 acres;

Grantor, on behalf of itself and its successors and assigns, consents to Grantee's transfer of the water rights described in this Exhibit B to different uses or lands, and Grantor further acknowledges that the water rights conveyed herein shall be owned by Grantee free and clear of claims by other parties and such that they are not combined with water rights not conveyed to Grantee and do not share points of diversion or other facilities associated with water rights or lands not conveyed to Grantee, and Grantor agrees to execute and/or acknowledge any deeds or other instruments necessary to achieve such purposes.

**Exhibit C**

**Permitted Exceptions**

1. Any tax, fee, assessments or charges as may be levied by Pleasant Valley Irrigation District. None due and payable.

2. Any tax, fee, assessments or charges as may be levied by Ada County Trash Services. None due and payable.

3. Rights of way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States as granted to the United States under provisions of Section 58-604, Idaho Code.

4. Reservations in recorded United States Patents recorded in Book 5 of Patents at Page 49, Book 5 of Patents at Page 282 and Book 6 of Patents at Page 131.

5. Right of way for Kuna Mora Road and South Curtis Road.

6. Deed Restriction set forth in Special Warranty Deed recorded May 10, 2013, as Instrument No. 113051341, and in Quitclaim Deed recorded August 19, 2013, as Instrument No. 113095047, Records of Ada County, Idaho.

7. Easement Agreement and the terms and conditions thereof:
Between: Ray Montierth and Susan Montierth
And: Tyson Fresh Meats, Inc., a Delaware corporation
Recording Information: 113051342
Affects Parcels 2, 3 and 4

Amendment and Partial Termination of Easement, recorded 12/20/2021, as Instrument No. 2021-178263, Records of Ada County, Idaho.
Affects Parcel 4

8. Declaration of Use Restriction, recorded November 30, 2021, as Instrument No. 2021-169913, Records of Ada County, Idaho.
Affects Parcel 4

9. Reservation of Grantor's rights and interest in the Pleasant Valley Irrigation District wells, ditches and ditch rights in Warranty Deed recorded December 3, 2021, as Instrument No. 2021171628.

10. Shared Well Operation and Easement Agreement and the terms and conditions thereof:
Between: Seeler West Real Estate, LLC
And: GC Kuna Land, L.C and KC Gardner Company, L.C.
Recording Information: 2021172849

11. Any tax, fee, assessments or charges as may be levied by City of Kuna. None due and payable.

12. M-1 Development Agreement, recorded December 15, 2021, as Instrument No. 2021-176244, Records of Ada County, Idaho.

13. Termination of Well Use and Access given by Edward Ray Montierth and Susan Montierth, recorded on 12/20/2021 as instrument number 2021-178265 Records of Ada County, Idaho.

14. Termination of Well Use and Access given by KC Gardner Company, LC and GC Kuna Land, LC recorded on 12/20/2021 as instrument number 2021-178266, Records of Ada County, Idaho.

15. Matters as shown on ALTA survey prepared by Parametrix, dated December 3, 2021, Job No. 297-7875-012, 012-ALTA-KUNA-South and Job No. 297-7875-012, 012-ALTA KUNA-East , which are as follows: Fences lying both inside and outside of our boundary lines; building on the Northerly boundary of Parcel 1 encroaches onto the property to the North; Center Pivot and irrigation lines being located on Parcel 2, 3 and 4; well/pump, control panel and irrigation facilities on Parcel 3; well on Parcel 4; unrecorded easements for power, gas and telephone.

KUNA
Planning & Zoning

# AFFIDAVIT OF LEGAL INTEREST

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

**State of Idaho )**
**) ss**
**County of Ada )**

I, Pamela Jasinski (Full Name),

c/o Givens Pursley, LLP 601 W. Bannock St (Address) Boise, OR 83702 (City, State, ZIP)

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 Parametrix (Susan Devine) (Full Name)

150 NW Pacific Park Lane, Suite 110 (Address) Bend, OR 97701 (City, State, ZIP)

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 3rd (Date) day of February (Month), 20 2022 (Year)

Pamela A Jasinski
Signature

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

Mary Martine Slicer
Residing at: 21 Brucleshire Rd
Newark DE 19711

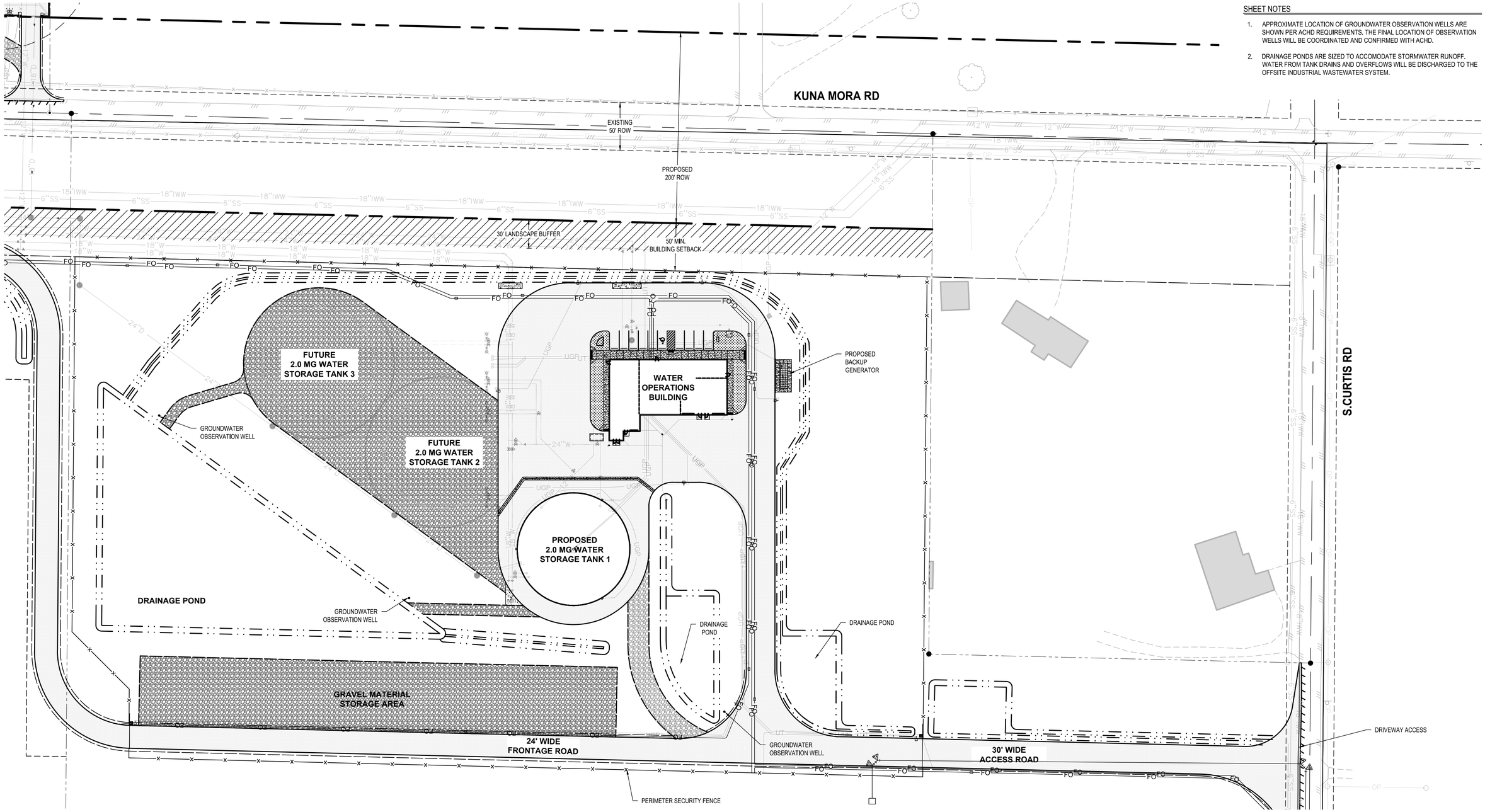
My Commission expires: 12/02/2022

Mary Martine Slicer
Signature

MARY MARTINE SLICER
Notary Public
State of Delaware
My Commission Expires December 2, 2022

## SHEET NOTES

1. APPROXIMATE LOCATION OF GROUNDWATER OBSERVATION WELLS ARE SHOWN PER ACHD REQUIREMENTS. THE FINAL LOCATION OF OBSERVATION WELLS WILL BE COORDINATED AND CONFIRMED WITH ACHD.
2. DRAINAGE PONDS ARE SIZED TO ACCOMODATE STORMWATER RUNOFF. WATER FROM TANK DRAINS AND OVERFLOWS WILL BE DISCHARGED TO THE OFFSITE INDUSTRIAL WASTEWATER SYSTEM.




N

**SITE PLAN - TANK OVERALL**

SCALE IN FEET

0 50' 100'

**90% REVIEW SUBMITTAL**

NOT FOR CONSTRUCTION

| | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

DESIGNED RWR
DRAWN LYF
CHECKED DSE
APPROVED NWB

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME C300 SITE PLAN – TANK OVERALL
JOB No. 297-7875-013
DATE 04/01/2022

PROFESSIONAL ENGINEER LICENSED 20700 STATE OF IDAHO NATHAN W. BOGGS PRELIMINARY

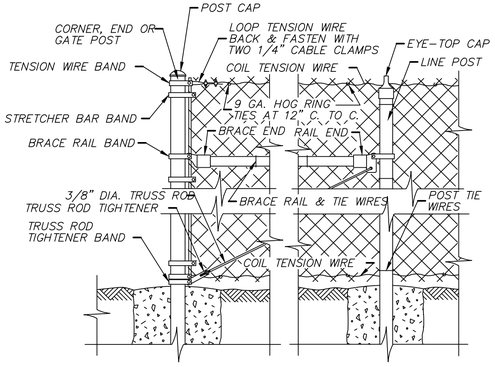

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
P 541.508.7710
WWW.PARAMETRIX.COM


PROJECT NAME
**KUNA EAST INFRASTRUCTURE WATER SUPPLY SYSTEM**
KUNA, IDAHO

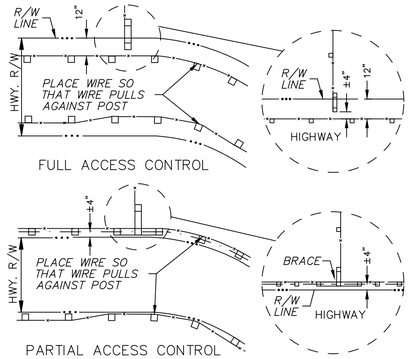
SHEET NAME
**SITE PLAN - TANK OVERALL**

DRAWING NO.
**C300**

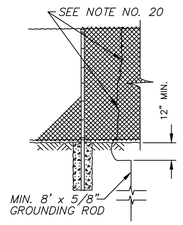

LAYOUT: C300 SITE PLAN – TANK OVERALL FILENAME: C300 SITE PLAN – TANK OVERALL PLOTTED BY: ElmorDus DATE: Monday, April 18, 2022 3:59:40 PM




FENCE TYPE 4
CHAIN LINK FENCE

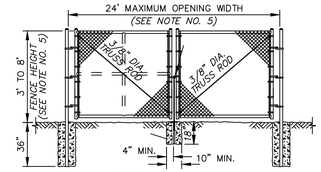



RIGHT-OF-WAY FENCE LOCATION DETAILS



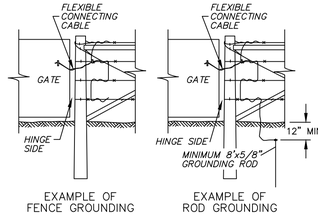

CHAIN LINK FENCE GROUNDING DETAIL

| CHAIN LINK FENCE GROUNDING TABLE | | |
|---|---|---|
| FENCE DIST. FROM TRANSMISSION LINE | kV | GROUNDING INTERVAL |
| 0' – 100' | 500 | 200' |
| 100' – 200' | 500 | 500' |
| 0' – 100' | 345 | 400' |
| 100' – 150' | 345 | 1,000' |
| 50' – 100' | 230 | 500' |

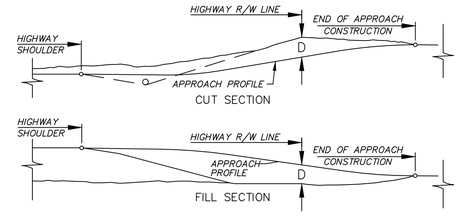



DOUBLE LEAF GATES

GATE TYPE 3
FOR FENCE TYPE 4



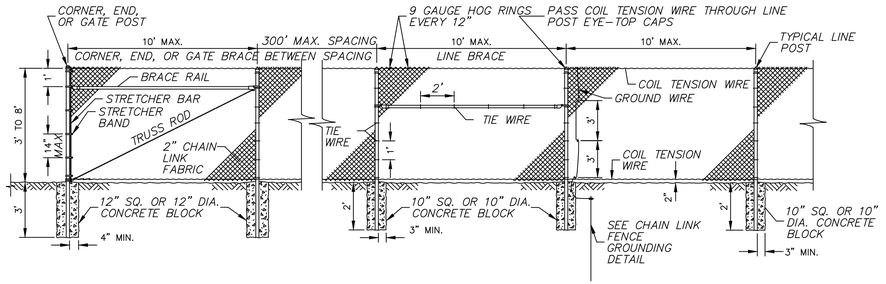

GATE GROUNDING DETAILS



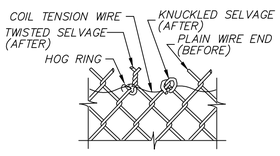

GATE LOCATION DETAIL
(SEE NOTE NO. 6)

