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 28, 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 June 14, 2022

2. Findings of Fact & Conclusions of Law
- ***A.*** 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
- ***B.*** Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe Subdivision – Jessica Reid, Planner I
- ***C.*** Case No. 22-23-DR (Design Review) for Water Operations Building

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

A. 2022 Capital Improvement Plan & Impact Fee Ordinance Amendment – Chris Engels, City Clerk

Consideration to amend the Envision Kuna City of Kuna 2019 Comprehensive Plan by the repealing and replacing, in Appendix F Capital Improvement Plans to the Planning and Zoning Commission for a recommendation to the City Council and consideration to amend Chapters 1, 2 and 3 of Title 12 of the Kuna City Code to the City Council.

B. Case No. 22-04-AN (Annexation) 300 S Stroebel Road – Jessica Reid, Planner II

Applicant requests to Annex approx. 9.22 acres into Kuna City Limits with an R-4 zone, then split the original parcel into three (3) total parcels; Parcel A – 1.22 acres, Parcel B – 3.4 acres, & Parcel C – 4.5 acres. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.

C. Case No. 22-01-CPF (Combination Plat) Novak Industrial Subdivision – Doug Hanson, Planning & Zoning Director

The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

4. BUSINESS ITEMS:

A. Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner II

Rick Bugatsch of RBA Architects, on behalf of Big D Builders, requests Design Review approval for an approx. 24,754 square foot pre-engineered metal building to be used as the primary sanctuary for Changed Life Church, as well as the associated parking lot and landscaping. This further development of the site is the second portion of their previously approved Special Use Permit and Design Review (06-12-SUP & 07-01-DR; Approved February 2007). The approx. 6.23-acre subject site is located at 500 E Deer Flat Road (APN: R7702700502) with a R-2 (Low Density Residential) zone; Section 13, Township 2 North, Range 1 East.

B. Case No. 22-20-DR (Design Review) for Treasure Valley Social Club – Jessica Reid, Planner II

Shea Homes requests Design Review approval for the Trilogy Valor Social Club within the Falcon Crest community. The project will be Phased with Phase No. 1 consisting of an 452 SF Welcome Center; 7,573 SF Fitness Club with resort style pool, lap pool & spa; 6,647 SF Co-Op (K&M) building with café; 6 pickle ball courts, bocce ball court, associated parking lot, fencing & landscaping. The subject site is located between S Courage Lane & Tiercel Lane, just East of S Cloverdale Road (APN: S1422244200); Section 22, Township 2 North, Range 1 East.

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 June 14, 2022

6:00 PM REGULAR MEETING

Due to an error, recording does not begin until after Applicants testimony on agenda item 3.A, staff notes used.

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

1. CALL TO ORDER & ROLL CALL:

COMMISSION MEMBERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Tyson Garten
Commissioner Ginny Greger
Commissioner Jim Main

CITY STAFF PRESENT:
Andrea Nielsen, City Attorney
Doug Hanson, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Troy Behunin, Planner III
Jessica Reid, Planner I

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

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

Motion To: Amend item 2.1 to reflect that the signature page has been added to the May 24, 2022 Meeting Minutes and approve the Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 5-0-0

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

Applicant Patrick Connor presented an overview of changes made to the Plat per the Commissions request. *(Applicant provided print out of comparisons between the Original and Updated Preliminary Plat to the Commission, referencing a portion of Page 161 & all of Page 314. A digital copy of these documents has been attached to these Meeting Minutes.)*

(Timestamp 00:00:12)
Vice-Chairman thanked Mr. Connor for making the Commissions requested changes to the Preliminary Plat. Chairman Young then called forward those who had signed up to testify on the new information provided in the meeting packet regarding the case.