## CHAIN LINK FENCE HARDWARE TABLE

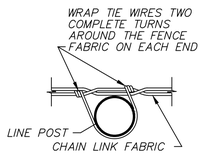
| | |
|---|---|
| CORNER, END AND GATE POSTS | SEE STANDARD SPECIFICATIONS FOR HIGHWAY CONST. |
| LINE POST | SEE STANDARD SPECIFICATIONS FOR HIGHWAY CONST. |
| BRACE RAIL/TOP RAIL | SEE STANDARD SPECIFICATIONS FOR HIGHWAY CONST. |
| POST CAP | CAST NON-FERROUS ALLOY OR GALVANIZED PRESSED STEEL CAP. MUST FIT SNUGGLY ON POST. |
| EYE-TOP CAP | GALVANIZED PRESSED STEEL MIN. 3/32" THICKNESS OR GALVANIZED MALLEABLE FERROUS ALLOY |
| STRECHER BAR BAND | CLASS 1 – MIN. 1/8" x 3/4" MIN. GALVANIZED STEEL<br>CLASS 2 – MIN. 3/32" x 5/16" MIN. GALVANIZED STEEL |
| TENSION WIRE/BRACE BAND | CLASS 1 – MIN. 1/8" x 3/4" MIN. GALVANIZED STEEL<br>CLASS 2 – MIN. 3/32" x 5/16" MIN. GALVANIZED STEEL |
| BAND BOLT | CLASS 1 – 5/16" DIA. x 1 3/4" GALV. CARRIAGE BOLT<br>CLASS 2 – 3/8" DIA. x 11/4" GALV. CARRIAGE BOLT,<br>(LOCK WASHER & FLAT WASHER FOR EACH BAND) |
| | |
| RAIL END | GALVANIZED PRESSED STEEL OR GALVANIZED MALLEABLE FERROUS ALLOY MIN. 3/8" THICKNESS ON BACK BOLTING APPENDAGE |
| BRACE END | GALVANIZED PRESSED STEEL OR GALVANIZED MALLEABLE FERROUS ALLOY MIN. 3/8" THICKNESS ON BACK BOLTING APPENDAGE |
| TRUSS ROD TIGHTENER | CLASS 1 – MIN. 3/8" FORMED GALVANIZED STEEL<br>CLASS 2 – MIN. 1/4" FORMED GALVANIZED STEEL |
| TRUSS ROD | 3/8" GALVANIZED, NC TREADED ROD, LOCK WASHER, & FLAT WASHER WITH TWO 90° BENDS OPPOSITE OF TREADED END |
| TOP RAIL SLEEVE | GALVANIZED STEEL, NOT TO BE USED ON R/W FENCES, MUST MEET REQUIRED PIPE THICKNESSES |
| TENSION BAR | CLASS 1 – MIN. 1/8" x 3/4" GALVANIZED STEEL<br>CLASS 2 – MIN. 1/8" x 5/16" GALVANIZED STEEL |
| FENCE FABRIC | 2" GALVANIZED DIAMOND MESH STEEL FABRIC |
| TIE WIRES | MIN. 9 GAUGE ALUMINUM WITH ONE HOOKED END |
| COIL TENSION WIRE | MIN. 7 GAUGE |
| BARBED WIRE & 3-WIRE BARBARM | BARBED WIRE:<br>14 GAUGE SPACED GALVANIZED MEDIUM CARBON STEEL WIRE WITH BARBS SPACED AT 5" C. to C. GALVANIZING SHALL CONFORM TO APPLICABLE A.S.T.M. DES. A-121-66 FOR ZINC-COATED & AASHTO M 280 SPECIFICATIONS.<br>3-WIRE BARBARM:<br>BARBWIRE ARM (ONE PIECE "Z" CUT)<br>FITS 1 5/8" O.D. POST, 1 5/8" TOP RAIL"<br>FITS 2" O.D. POST, 1 5/8" TOP RAIL"<br>FITS 2 1/2" O.D. POST, 1 5/8" TOP RAIL"<br>FITS 3" O.D. POST, 1 5/8" TOP RAIL" |



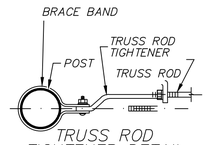

FENCE TYPE 4 – CHAIN LINK FENCE DETAILS




WIRE SELVAGE DETAIL
(SEE NOTE NO. 16)




CHAIN LINK FENCE TIE DETAIL

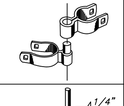
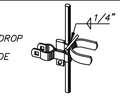



TRUSS ROD TIGHTENER DETAIL

## CHAIN LINK FENCE NOTES

1. THE MINIMUM FENCE HEIGHT IS 8' WHEN BARBED WIRE AND THE 3-WIRE BARBARM ARE USED. DO NOT USE RAZOR WIRE WITH THE 3-WIRE BARBARM.
2. SPACE POSTS EQUAL DISTANCES APART, 10' MAXIMUM SPACING.
3. ADJUST THE POST TOP ELEVATIONS TO PROVIDE A SMOOTH VISUAL FENCE PROFILE. INSTALL CORNER POSTS AT HORIZONTAL BREAKS IN THE FENCE OF 15° OR MORE.
4. STRETCH THE FENCE FABRIC SMOOTH SO THAT IT HAS A UNIFORM APPEARANCE.
5. SELVAGE THE PLAIN WIRE ENDS ON THE TOP AND BOTTOM OF THE CHAIN LINK FABRIC BY THE TWISTED OR KNUCKLED METHOD. SEE WIRE SELVAGE DETAIL.
6. CHAIN LINK FENCE HARDWARE MAY VARY SOMEWHAT FROM THAT SHOWN IN THE CHAIN LINK FENCE HARDWARE TABLE. ENSURE THAT HARDWARE AND MATERIALS USED ARE UNIFORM AND COMPATIBLE.
7. INSTALL A TOP RAIL WHEN BARBED WIRE AND THE 3-WIRE BARBARM ARE USED.
8. INSTALL PRIVACY FENCE SLATS IF SHOWN ON PROJECT PLANS.
9. GROUND CHAIN LINK FENCES THAT ARE NEAR POWER TRANSMISSION LINES OR THAT INTERSECT TRANSMISSION LINES. SEE THE CHAIN LINK FENCE GROUNDING TABLE AND CHAIN LINK FENCE GROUNDING DETAILS. TO GROUND, CONNECT 6 GAUGE BRAIDED GROUND CABLE TO THE CHAIN LINK FABRIC EVERY 36". GROUND THE FENCE ONCE IF THE FENCE SECTION IS SHORTER THAN THE GROUNDING INTERVAL.

## CHAIN LINK GATE HARDWARE TABLE

| | | |
|---|---|---|
| GATE FORK LATCH |  | MIN. 1/8" GALVANIZED PRESSED STEEL OR MALLEABLE FERROUS ALLOY. ONE LATCH PER EACH SINGLE GATE WITH BENT MIN. 3/8" DIA. ATTACHMENT BOLT, WASHER & NUT. |
| HEAVY GATE HINGE |  | MIN. 1/8" GALVANIZED PRESSED STEEL WITH TWO 3/8" U-BOLTS, LOCK WASHER & NUTS PER HINGE. USE 2 HINGES PER GATE LEAF UP TO 8' IN WIDTH AND 3 HINGES PER GATE LEAF WIDTHS GREATER THAN 8' (THESE HINGES ARE RECOMMENDED FOR MAINTENANCE & COMMERCIAL INSTALLATIONS). |
| RESIDENTAL GATE HINGE |  | MIN. 1/8" GALVANIZED PRESSED STEEL WITH 3/8" DIA. x 3" CARRIAGE BOLTS, LOCK WASHER & NUTS PER HINGE. USE 2 HINGES PER GATE LEAF UP TO 6' IN HEIGHT AND 3 HINGES PER GATE LEAF HEIGHTS GREATER THAN 6'. |
| INDUSTRIAL DROP ROD FORK & GUIDE |  | MIN. 1/8" GALVANIZED PRESSED STEEL. DROP ROD GUIDE INCLUDES 3/8" x 3" CARRIAGE BOLT WITH LOCK WASHER & NUT. DROP ROD FORK IS TO BE WELDED TO ROD & PAINTED WITH AN APPROVED ZINC RICH PAINT. |

| GATE VERTICAL STAY TABLE | | |
|---|---|---|
| GATE TYPE | GATE WIDTH | NO. OF VERT. STAYS |
| TYPE 1 | 4' TO 6' | 0 |
| | 8' TO 12' | 1 |
| | 14' TO 16' | 2 |
| TYPE 1A | 4' TO 6' | 0 |
| | 8' TO 12' | 1 |
| | 14' TO 16' | 2 |
| TYPE 2 | 3' TO 7' | 0 |
| | 8' TO 16' | 1 |
| TYPE 3 | 3' TO 7' | 0 |
| | 8' TO 15' | 1 |
| | 16' TO 18' | 2 |

| GATE HORIZONTAL BRACE TABLE | | |
|---|---|---|
| GATE TYPE | GATE HEIGHT | NO. OF HORIZ BRACES |
| TYPE 1A | 4.33' | 4 |
| TYPE 3 | 4' TO 5' | 0 |
| | 6' TO 8' | 1 |

| GATE GROUNDING TABLE | | |
|---|---|---|
| FENCE DIST. FROM TRANSMISSION LINE | kV | GROUNDING TYPE |
| 0' – 100' | 500 | ROD |
| 100' – 200' | 500 | FENCE |
| 0' – 100' | 345 | ROD |
| 100' – 150' | 345 | FENCE |
| 50' – 100' | 230 | FENCE |

## CHAIN LINK GATE NOTES

1. CONSTRUCT GATES FROM THE MATERIALS SHOWN ON FENCES STANDARD DRAWING UNLESS OTHERWISE SHOWN.
2. ALTERNATE GATE DESIGNS MAY BE USED WITH ENGINEER APPROVAL.
3. CONSTRUCT MATCHING METAL OR WOOD TERMINAL BRACES ON BOTH SIDES OF THE GATE OPENING.
4. GROUND GATES THAT ARE NEAR POWER TRANSMISSION LINES OR THAT PASS UNDER TRANSMISSION LINES. GROUND BY CONNECTING THE HINGE SIDE OF THE GATE TO THE FENCE OR TO THE FENCE AND A GROUNDING ROD. SEE THE GATE GROUNDING TABLE AND GATE GROUNDING DETAILS. ENSURE THAT THE GATE IS GROUNDED WITH A FLEXIBLE COPPER CABLE.
5. CONSTRUCT VERTICAL STAYS AND HORIZONTAL BRACES IN ACCORDANCE WITH THE GATE VERTICAL STAY TABLE AND THE GATE HORIZONTAL BRACE TABLE.
6. ON THE GATE LOCATION DETAIL, WHEN D IS 5' OR LESS, INSTALL GATES AT THE RIGHT-OF-WAY LINE. WHEN D IS GREATER THAN 5', INSTALL GATES AT THE END OF THE APPROACH CONSTRUCTION OR AS OTHERWISE DIRECTED BY THE ENGINEER. IF INSTALLED AT THE END OF THE APPROACH, ANGLE AND INSTALL RIGHT-OF-WAY FENCE ALONG THE EDGE OF THE APPROACH CUT OR FILL SLOPE.
7. TYPE 3 GATES:
   A. CHAIN LINK FENCE HARDWARE MAY VARY SOMEWHAT FROM THAT SHOWN. ENSURE THAT THE HARDWARE AND MATERIALS USED ARE UNIFORM AND COMPATIBLE.
   B. PAINT WELDS WITH ITD PAINT FORMULA NO. 2.
   C. CLEAR THE GROUND NEAR THE GATE SO THAT THE GATE CAN SWING 90°IN EACH DIRECTION.
8. DRAWING NOT TO SCALE.

**CHAIN LINK FENCE (TYPE 4) DETAILS PER IDT STANDARDS**

N.T.S

1 / C904

**CHAIN LINK GATE (TYPE 3) DETAILS PER IDT STANDARDS**

N.T.S

2 / C904

**90% REVIEW SUBMITTAL**

NOT FOR CONSTRUCTION

| | REVISIONS | DATE | BY |
|---|---|---|---|
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| | | | |
| | | | |

DESIGNED RWR
DRAWN LYF
CHECKED DSE
APPROVED NWB

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME C904 FENCE AND GATE DETAILS
JOB No. 297-7875-013
DATE 04/01/2022

PROFESSIONAL ENGINEER LICENSED 20700 STATE OF IDAHO NIALL W. BOOSS PRELIMINARY

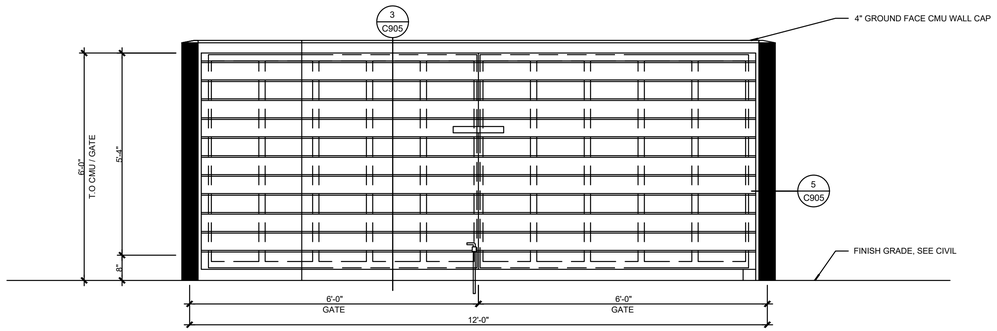
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PROJECT NAME
KUNA EAST INFRASTRUCTURE WATER SUPPLY SYSTEM
KUNA, IDAHO

SHEET NAME
FENCE AND GATE DETAILS

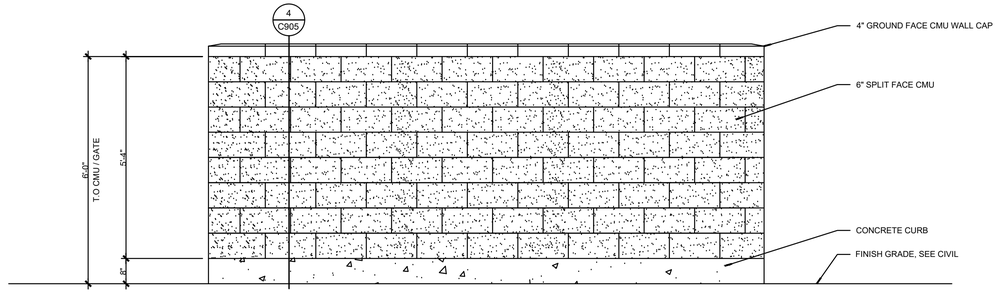
DRAWING NO.
C904

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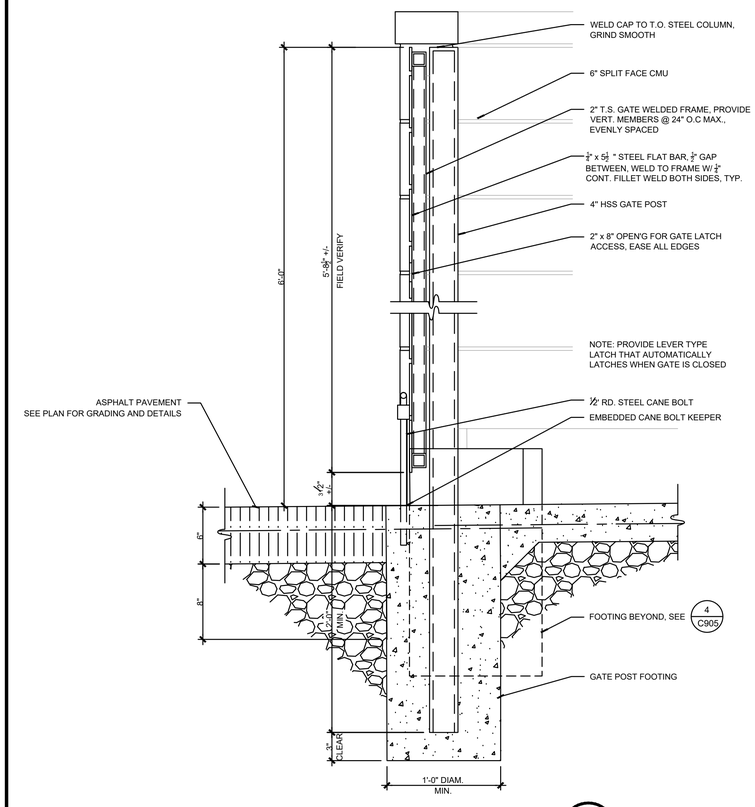

TRASH ENCLOSURE ELEVATION 1 / C905

SCALE: 1/4" = 1'



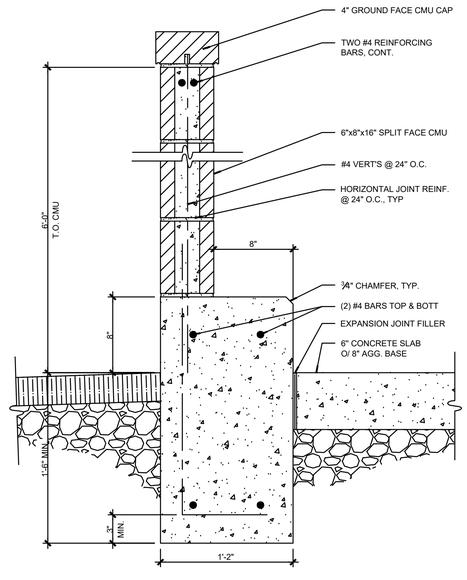

TRASH ENCLOSURE ELEVATION 2 / C905

SCALE: 1/4" = 1'



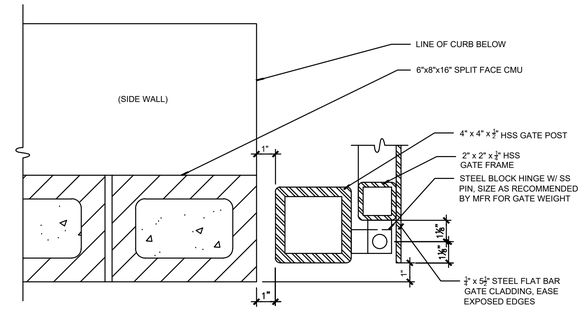

TRASH ENCLOSURE GATE SECTION 3 / C905

SCALE: 1 1/2" = 1'



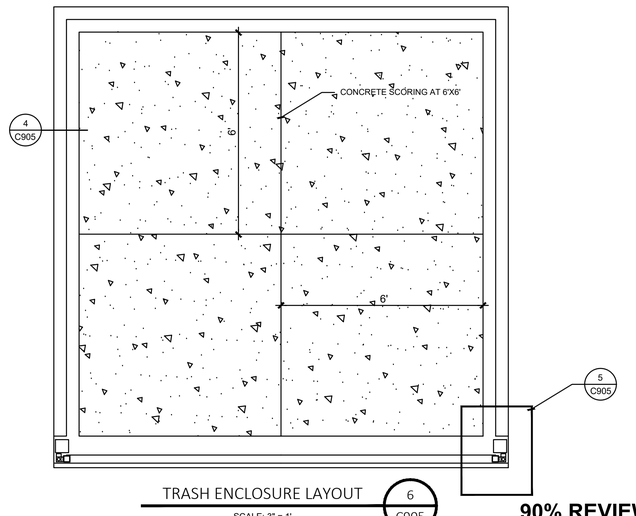

TRASH ENCLOSURE WALL SECTION 4 / C905

SCALE: 1 1/2" = 1'




TRASH ENCLOSURE GATE PLAN 5 / C905

SCALE: 3" = 1'




TRASH ENCLOSURE LAYOUT 6 / C905

SCALE: 3" = 1'

**90% REVIEW SUBMITTAL**

NOT FOR CONSTRUCTION

| | REVISIONS | DATE | BY |
|---|---|---|---|
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DESIGNED RWR
DRAWN LYF
CHECKED DSE
APPROVED NWB

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY

FILE NAME C905 TRASH ENCLOSURE DETAILS

JOB No. 297-7875-013

DATE 04/18/2022

PROFESSIONAL ENGINEER LICENSED 20700 STATE OF IDAHO NIALL W. BOGGS

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PROJECT NAME

**KUNA EAST INFRASTRUCTURE WATER SUPPLY SYSTEM**

KUNA, IDAHO

SHEET NAME

**TRASH ENCLOSURE DETAILS**

DRAWING NO.

**C905**


LAYOUT: C905 TRASH ENCLOSURE DETAILS FILENAME: C905 TRASH ENCLOSURE DETAILS PLOTTED BY: MasooOma DATE: Monday, May 9, 2022 9:28:05 AM


Apricot Mallow


Big Sagebrush


Idaho Fescue

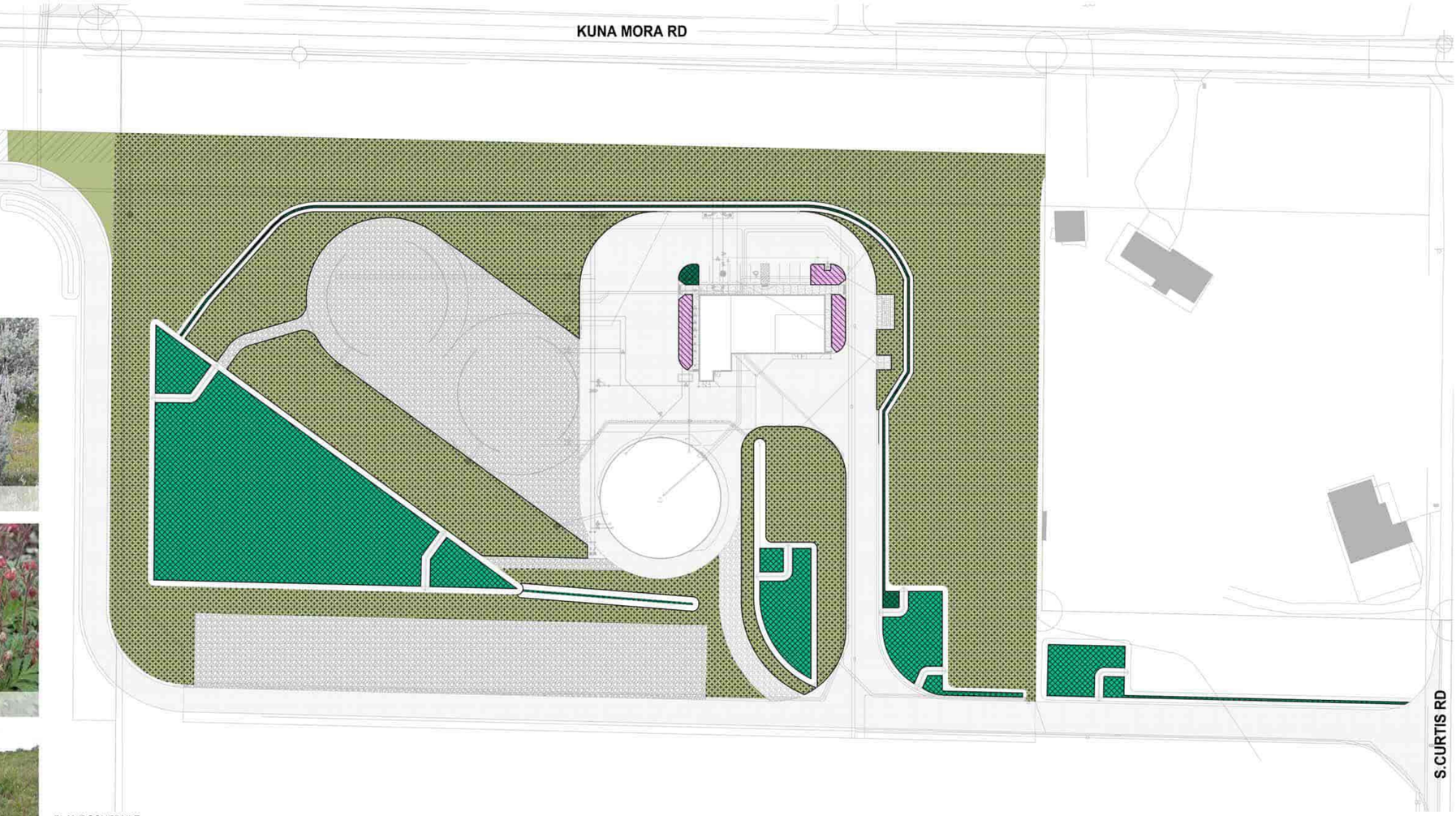

Prairie Smoke


Purple Prairie Clover


Slivery Lupine


Silver Sagebrush


Sandberg Bluegrass




PLANT SCHEDULE

| SHRUB AREAS | CODE | QTY | BOTANICAL / COMMON NAME | CONDITION | SPACING |
|---|---|---|---|---|---|
| | | 2,213 SF | FLOWERING NATIVE SEED MIX | | |
| | AW | 221 SF | ARTEMISIA TRIDENTATA WYOMINGENSIS / WYOMING SAGEBRUSH | SEED | |
| | DP | 221 SF | DALEA PURPUREA / PURPLE PRAIRIE CLOVER | SEED | |
| | FE | 111 SF | FAGOPYRUM ESCULENTUM / BUCKWHEAT | SEED | |
| | FI2 | 443 SF | FESTUCA IDAHOENSIS / IDAHO FESCUE | SEED | |
| | KM | 332 SF | KOELERIA MACRANTHA / PRAIRIE JUNEGRASS | SEED | |
| | LL | 111 SF | LINUM PERENNE LEWISII / BLUE FLAX | SEED | |
| | LL2 | 221 SF | LUPINUS LEPIDUS / PACIFIC LUPINE | SEED | |
| | PS | 332 SF | POA SANDBERGII / SANDBERG BLUEGRASS | SEED | |
| | SA | 221 SF | SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW | SEED | |
| | | 224,325 SF | NATIVE SEED MIX | | |
| | AT | 56,081 SF | ARTEMISIA TRIDENTATA / BIG SAGEBRUSH | SEED | |
| | FI | 67,297 SF | FESTUCA IDAHOENSIS / IDAHO FESCUE | SEED | |
| | LL | 33,649 SF | LINUM PERENNE LEWISII / BLUE FLAX | SEED | |
| | SH | 67,297 SF | STIPA HYMENOIDES / INDIAN RICEGRASS | SEED | |
| | | 58,923 SF | NATIVE SEED MIX – BIOSWALE | | |
| | AW | 5,892 SF | ARTEMISIA TRIDENTATA WYOMINGENSIS / WYOMING SAGEBRUSH | SEED | |
| | DP | 5,892 SF | DALEA PURPUREA / PURPLE PRAIRIE CLOVER | SEED | |
| | FE | 2,946 SF | FAGOPYRUM ESCULENTUM / BUCKWHEAT | SEED | |
| | FI2 | 11,785 SF | FESTUCA IDAHOENSIS / IDAHO FESCUE | SEED | |
| | KM | 8,838 SF | KOELERIA MACRANTHA / PRAIRIE JUNEGRASS | SEED | |
| | LB | 2,946 SF | LINUM LEWISII 'BLUE FLAX' / BLUE FLAX | SEED | |
| | LL2 | 5,892 SF | LUPINUS LEPIDUS / PACIFIC LUPINE | SEED | |
| | PS | 8,838 SF | POA SANDBERGII / SANDBERG BLUEGRASS | SEED | |
| | SA | 5,892 SF | SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW | SEED | |

N

LANDSCAPE - OVERALL

SCALE IN FEET

0 120 300'

**90% REVIEW SUBMITTAL**

NOT FOR CONSTRUCTION

| REVISIONS | DATE | BY |
|---|---|---|
| | | |
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DESIGNED DSB
DRAWN DSB
CHECKED DCS
APPROVED DCS

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY

FILE NAME L100 LANDSCAPE - LANDSCAPE OVERALL

JOB No. 297-7875-013

DATE 04/18/2022

PRELIMINARY

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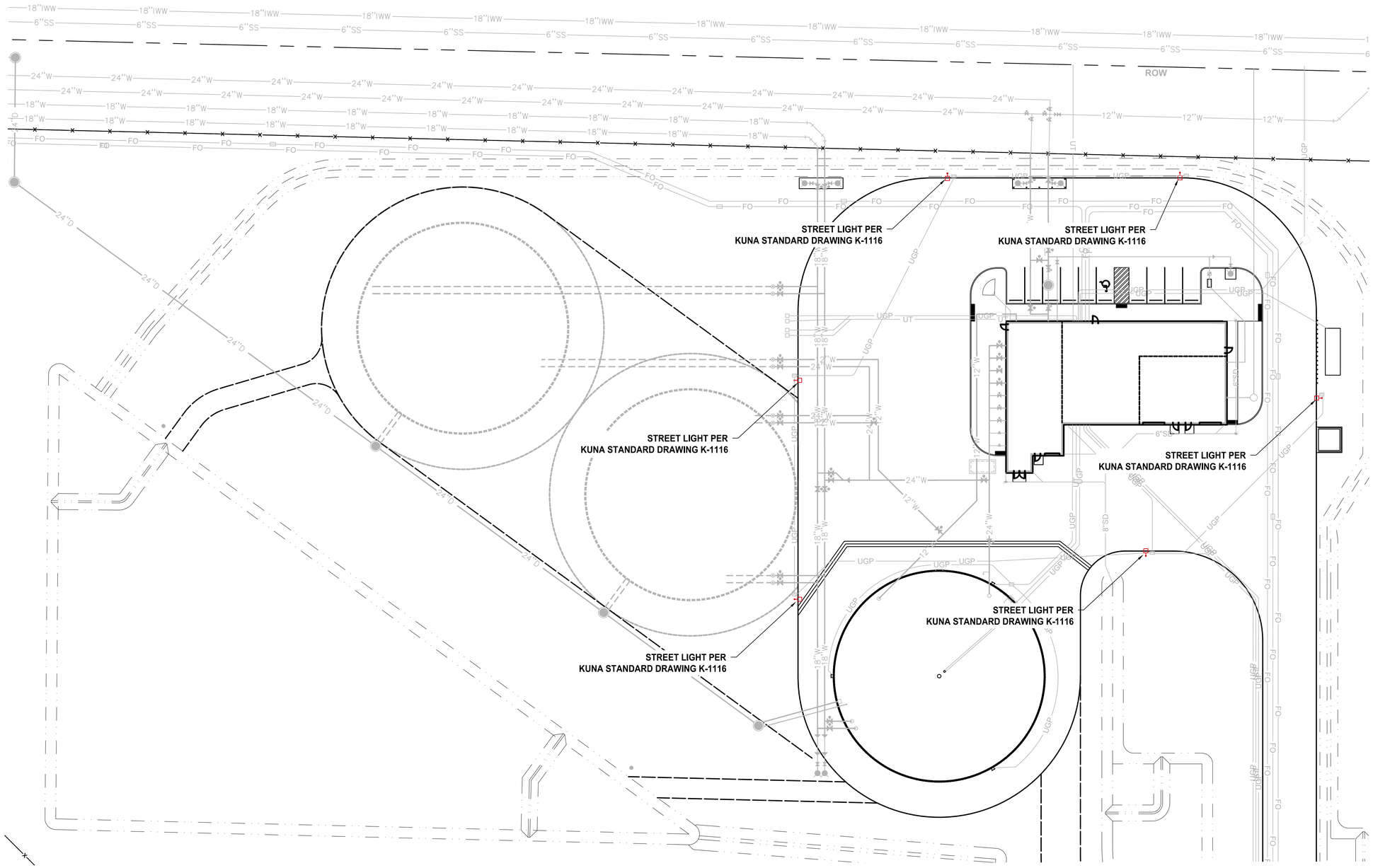
PROJECT NAME
KUNA EAST INFRASTRUCTURE WATER SUPPLY SYSTEM
KUNA, IDAHO

SHEET NAME
LANDSCAPE - OVERALL

DRAWING NO.
L100

LAYOUT: L100 LANDSCAPE - OVERALL FILENAME: L100 LANDSCAPE - LANDSCAPE OVERALL PLOTTED BY: baileyl DATE: Monday, May 9, 2022 6:34:10 PM

**NOTE**
LIGHTING LEVEL AND FIXTURE TYPE TO BE DESIGNED TO MEET CITY LIGHTING REQUIREMENT




N

## KUNA LIGHTING PLAN

SCALE IN FEET

0 30' 60'

PRELIMINARY

| | REVISIONS | DATE | BY | DESIGNED |
|---|---|---|---|---|
| | | | | DRAWN |
| | | | | CHECKED |
| | | | | APPROVED |

ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY

FILE NAME

JOB No. 297-7875-013

DATE 5/11/2022


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PROJECT NAME

**KUNA EAST INFRASTRUCTURE WATER SUPPLY SYSTEM**
KUNA, IDAHO

SHEET NAME

**WATER OPERATIONS BUILDING LIGHTING PLAN**

DRAWING NO.