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. Vickie Johnson, 3720 W Hubbard Road, Kuna, ID 83634 – Not Testify
2. Tammy Harman, 3620 W Hubbard Road, Kuna, ID 83634
3. Scott Higer, 9105 S Romar Lane, Kuna, ID 83634 – Testified
4. Aldis Gasvo, 3610 W Hubbard Road, Kuna, ID 83634 – Testified

(Timestamp 00:00:49)
Scott Higer thanked the Commission for listening to the neighbors' concerns and thanked Mr. Connor for working with the neighbors; Mr. Higer expressed he would still like to see the engineering once the drainage (irrigation) was worked out. He then proceeded to ask additional questions and commented on continued concerns with traffic and infrastructure.

(Timestamp 00:04:36)
Aldis Gasvo testified regarding irrigation water and drainage concerns; he wished to share two (2) visual aids with the Commission. *(In an effort to ensure transparency, staff made enough copies to supply to those in attendance. Mr. Gasvo proceeded with his testimony at Timestamp 00:09:49).* Mr. Gasvo discussed the historic and natural flow of the irrigation waters and concerns regarding potential flooding hazards; he also asked if the Developer had considered a hydrological report.

(Timestamp 00:13:12)
Mr. Connor provided rebuttal and answers to the testimony provided, specifically addressing traffic concerns, infrastructure, and irrigation waters. He further explained a Geological, Topographical & Hydrological report was conducted. Mr. Connor then asked if the Commission

would consider making a Condition stating the Applicant was in agreement with only building one-story homes along the property boundary shared with Neil & Melissa Durrant.

(Timestamp 00:18:36)
Chairman Young asked the Commission if they had any questions for the Applicant or staff prior to closing public testimony. As there were none, Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:19:30)
Vice Chairman Hennis was appreciative the Applicant worked with the neighbors and made the change requested by the Commission, which allowed for better transition; his concerns had been mitigated.

(Timestamp 00:21:51)
Commissioner Garten agreed and was also appreciative the Applicant had worked with the community.

(Timestamp 00:22:50)
Chairman Young commented he had read the Meeting Minutes for the previous meeting and believed he had a good grasp of the proposal & changes requested by the Commission; he felt adequate changes had been made.

(Timestamp 00:23:19)
Commissioner Main commented he was appreciative of the Applicant working with the community on their concerns and has stepped-up to voluntarily take a closer look at the irrigation.

(Timestamp 00:23:50)
Commissioner Greger agreed and was glad to see the Applicant willing to make changes.

(Timestamp 00:24:15)
Vice Chairman Hennis discussed with the Commission if there were any other specific Conditions they would like to enact for the application before a Motion made then proceeded with his Motion.

(Timestamp 00:25:06)
Motion To: Recommend Approval to City Council of Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), and 21-03-S (Preliminary Plat) for Sabino's Rocky Ridge Subdivision with the Conditions as outlined in staffs report, and the additional Condition that the first five (5) lots along S Shayla Avenue would be limited to single-story homes.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 4-1-0

(Timestamp 00:25:50)
Motion To: Approve Case Nos. 21-04-SUP (Special Use Permit) & 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision with the Conditions as outlined in staffs report, and the additional Condition that the first five (5) lots along S Shayla Avenue would be limited to single-story homes.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None

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

As the Applicants had formally withdrawn their Annexation application, the Commission continued to the next agenda item.

4. BUSINESS ITEMS:

(Timestamp 00:28:21)

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

(Timestamp 00:28:27)
Planner I Jessica Reid presented an overview of the proposed project.

(Timestamp 00:30:36)
Applicant Greg Urrutia explained the proposed project was similar to the other five (5) or six (6) they had already constructed in the Treasure Valley. Mr. Urrutia continued by explaining the project type were closely regulated by the Idaho Housing and Finance Association which performs annual reviews. Additionally, Mr. Urrutia stated there was a great need for the proposed project in Kuna.

(Timestamp 00:32:34)
Chairman Young asked if it would be possible to add a stone wainscot to offer some textural relief to the elevations. Mr. Urrutia explained that it had not been planned but would consider it if there was room in the budget, it came down to current material costs.