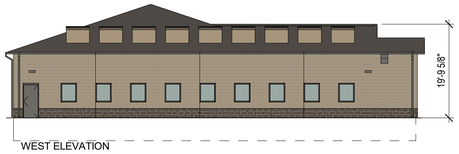
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LAYOUT: LIGHTING PLAN FILENAME: 287-7875-013 KUNA LIGHTING PLAN PLOTTED BY: MasaoOma DATE: Wednesday, May 11, 2022 10:34:56 AM

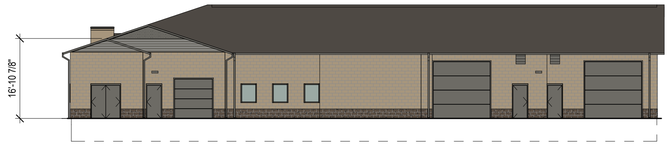
## WATER OPERATIONS BUILDING



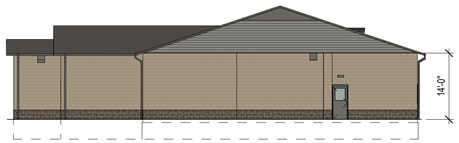

NORTH ELEVATION




WEST ELEVATION



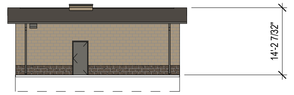

SOUTH ELEVATION



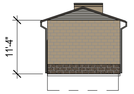

EAST ELEVATION

- SPLIT FACE CMU BLOCK
- SMOOTH FACE CMU BLOCK
- CLEAR ANODIZED ALUMINUM FRAME
- 1" INSULATED LOW-E GLASS
- ASPHALT SHINGLE ROOFING

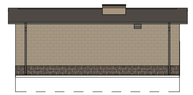
## WELL HOUSE




EAST ELEVATION




NORTH ELEVATION



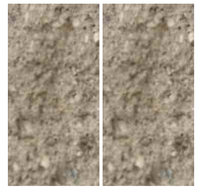
WEST ELEVATION



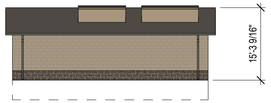
SOUTH ELEVATION

- SPLIT FACE CMU BLOCK
- SMOOTH FACE CMU BLOCK
- CLEAR ANODIZED ALUMINUM FRAME
- ASPHALT SHINGLE ROOFING

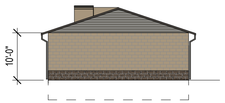
## PRIMARY EXTERIOR MATERIALS

| SPLIT FACE CMU | SMOOTH FACE CMU | VINYL SIDING | 1" INSULATED LOW-E GLASS | CLEAR ANODIZED ALUMINUM FRAMES | ASPHALT SHINGLE ROOFING |
|---|---|---|---|---|---|
|  |  |  |  |  |  |

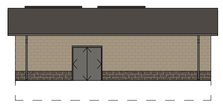
## WELL HOUSE




WEST ELEVATION




NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

- SPLIT FACE CMU BLOCK
- SMOOTH FACE CMU BLOCK
- CLEAR ANODIZED ALUMINUM FRAME
- ASPHALT SHINGLE ROOFING


Holland Basham Architects

119 SOUTH 49TH AVENUE
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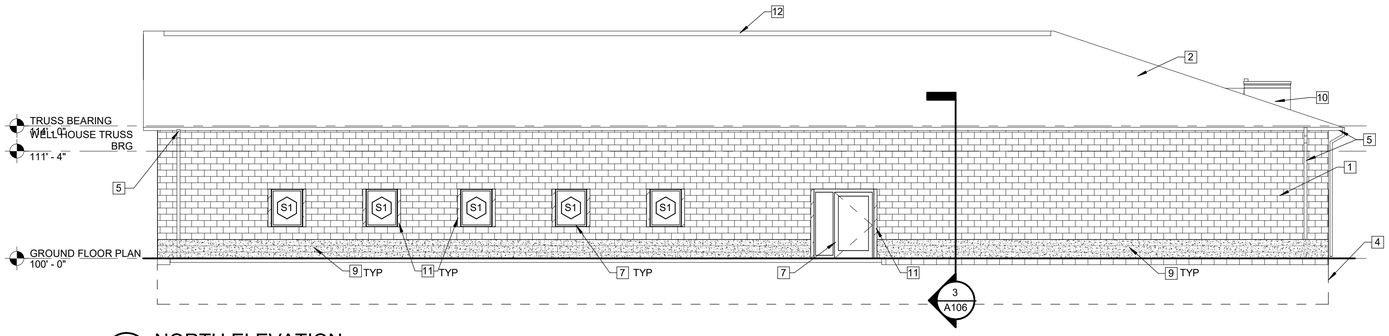
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PROJECT NAME
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM

# BUILDING ELEVATIONS

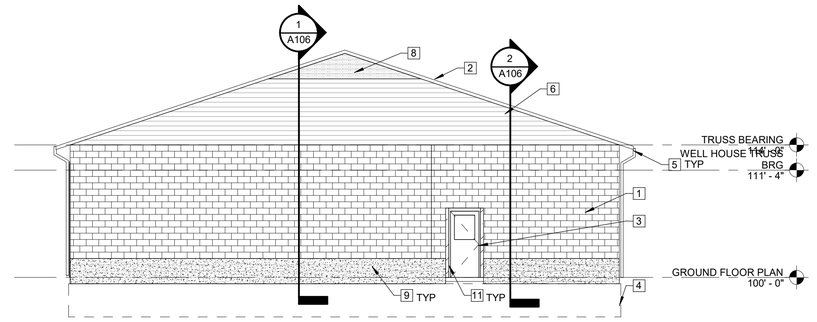
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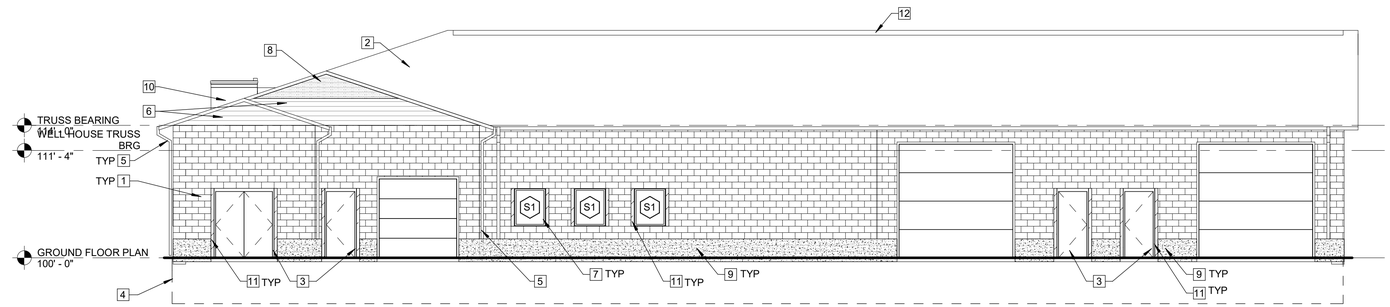

1 A105 NORTH ELEVATION

0' 2' 4' 8' 16'



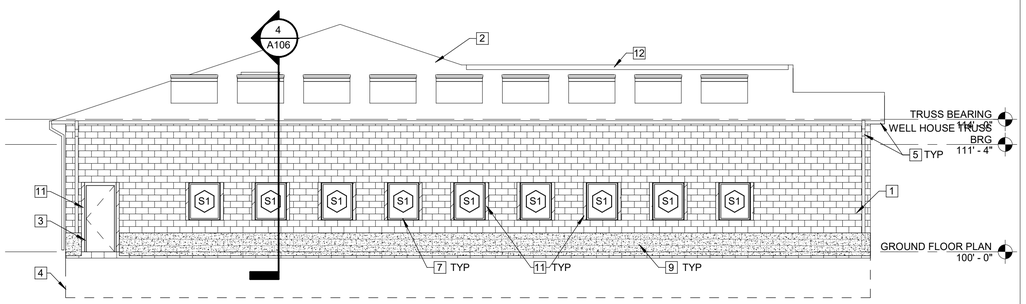

2 A105 WATER OPTS - EAST ELEVATION

0' 2' 4' 8' 16'




3 A105 WATER OPS - SOUTH ELEVATION

0' 2' 4' 8' 16'




4 A105 WATER OPS - WEST ELEVATION

0' 2' 4' 8' 16'

## KEYED ELEVATION NOTES

TAG USED FOR THIS SCHEDULE

| | |
|---|---|
| 1 | 4" SMOOTH CMU, PAINT |
| 2 | ASPHALT SHINGLES, SEE SPEC |
| 3 | HOLLOW METAL DOOR AND FRAME, SEE DOOR SCHEDULE |
| 4 | FOOTING, SEE STRUCT. |
| 5 | PREFINISHED GUTTER & DOWNSPOUT, COLOR TO MATCH CMU PAINT. SEE DETAIL 8/A106 |
| 6 | VINYL SIDING |
| 7 | ALUMINUM STOREFRONT |
| 8 | GABLE VENT |
| 9 | 4" SPLIT-FACED CMU, PAINT |
| 10 | PROVIDE STEP FLASHING ON 2 SIDES |
| 11 | STACKED BOND AT JAMB OPENINGS, SEE DETAIL |
| 12 | RIDGE VENT |
| 13 | KEYNOTE 13 |
| 14 | KEYNOTE 14 |
| 15 | KEYNOTE 15 |
| 16 | KEYNOTE 16 |
| 17 | KEYNOTE 17 |
| 18 | KEYNOTE 18 |
| 19 | KEYNOTE 19 |
| 20 | KEYNOTE 20 |

## GENERAL ELEVATION NOTES

1. SEE FLOOR PLANS - FOR EXTERIOR BUILDING ELEVATION LOCATIONS


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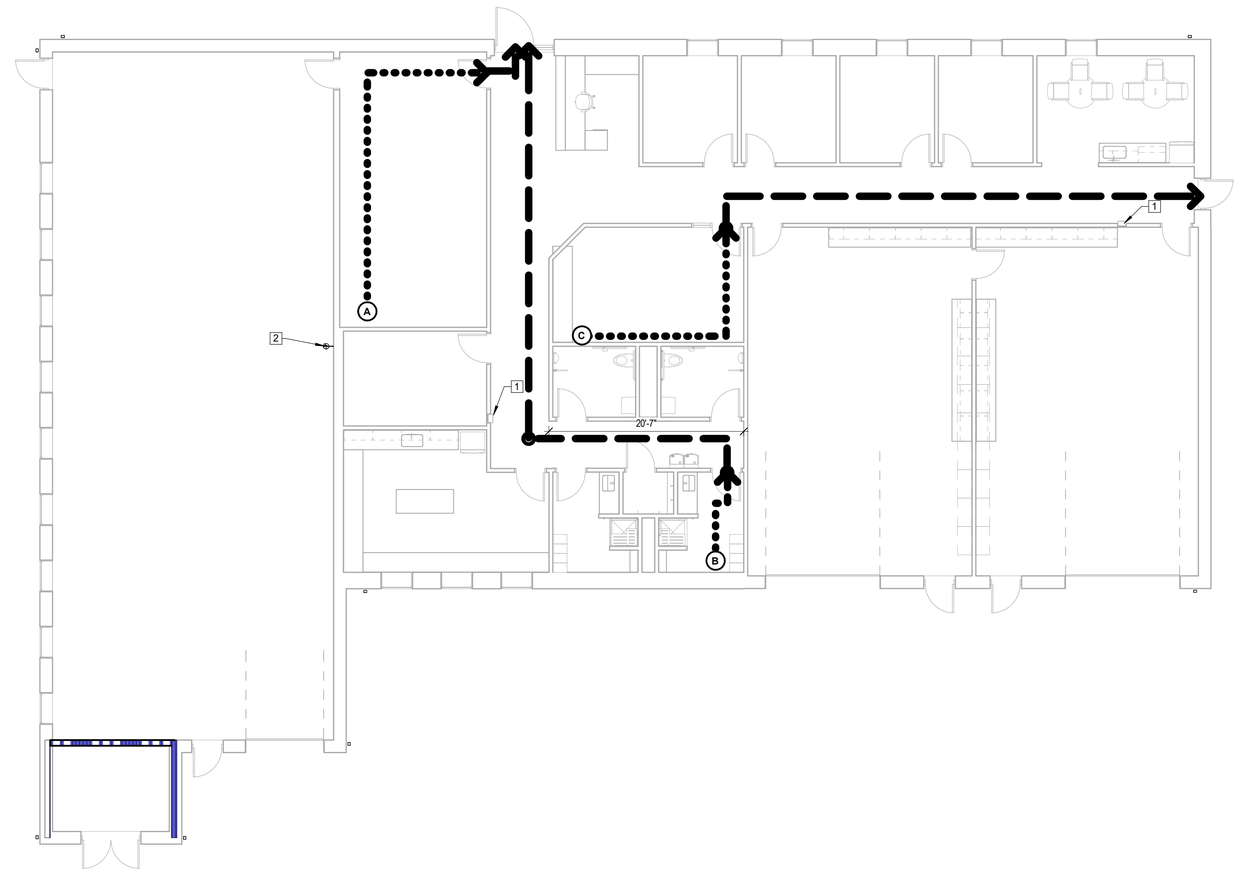
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PROJECT NAME
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM

# WATER OPERATIONS BUILDING ELEVATIONS

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1 A100 FIRST FLOOR CODE REVIEW PLAN

0' 2' 4' 8' 16'

# EXIT CALCULATIONS

**FIRST FLOOR (7,325 gsf):**

**OCCUPANT LOADS:**

| | | |
|---|---|---|
| BUSINESS FUNCTION | 2,206/150= | 15 |
| INDUSTRIAL FUNCTION (F-1) | 5,119/100= | 51 |
| **TOTAL** | | **66** |

**BUSINESS OCCPANCY LESS THAN 30, SO CORRIDOR IS NOT RATED (IBC TBL 1020.1)**
**REMAINING F-1 OCCUPANCY EXIT DIRECTLY OUTSIDE**

**NUMBER OF EXITS (IBC <INSERT>)**
REQUIRED: 2
PROVIDED: 3

**EGRESS CAPACITY (IBC 1005.3.2)**
66 OCCUPANTS x 0.2 = 13.2 INCHES
**EGRESS CAPACITY PROVIDED: 96 INCHES**

# IBC TRAVEL DISTANCES

| PATH OF TRAVEL ID | COMMON PATH OF TRAVEL DISTANCE | TOTAL TRAVEL DISTANCE |
|---|---|---|
| A | 38' - 0" | 44' - 6" |
| B | 10' - 6" | 76' - 6" |
| C | 26' - 6" | 80' - 0" |

# CODE REVIEW KEY

**EGRESS PATH OF TRAVEL:**

ID EXIT ACCESS PATH OF TRAVEL
EGRESS PATH ID
ID COMMON PATH OF TRAVEL

**FIRE-RATED PARTITIONS/WALLS:**

1HR: 1HR 1HR 1HR 1HR
2HR: 2HR 2HR 2HR 2HR

# KEYED CODE REVIEW NOTES

☐ TAG USED FOR THIS SCHEDULE

| | | |
|---|---|---|
| 1 | IFC 906.3 | NEW SEMI-RECESSED STAINLESS STEEL, FIRE EXTINGUISHER CABINET. TRAVEL DISTANCE TO PORTABLE FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. |
| 2 | IFC 906.3 | WALL MOUNTED FIRE EXTINGUISHER. TRAVEL DISTANCE TO PORTABLE FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET |

# GENERAL CODE NOTES

THIS SECTION SUMMARIZES THE APPLICABLE PROVISIONS OF THE CODES REGULATING DESIGN AND CONSTRUCTION OF THE PROPOSED PROJECT.

1. FOR ADDITIONAL INTERIOR PARTITION TYPES AND INFORMATION, SEE **A101**
2. MAXIMUM DEAD END CORRIDOR LENGTH (IBC SECTION 1020.4) = **20'**
3. MAX EXIT ACCESS TRAVEL DISTANCE (IBC TABLE 1017.2) = **200'**

# BUILDING STATISTICS

**APPLICABLE CODES:**
BUILDING CODE: IBC 2018
FIRE CODE: IFC 2018
PLUMBING CODE
MECHANICAL CODE
ELECTRICAL CODE
ENERGY CONSERVATION CODE: IECC 2018

**APPLICABLE HANDICAPPED CODES:**
<INSERT>

**MIXED USE AND OCCUPANCY:**
FACTORY
BUSINESS

**TYPE OF CONSTRUCTION:**
IIB

**HAZARD OF CONTENTS:**
ORDINARY

**DRAFT STOPS:**
PROVIDED

**FIRE PROTECTION SYSTEMS:**
DETECTORS
ALARMS


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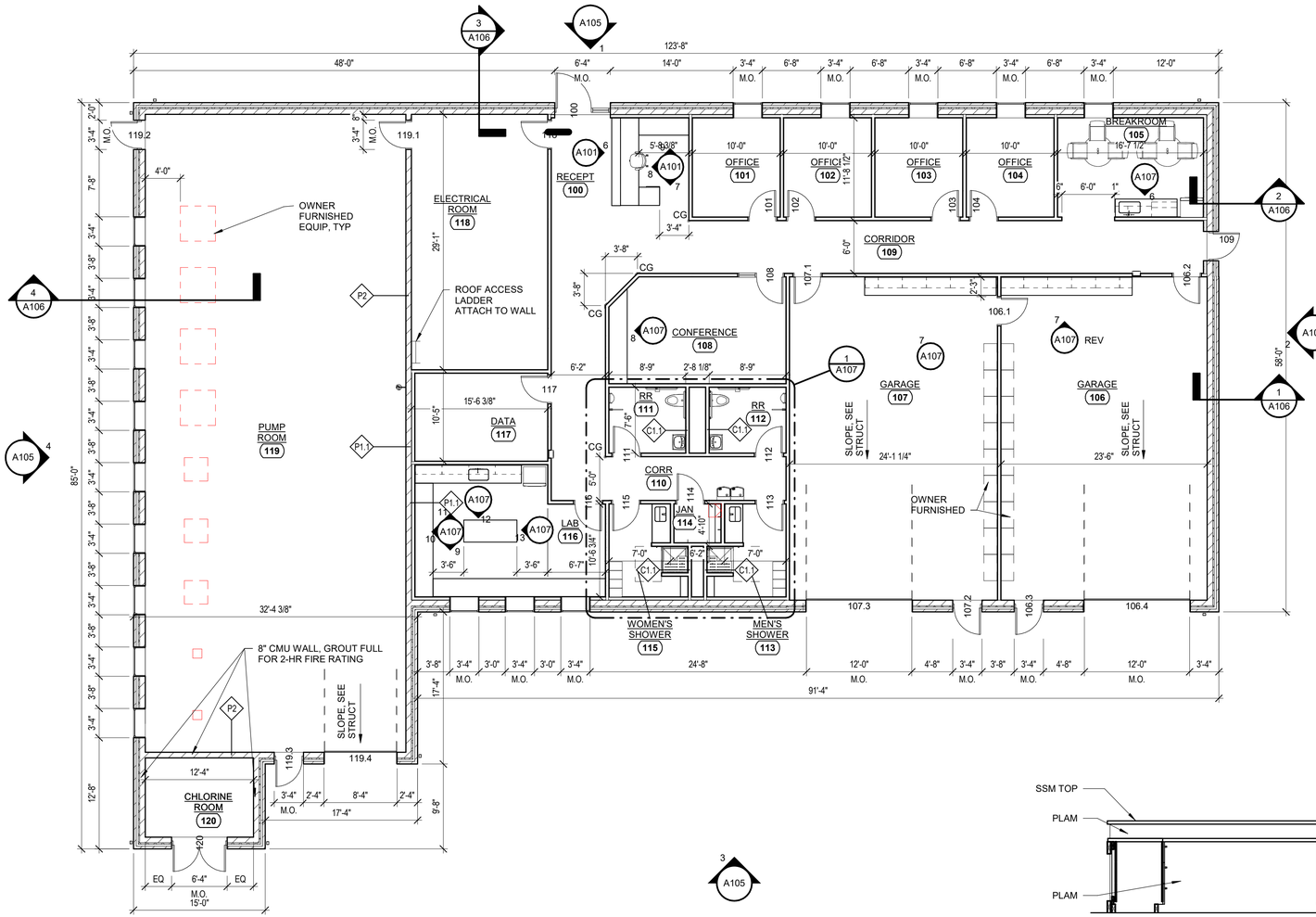
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PROJECT NAME
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM

WATER OPERATIONS BUILDING
CODE REVIEW PLANS

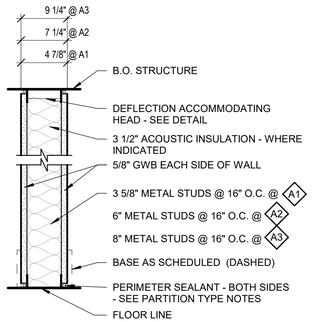
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## 1 A101 WATER OPS FLOOR PLAN

0' 2' 4' 8' 16'



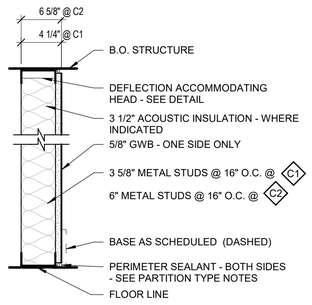

## METAL STUD W/ GWB

A1 A2 A3

NON-BEARING WALL RATING: 1 HR - UL: U465/GA: WP 1072 (WHERE RATED)
STC: 40

A1.1 A2.1 A3.1

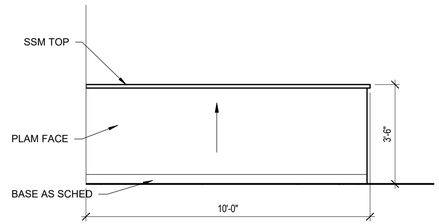
.1 INDICATES STC 44 SOUND WALL THAT SHALL RECEIVE FULL HEIGHT ACOUSTIC INSULATION




## METAL STUD W/ GWB

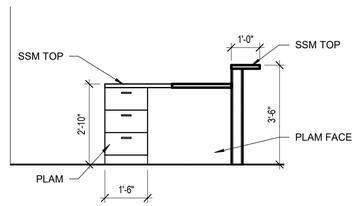
C1 C2 (NON-RATED)

C1.1 C2.1 .1 INDICATES SOUND WALL THAT SHALL RECEIVE FULL HEIGHT ACOUSTIC INSULATION



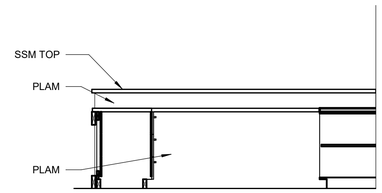

## 6 A101 ELEVATION RECEPT FRONT

0' 1' 2' 4'



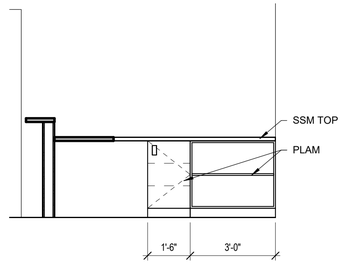

## 7 A101 ELEVATION RECEPT LEFT SIDE

0' 1' 2' 4'



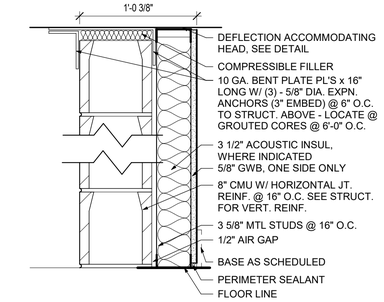

## 8 A101 ELEVATION RECEPT BACK

0' 1' 2' 4'




## 9 A101 ELEVATION RECEPT RIGHT SIDE

0' 1' 2' 4'



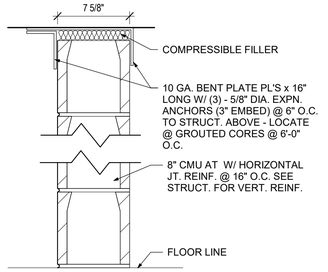

## CMU

P1

2 HR - UL: U905 / U906 (WHERE RATED)
STC - 50 (@8"); STC - 45 (@6")

P1.1

.1 INDICATES WALL SHALL RECEIVE FULL HEIGHT ACOUSTIC INSULATION




## CMU

P2

2 HR - UL: U905 / U906 (WHERE RATED)
STC - 50

# GENERAL PLAN NOTES

1. ALL BOLD OR FULL-TONE LINES INDICATE NEW CONSTRUCTION, FIXTURES OR EQUIPMENT.
2. ALL DIMENSIONS ARE TAKEN TO THE FACE OF EXISTING CONSTRUCTION OR THE FINISH FACE OF NEW CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS. LIGHT OR HALF TONE DIMENSIONS ARE SHOWN FOR INFORMATION ONLY.
3. FINISH FLOOR ELEVATION = 100'-0", UNLESS OTHERWISE NOTED ON PLAN.
4. ALL NEW PARTITIONS SHOWN WITHIN THE LIMITS OF CONSTRUCTION ARE TYPE **A1.1** UNLESS NOTED OTHERWISE.
5. PROVIDE CONTINUOUS BLOCKING OR STRAPPING WITHIN NEW WALLS AS REQUIRED FOR ALL WALL MOUNTED CASEWORK, FIXTURES, ACCESSORIES AND EQUIPMENT. ANCHOR BLOCKING BETWEEN THE STUDS, AT THE FACE OF THE STUDS, FOR THE ENTIRE WIDTH OF THE ITEM TO BE MOUNTED ON THE WALL. ANCHOR 22 GA SHEET METAL STRAPPING TO THE FACE OF THE STUDS, FOR THE ENTIRE WIDTH OF THE ITEM TO BE MOUNTED ON THE WALL. VERIFY VERTICAL LOCATION OF BLOCKING WITH THE MOUNTING HEIGHT REQUIRED AND THE REQUIREMENTS OF THE ITEM TO BE MOUNTED ON THE WALL.
6. OWNER FURNISHED EQUIPMENT SHOWN DASHED ON PLAN, UNLESS OTHERWISE NOTED.
7. PROVIDE SELF-LEVELING CONCRETE FLOOR UNDERLAYMENT AS REQUIRED TO ACHIEVE A SMOOTH AND LEVEL SUBSTRATE FOR FLOOR FINISHES.
8. ALL FURNITURE IS NOT-IN-CONTRACT AND SHOWN FOR INFORMATION AND COORDINATION ONLY.
9. FOR ALL INTERIOR FINISHES REFER TO ROOM FINISH SCHEDULE.


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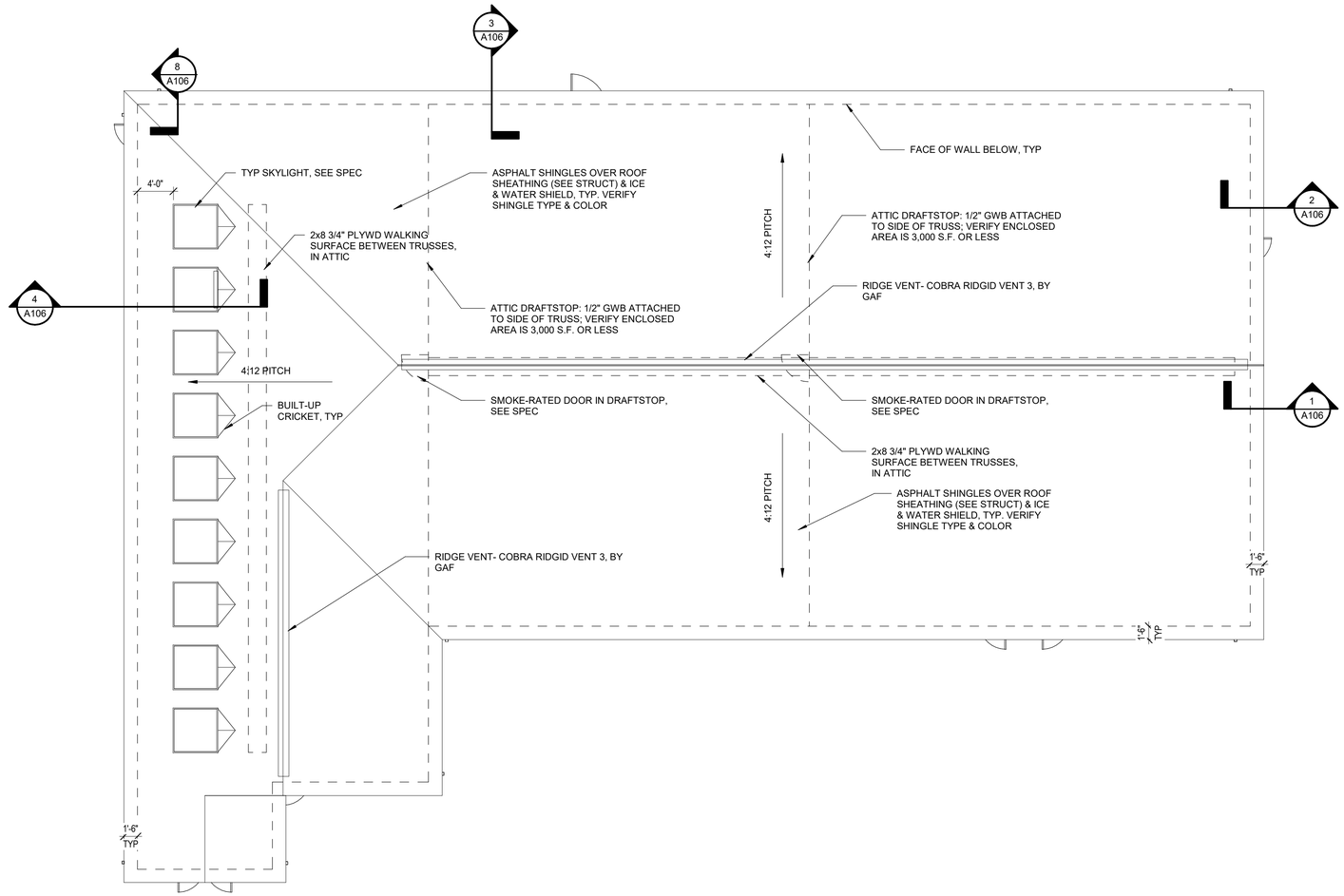
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PROJECT NAME
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM

WATER OPERATIONS BUILDING
FIRST FLOOR PLAN

DRAWING NO.
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A101


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1 A102 WATER OPS ROOF PLAN

0' 2' 4' 8' 16'

# GENERAL ROOF NOTES

1. SLOPED ROOF STRUCTURE. SEE STRUCTURAL FRAMING PLANS FOR SLOPE.
2. SEE MECHANICAL AND PLUMBING SHEETS FOR ADDITIONAL ROOFTOP EQUIPMENT, VENTS AND OTHER ITEMS REQUIRING PENETRATIONS THRU THE ROOF, NOT SHOWN ON THIS PLAN.
3. SEE ELECTRICAL SHEETS FOR LIGHTNING PROTECTION NOT SHOWN ON THIS PLAN.
4. ATTIC VENTILATION: PROVIDE A COMBINATION OF SOFFIT VENTS AND ROOF VENTS. PROVIDE VENTS AS REQUIRED TO ACHIEVE A VENT AREA TO ROOF AREA RATIO OF 1/300 (MINIMUM). HALF OF THE VENT AREA SHALL BE IN THE SOFFIT W/ REMAINING HALF IN THE ROOF, NEAR THE RIDGE. FINISH VENTS TO MATCH ADJACENT SURFACE.


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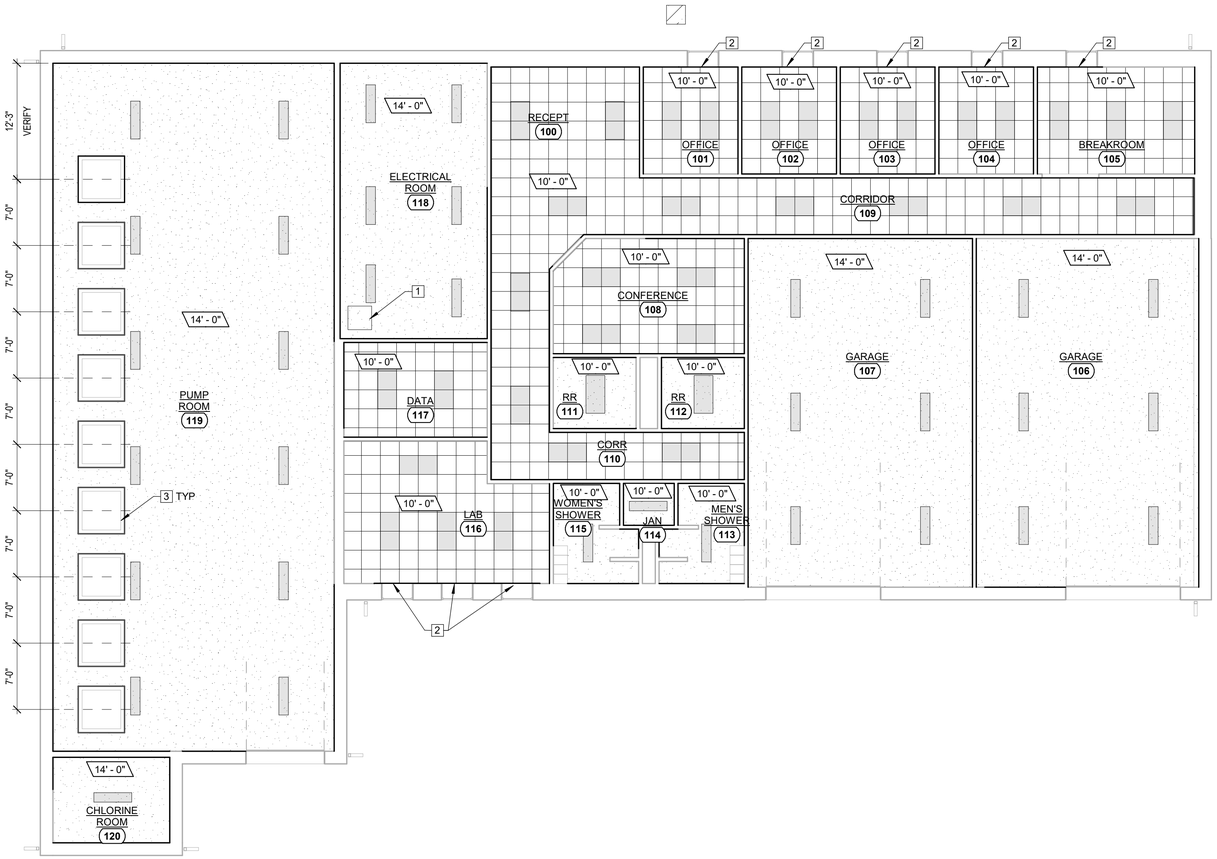
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PROJECT NAME:
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM

WATER OPERATIONS BUILDING
ROOF PLAN

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1 A103 FIRST FLOOR REFLECTED CEILING PLAN

0' 2' 4' 8' 16'

## LEGEND OF SYMBOLS

- GWB CEILING / SOFFIT
- 2 X 2 APC
- EXP TO STRUCTURE ABOVE
- 1 X 1 LIGHT FIXTURE
- 2 X 2 LIGHT FIXTURE
- 2 X 4 LIGHT FIXTURE
- 1 X 4 LIGHT FIXTURE
- 1 X 4 SURFACE MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- MECHANICAL SUPPLY DIFFUSER
- MECHANICAL RETURN GRILLE

## GENERAL RCP NOTES

1. SEE ROOM FINISH SCHEDULE FOR CEILING FINISHES UNLESS NOTED OTHERWISE ON THE REFLECTED CEILING PLAN.
2. CEILING HEIGHT SHALL BE MEASURED TO THE FINISH FACE OF THE GRID.
3. PAINT ALL HORIZONTAL AND VERTICAL SURFACES OF SOFFITS TO MATCH ADJACENT WALL COLOR AND FINISH UNLESS NOTED OTHERWISE.

## KEYED RCP NOTES

☐ TAG USED FOR THIS SCHEDULE

| | |
|---|---|
| 1 | ROOF ACCESS DOOR, SEE SPEC |
| 2 | ROLLER SHADE- SINGLE, MANUAL, SURFACE-MOUNTED TO GWB AT WINDOW JAMB W/ FASCIA W/ STANDARD MFR ROLLER SHADE FABRIC, COLOR TBD |
| 3 | SKYLIGHT SHAFT |
| 4 | KEYNOTE 4 |
| 5 | KEYNOTE 5 |
| 6 | KEYNOTE 6 |
| 7 | KEYNOTE 7 |
| 8 | KEYNOTE 8 |
| 9 | KEYNOTE 9 |
| 10 | KEYNOTE 10 |
| 11 | KEYNOTE 11 |
| 12 | KEYNOTE 12 |
| 13 | KEYNOTE 13 |
| 14 | KEYNOTE 14 |
| 15 | KEYNOTE 15 |
| 16 | KEYNOTE 16 |
| 17 | KEYNOTE 17 |
| 18 | KEYNOTE 18 |
| 19 | KEYNOTE 19 |
| 20 | KEYNOTE 20 |

## ROOM FINISH SCHEDULE

| NUMBER | NAME | FLOOR FINISH | BASE FINISH | WALL FINISH | CEILING FINISH | COMMENTS |
|---|---|---|---|---|---|---|
| 100 | RECEPT | CPT | RB | PAINT | GWB, PAINT | |
| 101 | OFFICE | CPT | RB | PAINT | GWB, PAINT | |
| 102 | OFFICE | CPT | RB | PAINT | GWB, PAINT | |
| 103 | OFFICE | CPT | RB | PAINT | GWB, PAINT | |
| 104 | OFFICE | CPT | RB | PAINT | GWB, PAINT | |
| 105 | BREAKROOM | VCT | RB | PAINT | GWB, PAINT | |
| 106 | GARAGE | SEALED CONC | RB | HPC | GWB, HPC | |
| 107 | GARAGE | SEALED CONC | RB | HPC | GWB, HPC | |
| 108 | CONFERENCE | CPT | RB | PAINT | GWB, PAINT | |
| 109 | CORRIDOR | CPT | RB | PAINT | GWB, PAINT | |
| 110 | CORR | CPT | RB | PAINT | GWB, PAINT | |
| 111 | RR | VCT | RB | PAINT/ HPC | GWB, PAINT | |
| 112 | RR | VCT | RB | PAINT/ HPC | GWB, PAINT | |
| 113 | MEN'S SHOWER | CT | CT | HPC | GWB, HPC | |
| 114 | JAN | VCT | RB | PAINT | GWB, PAINT | |
| 115 | WOMEN'S SHOWER | CT | CT | HPC | GWB, HPC | |
| 116 | LAB | SEALED CONC | RB | PAINT | GWB, PAINT | |
| 117 | DATA | VCT | RB | PAINT | GWB, PAINT | |
| 118 | ELECTRICAL ROOM | SEALED CONC | RB | PAINT | GWB, PAINT | |
| 119 | PUMP ROOM | SEALED CONC | RB | HPC | GWB, HPC | |
| 120 | CHLORINE ROOM | SEALED CONC | RB | HPC | GWB, HPC | |
| 151 | PUMP ROOM | SEALED CONC | - | HPC | GWB, HPC | |
| 152 | CHLORINE ROOM | SEALED CONC | - | HPC | GWB, HPC | |


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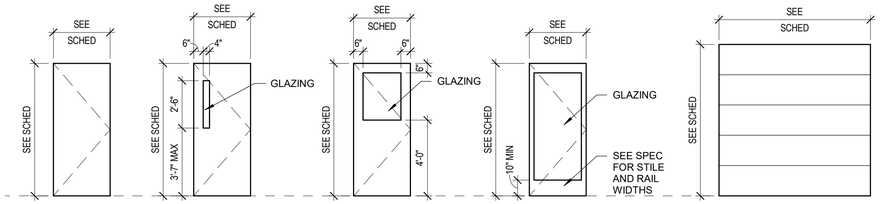
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2111 South 67th Street, Suite 200
Omaha, NE 68106 TEL 402.341.1116 www.olsson.com


PROJECT NAME
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM

# WATER OPERATIONS BUILDING FIRST FLOOR REFLECTED CEILING PLAN

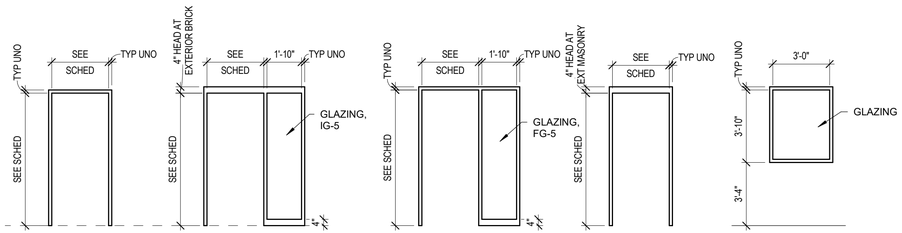
DRAWING NO.
OF
A103


4/14/2022 10:48:08 AM BIM 360://021-04806 Parametrix Peregrine East Kuna Offsite/21263_FB_Peregrine_WaterOps_Arch_R21.rvt



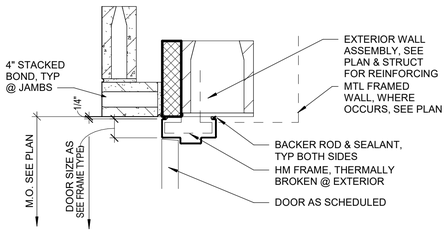

D1 D2 D3 MEDIUM STILE D4 SECTIONAL D5

## DOOR TYPES

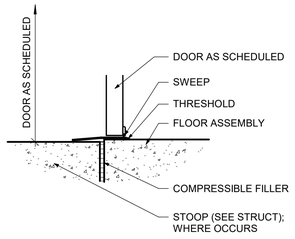



F1 F2 F3 F4 S1

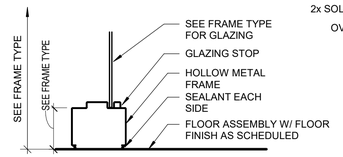
## FRAME TYPES




1 A104 HM JAMB DETAIL - HEAD SIM




2 A104 THRESHOLD DETAIL




3 A104 HM SILL DETAIL

## WINDOW TYPES

## HBA_CD_DOOR SCHEDULE

| DOOR NO. | DOOR PR. | DOOR WIDTH | DOOR HEIGHT | DOOR TYPE | DOOR MAT'L | DOOR FIN. | FRAME TYPE | FRAME MAT'L | FRAME FIN. | FRAME HEAD DETAIL | FRAME JAMB DETAIL | FRAME SILL DETAIL | LABEL | HDWR. | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | - - - | 4' - 0" | 7' - 0" | D4 | ALUM | ANOD | F2 | ALUM | ANOD | 7&8/A104 | 7&8/A104 | 3/A104 SIM | - - - | 1 | |
| 101 | - - - | 3' - 0" | 7' - 0" | D2 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 2 | |
| 102 | - - - | 3' - 0" | 7' - 0" | D2 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 2 | |
| 103 | - - - | 3' - 0" | 7' - 0" | D2 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 2 | |
| 104 | - - - | 3' - 0" | 7' - 0" | D2 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 2 | |
| 106.1 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 3 | |
| 106.2 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 3 | |
| 106.3 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | 2/A104 | - - - | 1 | |
| 106.4 | | 12' - 0" | 12' - 0" | D5 | | | | | | 4/A104 | 5/A104 | 6/A104 | | | OVERHEAD SECTIONAL DOOR |
| 107.1 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 3 | |
| 107.2 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | 2/A104 | - - - | 1 | |
| 107.3 | | 12' - 0" | 12' - 0" | D5 | | | | | | 4/A104 | 5/A104 | 6/A104 | | | OVERHEAD SECTIONAL DOOR |
| 108 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F3 | HM | PAINT | 10/A104 | 10/A104 | 3/A104 | - - - | 4 | |
| 109 | - - - | 3' - 0" | 7' - 0" | D3 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | | - - - | 1 | |
| 111 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 5 | |
| 112 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 5 | |
| 113 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 5 | |
| 114 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | - - - | - - - | 6 | |
| 115 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 5 | |
| 116 | - - - | 3' - 0" | 7' - 0" | D2 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 3 | |
| 117 | - - - | 3' - 0" | 7' - 0" | D1 | WD | STAIN | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 3 | |
| 118 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F1 | HM | PAINT | 10/A104 | 10/A104 | | - - - | 3 | |
| 119.1 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 SIM | 1/A104 SIM | | - - - | 3 | |
| 119.2 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | 2/A104 | - - - | 1 | |
| 119.3 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | 2/A104 | - - - | 1 | |
| 119.4 | - - - | 8' - 2" | 8' - 4" | D5 | -- | -- | - - - | - - - | - - - | 4/A104 | 5/A104 | 6/A104 | | | OVERHEAD SECTIONAL DOOR |
| 120 | PR. | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | 2/A104 | - - - | 7 | |
| 151 | - - - | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | 2/A104 | - - - | 1 | |
| 152 | PR. | 3' - 0" | 7' - 0" | D1 | HM | PAINT | F4 | HM | PAINT | 1/A104 | 1/A104 | 2/A104 | - - - | 1 | |