(Timestamp 00:34:14)
Commissioner Main commented on the community garden and that it appears trees would shade it, then asked if there was any outdoor seating. Mr. Urrutia explained there was outdoor seating provided but was willing to add additional areas; he also was willing to move some of the trees proposed around the garden. Commissioner Main explained his concern with the fact the trees reflected on the landscape plan were shown at maturity and asked if the Applicant would be willing to plant some larger caliper trees. Mr. Urrutia stated they could try or another option would be to construct a shade structure; Commissioner Main agreed.

(Timestamp 00:36:27)
Commissioner Greger asked if there would be a maintenance individual onsite. Mr. Urrutia explained there would be a part-time property manager onsite in the office, as well as a maintenance individual.

(Timestamp 00:38:22)
The Commission proceeded into deliberation and discussed the questions that had been asked and weighed them. The Commission was in agreement the proposed project fulfilled a need in our community.

(Timestamp 00:40:28)
Motion To: Approve Case No. 22-07-DR (Design Review) for the Vineyards at Merlin Pointe with the Conditions as outlined in staffs report, and the additional Condition to add seating areas and a shade structure.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None

(Timestamp 00:41:06)
B. Case No. 22-23-DR (Design Review) for Water Operations Building – Doug Hanson, Planning & Zoning Director

(Timestamp 00:41:16)
Planning & Zoning Director Doug Hanson presented an overview of the project then stood for questions.

(Timestamp 00:43:14)
The Commission proceeded into deliberation and expressed no concerns with the project.

(Timestamp 00:44:15)
Motion To: Approve Case No. 22-23-DR (Design Review) for Water Operations Building with the Conditions as outlined in staffs report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Tyson
Further Discussion: None
Voting No: None

5. ADJOURNMENT:

(Timestamp 00:44:50)
Motion To: Adjourn.
Motion By: Commissioner Garten
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____

Doug Hanson, Planning and Zoning Director
Kuna Planning and Zoning Department

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

June 14, 2022 – PnZ Commission, Public Hearing (*Continued*)