**HARDWARE SETS:**

SET #1 (ENTRY)
- HINGES
- LOCKSET, ENTRY
- CLOSER
- OVERHEAD STOP
- WEATHERSTRIPPING
- SWEEP
- THRESHOLD

SET #2 (OFFICE)
- HINGES
- LOCKSET, OFFICE
- WALL STOP

SET #3 (GAR, LAB, ELEC)
- HINGES
- LOCKSET, CLASSROOM
- CLOSER
  - STOP @ 106.1
- WALL STOP

SET #4 (CONF)
- HINGES
- LATCHSET
- WALL STOP

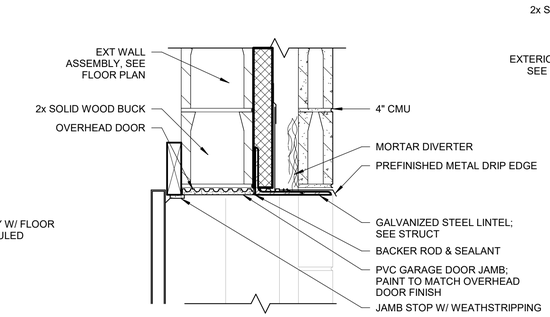
SET #5 (RR)
- HINGES
- LOCKSET, PRIVACY
- WALL STOP

SET #6 (JAN)
- HINGES
- LOCKSET, CLASSROOM

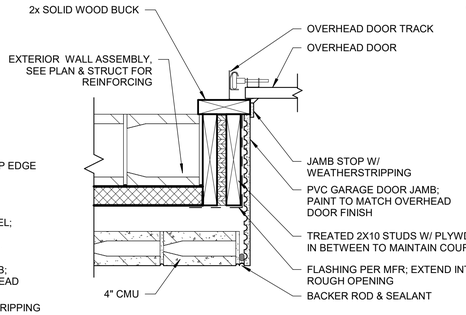
SET #7 (ENTRY, DOUBLE DOOR)
- HINGES
- LOCKSET, ENTRY
- LOCKSET, DUMMY
- CLOSER
- OVERHEAD STOP
- REMOVABLE MULLION W/ CYLINDER
- WEATHERSTRIPPING
- SWEEP
- THRESHOLD

## GENERAL NOTES

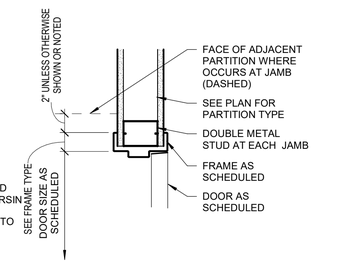
1. DOOR THICKNESS AS SPECIFIED UNLESS OTHERWISE NOTED.
2. ALL WINDOWS SHALL BE GLAZED WITH GLASS TYPE <insert> AT EXTERIOR AND <insert> AT INTERIOR UNLESS OTHERWISE NOTED. SEE SPEC SECTION 08 8000 GLAZING.
3. ALL DOORS AND FRAMES SHALL BE GLAZED WITH GLASS TYPE <insert> AT EXTERIOR AND <insert> AT INTERIOR UNLESS OTHERWISE NOTED. SEE SPEC SECTION 08 8000 GLAZING.
4. CONTRACTOR TO VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODE AND PROVIDE AS NECESSARY.
5. ALUMINUM FRAME (ALF) SEE SPEC SECTION 08 1116.
6. ALUMINUM STOREFRONT (ALSF) SEE SPEC SECTION 08 4313.
7. FLUSH WOOD DOOR (WD) SEE SPEC SECTION 08 1416.



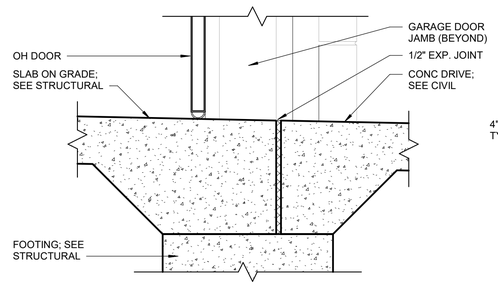

4 A104 GARAGE DOOR HEAD



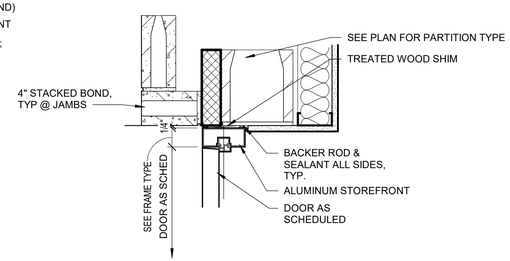

5 A104 GARAGE DOOR JAMB



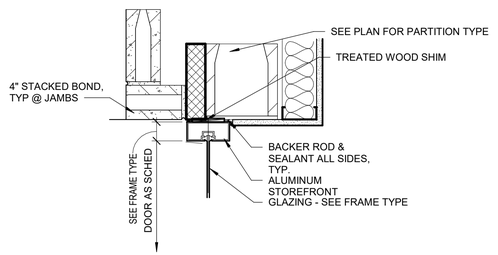

10 A104 HM JAMB DETAIL - HEAD SIM



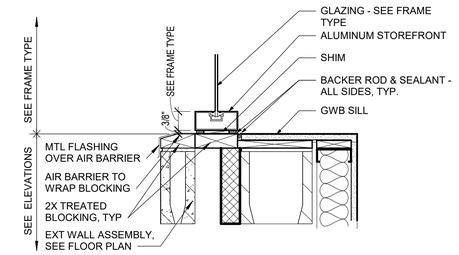

6 A104 GARAGE DOOR THRESHOLD




7 A104 AL JAMB DETAIL - HEAD SIM




8 A104 AL WDW JAMB DETAIL - HEAD SIM




9 A104 AL WDW SILL DETAIL


Holland Basham Architects

119 SOUTH 49TH AVENUE
OMAHA, NEBRASKA 68132
(402)551-0800


**90% REVIEW SUBMITTAL**
NOT FOR CONSTRUCTION

| REVISIONS | DATE | BY |
|---|---|---|
| | | |

DESIGNED: Designer
DRAWN: Author
CHECKED: Checker
APPROVED: Approver

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME:
JOB No.:
DATE: 04-01-2022

PRELIMINARY NOT FOR CONSTRUCTION


Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
7761 W RIVERSIDE DR., SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106 TEL 402.341.1116 www.olsson.com

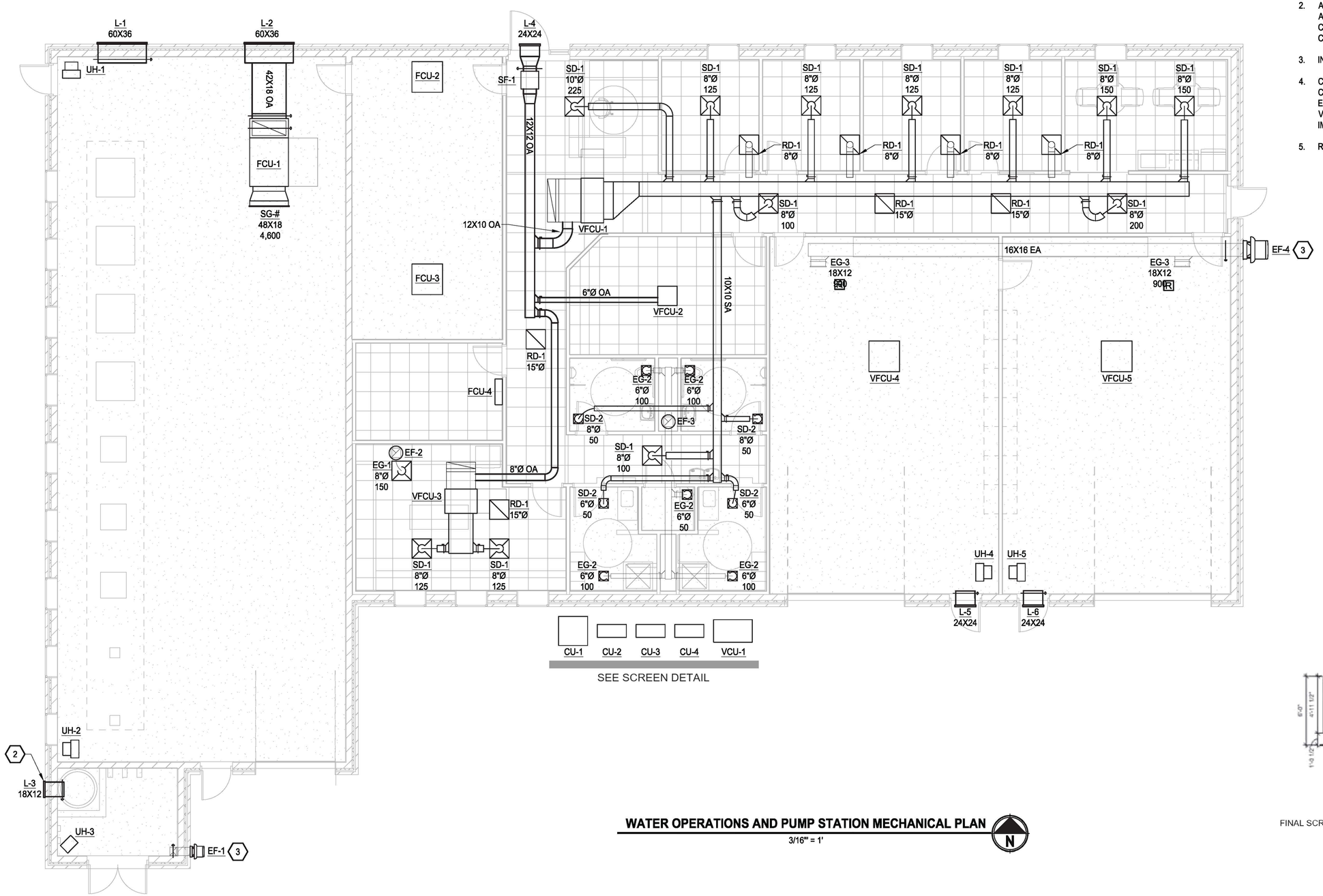

PROJECT NAME:
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM

WATER OPERATIONS BUILDING
DOOR & FRAME TYPES, SCHEDULE & DETAILS

DRAWING NO.
OF
A104

4/14/2022 10:48:10 AM BIM 360://021-04806 Parametrix Peregrine East Kuna Offsite/21263_FB_Peregrine_WaterOps_Arch_R21.rvt

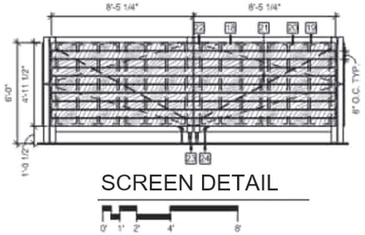
LAYOUT: M101 WELL HOUSE MECHANICAL PLAN PATH: \\oo.od.oconsulting.com\Vnts-nas1\projects-direct\2021\04501-05000\021-04806\40-design\AutoCAD\final plans\Sheets\Water Service System Sheets\MECH\Mechanical PLOTTED BY: korismon DATE: Friday, April 15, 2022 9:50:11 AM




**SHEET NOTES: (SYMBOLS 1, 2, ETC.)**

1. ROUTE EXHAUST DUCT DOWN TO 6" ABOVE FINISHED FLOOR. FURNISH DUCT OPENING WITH ALUMINUM SCREEN.
2. ALL DUCTWORK, DUCTWORK ACCESSORIES, HANGERS, SCREWS, AND ALL OTHER ITEMS REQUIRED FOR A COMPLETE CONSTRUCTION SHALL BE ALUMINUM OR STAINLESS STEEL CONSTRUCTION WITHIN CHLORINE ROOMS.
3. INTERLOCK EXHAUST FAN OPERATION WITH LIGHT SWITCH.
4. COORDINATE FAN COIL UNIT, REFRIGERANT PIPING, AND CONDENSATE PIPING WITH ALL OTHER TRADES. DO NOT ROUTE EQUIPMENT OR PIPING OVER ELECTRICAL PANELS OR EQUIPMENT. VERIFY THAT MANUFACTURER'S REQUIRED CLEARANCES ARE NOT IMPEDED BY CONDUIT, PIPING, EQUIPMENT, ETC.
5. ROUTE CONDENSATE OF AC UNIT TO NEAREST FLOOR DRAIN.






FINAL SCREENING SELECTIONS TO BE DETERMINED BY PUBLIC WORKS

## WATER OPERATIONS AND PUMP STATION MECHANICAL PLAN

3/16" = 1'

N

**90% REVIEW SUBMITTAL**
NOT FOR CONSTRUCTION

| | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

DESIGNED ###
DRAWN TECH
CHECKED JBD
APPROVED JWS

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

FILE NAME M_OPS_MECH_02104806
JOB No. 297-7875-013
DATE 4/15/2022

PRELIMINARY

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
P 541.508.7710
WWW.PARAMETRIX.COM

olsson
1525 Raleigh Street, Suite 400
Denver, CO 80204 TEL 303.237.2072 www.olsson.com

PROJECT NAME
**KUNA EAST INFRASTRUCTURE WATER SUPPLY SYSTEM**
KUNA, IDAHO

# WATER OPERATIONS AND PUMP STATION MECHANICAL PLAN

DRAWING NO.
---- OF 189
**M101**

KUNA MORA RD

EXISTING 50' ROW

PROPOSED 200' ROW

30' LANDSCAPE BUFFER

50' MIN. BUILDING SETBACK

FUTURE 2.0 MG WATER STORAGE TANK 3

FUTURE 2.0 MG WATER STORAGE TANK 2

PROPOSED 2.0 MG WATER STORAGE TANK 1

WATER OPERATIONS BUILDING

BACKUP GENERATOR

TRASH ENCLOSURE

GROUNDWATER OBSERVATION WELL SEE NOTE 1

GROUNDWATER OBSERVATION WELL SEE NOTE 1

GROUNDWATER OBSERVATION WELL SEE NOTE 1

DRAINAGE POND

DRAINAGE POND

DRAINAGE POND

DRAINAGE POND

WATER OPERATIONS MATERIAL STORAGE AREA

24' WIDE FRONTAGE ROAD

30' WIDE ACCESS ROAD

S.CURTIS RD

DRIVEWAY ACCESS

PERIMETER SECURITY FENCE

SHEET NOTES

1. APPROXIMATE LOCATION OF GROUNDWATER OBSERVATION WELLS ARE SHOWN PER ACHD REQUIREMENTS. THE FINAL LOCATION OF OBSERVATION WELLS WILL BE COORDINATED AND CONFIRMED WITH ACHD.
2. DRAINAGE PONDS ARE SIZED TO ACCOMODATE STORMWATER RUNOFF. WATER FROM TANK DRAINS AND OVERFLOWS WILL BE DISCHARGED TO THE OFFSITE INDUSTRIAL WASTEWATER SYSTEM.