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

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

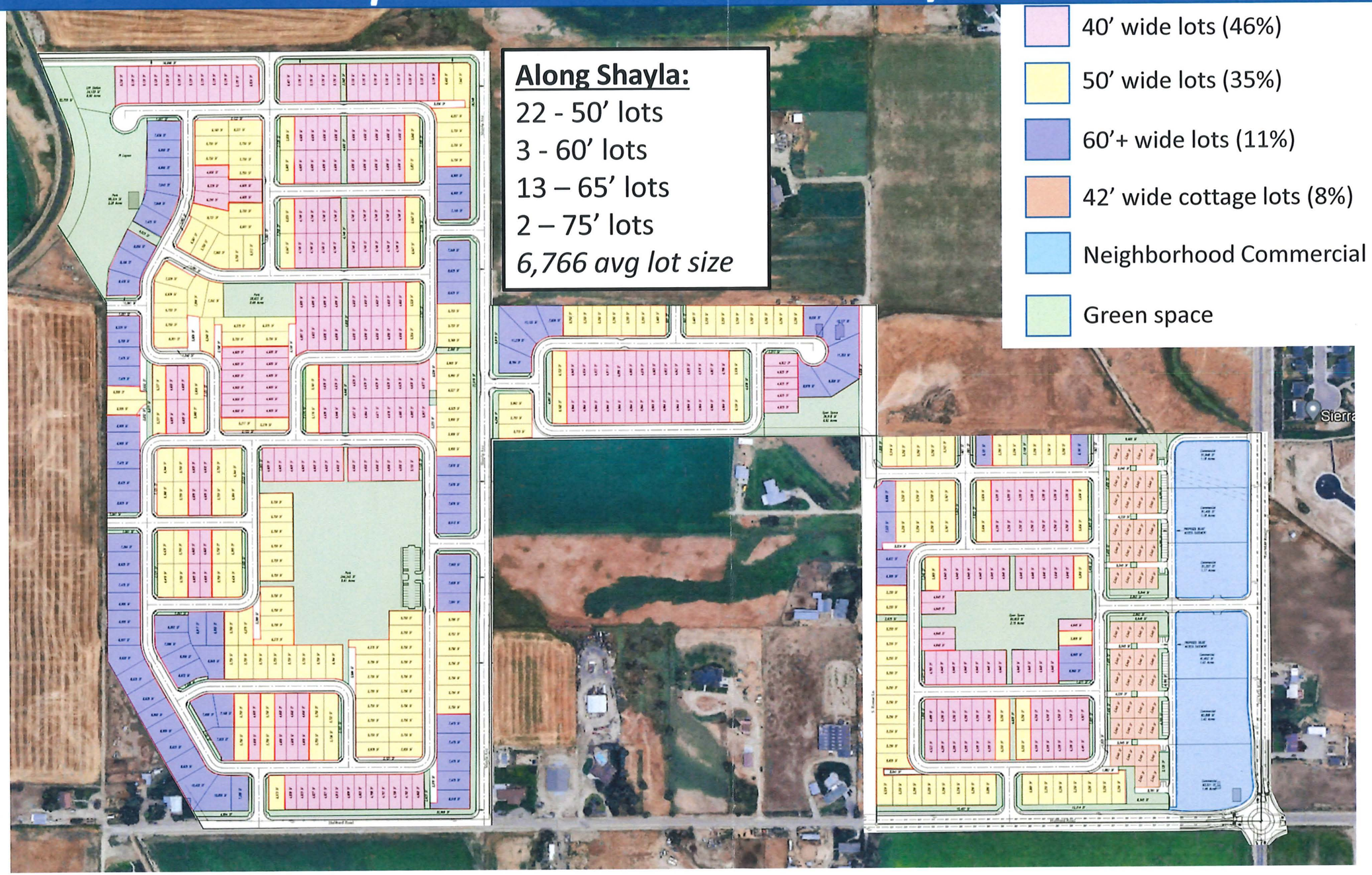
Case No.: **21-04 AN (Annex), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Pre Plat), 21-04-SUP (Special Use Permit) 21-16-DR (Design Review)**

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
Patrick Connor (Applicant)		
Print Name: 701 S. Allen St	Print Name	Print Name: Vicki Johnston
Print Address: Meridian ID 83642	Print Address	Print Address: 3720 W Hubbard
City State, Zip	City State, Zip	City Kuna State, Zip
☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Robbie Reid (KSD)		Tammy Harman
Print Name: 711 E Porter	Print Name	Print Name: 3620 W. Hubbard Rd
Print Address: Kuna ID 83634	Print Address	Print Address: Kuna ID 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Scott Higer
Print Name	Print Name	Print Name: 9105 S Romar
Print Address	Print Address	Print Address: Kuna ID 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
		Alis Gasvo
Print Name	Print Name	Print Name: 3610 W. Hubbard Rd
Print Address	Print Address	Print Address: Kuna ID 83634
City State, Zip	City State, Zip	City State, Zi