N

## SITE PLAN - TANK OVERALL

SCALE IN FEET

0 50' 100'

**95% REVIEW SUBMITTAL**

NOT FOR CONSTRUCTION

| REVISIONS | DATE | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

DESIGNED RWR
DRAWN LYF
CHECKED DSE
APPROVED NWB

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

JOB No. 297-7875-013
DATE 05/20/2022

PROFESSIONAL ENGINEER LICENSED 20700 STATE OF IDAHO NWALL W. BOGGS PRELIMINARY

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES
150 NW PACIFIC PARK LANE, SUITE 110 | BEND, OR 97701
P 541.508.7710
WWW.PARAMETRIX.COM

PROJECT NAME
KUNA EAST INFRASTRUCTURE
WATER SUPPLY SYSTEM
KUNA, IDAHO

SHEET NAME
SITE PLAN - TANK OVERALL

DRAWING NO.
C300

LAYOUT: C300 SITE PLAN - TANK OVERALL FILENAME: C300 SITE PLAN - TANK OVERALL PLOTTED BY: FriedLuc DATE: Monday, May 16, 2022 3:38:59 PM

## Doug Hanson

**From:** Doug Hanson
**Sent:** Monday, May 16, 2022 12:05 PM
**To:** Public Works; 'Scott Arellano (KRFD)'; 'TJ Lawrence (Interim KRFD Chief)'; 'Chief Fratusco KPD'; Bobby Withrow; Jake Lorentz; 'Ada County Highway District'; Morgan Treasure; Jared Empey; 'J&M Sanitation'; 'Krystal Hinkle'; 'Brent Moore (Ada County)'; 'Leon Letson (Ada County)'; 'Central District Health Department '; 'DEQ'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Eric Adolfson'; 'COMPASS'; 'Intermountain Gas'; 'Nampa Meridian Irrigation District '; 'Boise Project Board of Control'
**Subject:** Meeting Date Correction 22-23-DR Water Operations Building Request for Comment

All this application will go before the Planning and Zoning Commission on 6/14/22.

May 16, 2022

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

| | |
|---|---|
| **File Number & Case Name:** | 22-23-DR (Design Review) – Water Operations Building |
| **Project Description** | Parametrix, on behalf of Brisbie LLC, requests design review approval for a Water Operations Building. The subject site is located at 6601 W Kuna Mora Road, Kuna, ID 83634 (APNs: S2006121150) |
| **Representative** | **Susan Devine - Parametrix**<br>7761 W Riverside Drive, Suite 201<br>Boise, ID 83714<br>208-898-0012<br>sdevine@parametrix.com |
| **Tentative Public Meeting Date** | Tuesday, **June 14, 2022**<br>6:00 pm<br>Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634 |
| **Staff Contact** | Doug Hanson<br>dhanson@kunaid.gov<br>Phone: 208.287.1771<br>Fax: 208.922.5989 |

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. Please provide comments within 15 days; if more time is needed, please inform our offices.

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

---

**From:** Doug Hanson
**Sent:** Monday, May 16, 2022 10:19 AM
**To:** Public Works <PWoffice@KunaID.gov>; 'Scott Arellano (KRFD)' <scott@fccnwi.com>; 'TJ Lawrence (Interim KRFD Chief)' <tlawrence@kunafire.com>; 'Chief Fratusco KPD' <nfratusco@adacounty.id.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Jake Lorentz <jlorentz@kunaid.gov>; 'Ada County Highway District' <planningreview@achdidaho.org>; Morgan Treasure <mtreasure@kunaid.gov>; Jared Empey <JEmpey@kunaid.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; 'Krystal Hinkle' <khinkle@kunafire.com>; 'Brent Moore (Ada County)' <bmoore@adacounty.id.gov>; 'Leon Letson (Ada County)' <lletson@adacounty.id.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Eric Adolfson' <eadolfson@compassidaho.org>; 'COMPASS' <cmiller@compassidaho.org>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'Nampa Meridian Irrigation District ' <nmid@nmid.org>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>
**Subject:** PART 2 22-23-DR Water Operations Building Request for Comment

PART 2

May 16, 2022

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

| | |
|---|---|
| **File Number & Case Name:** | 22-23-DR (Design Review) – Water Operations Building |

| | |
|---|---|
| **Project Description** | Parametrix, on behalf of Brisbie LLC, requests design review approval for a Water Operations Building. The subject site is located at 6601 W Kuna Mora Road, Kuna, ID 83634 (APNs: S2006121150) |
| **Representative** | **Susan Devine - Parametrix**<br>7761 W Riverside Drive, Suite 201<br>Boise, ID 83714<br>208-898-0012<br>sdevine@parametrix.com |
| **Tentative Public Meeting Date** | Tuesday, **June 7, 2022**<br>6:00 pm<br>Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634 |
| **Staff Contact** | Doug Hanson<br>dhanson@kunaid.gov<br>Phone: 208.287.1771<br>Fax: 208.922.5989 |
| 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. Please provide comments within 15 days; if more time is needed, please inform our offices. | |

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

**From:** Doug Hanson
**Sent:** Monday, May 16, 2022 10:17 AM
**To:** Public Works <PWoffice@KunaID.gov>; 'Scott Arellano (KRFD)' <scott@fccnwi.com>; 'TJ Lawrence (Interim KRFD

Chief)' <tlawrence@kunafire.com>; 'Chief Fratusco KPD' <nfratusco@adacounty.id.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Jake Lorentz <jlorentz@kunaid.gov>; 'Ada County Highway District' <planningreview@achdidaho.org>; Morgan Treasure <mtreasure@kunaid.gov>; Jared Empey <JEmpey@kunaid.gov>; 'J&M Sanitation' <Chad.Gordon@jmsanitation.com>; 'Krystal Hinkle' <khinkle@kunafire.com>; 'Brent Moore (Ada County)' <bmoore@adacounty.id.gov>; 'Leon Letson (Ada County)' <lletson@adacounty.id.gov>; 'Central District Health Department ' <lbadigian@cdhd.idaho.gov>; 'DEQ' <BRO.Admin@deq.idaho.gov>; 'Idaho Power Easements' <easements@idahopower.com>; 'Idaho Power Easements 2' <kfunke@idahopower.com>; 'Eric Adolfson' <eadolfson@compassidaho.org>; 'COMPASS' <cmiller@compassidaho.org>; 'Intermountain Gas' <bryce.ostler@intgas.com>; 'Nampa Meridian Irrigation District ' <nmid@nmid.org>; 'Boise Project Board of Control' <TRitthaler@boiseproject.org>
**Subject:** PART 1 22-23-DR Water Operations Building Request for Comment
**Importance:** High

All, I received the error message that the packet sent was too large to deliver so I will be sending the packet in two parts. Please find part 1 attached, part 2 will follow shortly. Thank you.

May 16, 2022

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

| | |
|---|---|
| **File Number & Case Name:** | 22-23-DR (Design Review) – Water Operations Building |
| **Project Description** | Parametrix, on behalf of Brisbie LLC, requests design review approval for a Water Operations Building. The subject site is located at 6601 W Kuna Mora Road, Kuna, ID 83634 (APNs: S2006121150) |
| **Representative** | **Susan Devine - Parametrix**<br>7761 W Riverside Drive, Suite 201<br>Boise, ID 83714<br>208-898-0012<br>sdevine@parametrix.com |
| **Tentative Public Meeting Date** | Tuesday, **June 7, 2022**<br>6:00 pm<br>Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634 |
| **Staff Contact** | Doug Hanson<br>dhanson@kunaid.gov<br>Phone: 208.287.1771<br>Fax: 208.922.5989 |

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. Please provide comments within 15 days; if more time is needed, please inform our offices.

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

CENTRAL DISTRICT HEALTH

# Ada County Transmittal

**Division of Community and Environmental Health**

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # 22-23-DR

Preliminary / Final / Short Plat _____

Development Name/Section 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. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water

☐ 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

☐ 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☐ 14. _____

_____

_____

_____ Reviewed By: _____ Date: 5 / 16 / 22

RECEIVED
MAY 26 2022
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

May 23, 2022

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

**RE: 22-23-DR/ Water Operations Building; 6601 W. Kuna Mora Road**

Dear Doug:

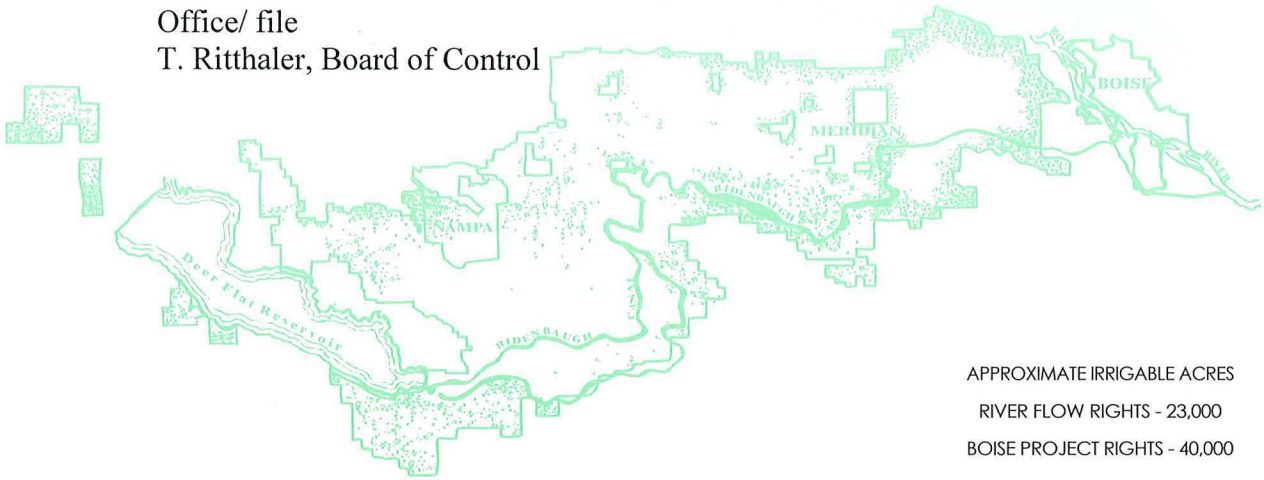
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control




APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

## Doug Hanson

**From:** Chad Gordon <chad.gordon@jmsanitation.com>
**Sent:** Wednesday, June 1, 2022 10:04 AM
**To:** Doug Hanson
**Subject:** Re: 22-23-DR Water Operations Building Request for Comment

Ok perfect. Looks good.

Thanks,

On Wed, May 18, 2022 at 8:15 AM Doug Hanson <dhanson@kunaid.gov> wrote:

> Chad,
>
> Please find the site plan showing the trash enclosure location attached.
>
> Best,
>
> Doug Hanson
>
> Planning and Zoning Director
>
> City of Kuna
>
> 751 W 4th St
>
> Kuna, ID 83634
>
> dhanson@kunaid.gov
>
> 208.287.1771

**From:** Chad Gordon <chad.gordon@jmsanitation.com>
**Sent:** Tuesday, May 17, 2022 3:29 PM
**To:** Doug Hanson <dhanson@kunaid.gov>
**Subject:** Re: 22-23-DR Water Operations Building Request for Comment

I didn't on the site plan where the trash enclosure is located. Can I get a site plan with that included?

Thanks,

On Mon, May 16, 2022 at 10:09 AM Doug Hanson <dhanson@kunaid.gov> wrote:

> May 16, 2022
>
> Notice is hereby given by the City of Kuna that the following action(s) are under consideration:
>
> | | |
> |---|---|
> | **File Number &**<br><br>**Case Name:** | 22-23-DR (Design Review) – Water Operations Building |
> | **Project Description** | Parametrix, on behalf of Brisbie LLC, requests design review approval for a Water Operations Building. The subject site is located at 6601 W Kuna Mora Road, Kuna, ID 83634 (APNs: S2006121150) |
> | **Representative** | **Susan Devine - Parametrix**<br><br>7761 W Riverside Drive, Suite 201<br><br>Boise, ID 83714<br><br>208-898-0012<br><br>sdevine@parametrix.com |

| | |
|---|---|
| **Tentative Public Meeting Date** | Tuesday, **June 7, 2022**<br><br>6:00 pm<br><br>Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634 |
| **Staff Contact** | Doug Hanson<br><br>dhanson@kunaid.gov<br><br>Phone: 208.287.1771<br><br>Fax: 208.922.5989 |
| 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. Please provide comments within 15 days; if more time is needed, please inform our offices. | |

Best,


Doug Hanson

Planning and Zoning Director

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771

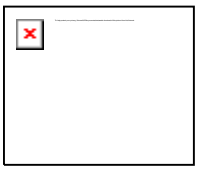

KUNA
Planning & Zoning

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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

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CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

# DESIGN REVIEW MEMORANDUM

| | | |
|---|---|---|
| **To:** | **Doug Hanson** | **- Planning and Zoning Director** |
| **From:** | **Brady Barroso** | **- Engineering Technician I** |
| | **Catherine Feistner** | **- Assistant City Engineer** |
| **Date:** | **9 June 2022** | |
| **RE:** | **Public Works Comments** | |
| | **Water Operations Building – 22-23-DR (Design Review)** | |

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The Water Operations Building, 22-23-DR, design review request dated 16 May 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

Public Works staff is currently coordinating with the applicant to review the civil construction drawings. Public Works staff can support approval for this design review.

Comments may be expanded or refined in connection with the future land-use actions.

**1) Inspection & Fees**

a) Public Works utility inspection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
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 Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to certificate of occupancy.*

**2) General**

a) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
b) Provide engineering certification on all final engineering drawings as applicable.
c) City's building official must review and approve all building plans.
d) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

**3) Right-of-Way**

a) The Design Review does not affect existing Right-of-Way.

**4) Sanitary Sewer Connection**

a) The applicant has been coordinating the sewer layout with the Public Works review team.
b) All sewer infrastructure must meet or exceed City of Kuna requirements.

**5) Potable Water Connection**

a) The applicant has been coordinating the water layout with the Public Works review team.
b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
c) Fire suppression shall be approved by KRFD.
d) All water infrastructure must meet or exceed City of Kuna requirements.

**6) Pressurized Irrigation**

a) The applicant has been coordinating the pressurized irrigation layout with the Public Works review team.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.

**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) 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) 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.*
e) Sidewalks, 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.

**8) As-Built Drawings**

a) As-built (record) 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.
b) *Correct and verified* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

**9) Exhibits**

a) No maps are included to support Public Works comments.