Updated Preliminary Plat

SABINO'S
ROCKY RIDGE



Previous Preliminary Plat

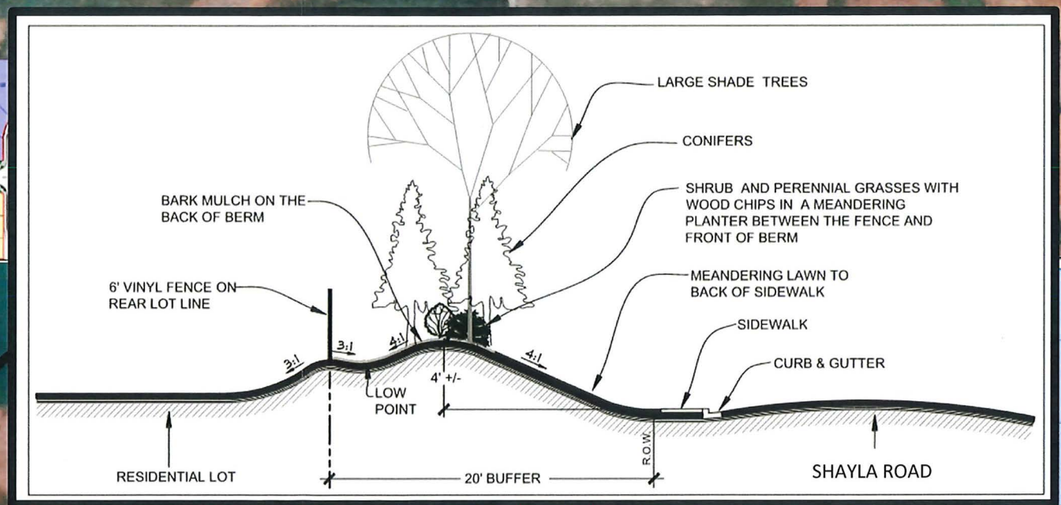
SABINO'S
ROCKY RIDGE



Updated Preliminary Plat

SABINO'S
ROCKY RIDGE

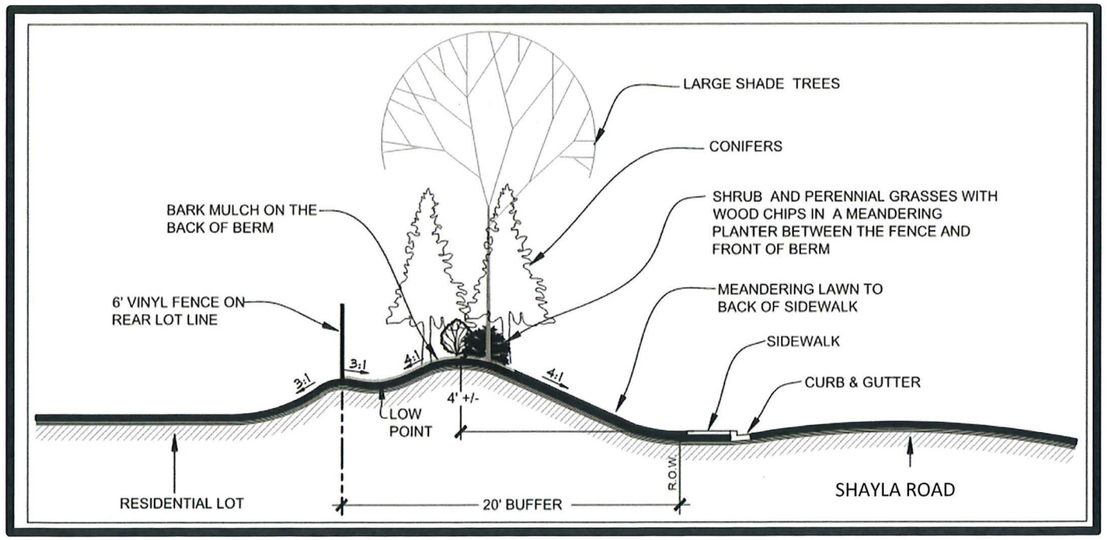
20' Landscape Buffer
+/-4' berm with 6' fencing
Large shade trees,
confiers, shrubs and sod




SABINO'S
ROCKY RIDGE


HUBBLE
Building Value for Life


SABINO'S ROCKY RIDGE


LARGE SHADE TREES
CONIFERS
BARK MULCH ON THE BACK OF BERM
SHRUB AND PERENNIAL GRASSES WITH WOOD CHIPS IN A MEANDERING PLANTER BETWEEN THE FENCE AND FRONT OF BERM
6' VINYL FENCE ON REAR LOT LINE
MEANDERING LAWN TO BACK OF SIDEWALK
SIDEWALK
CURB & GUTTER
3:1
3:1
4:1
4:1
4' +/-
LOW POINT
R.O.W.
RESIDENTIAL LOT
20' BUFFER
SHAYLA ROAD

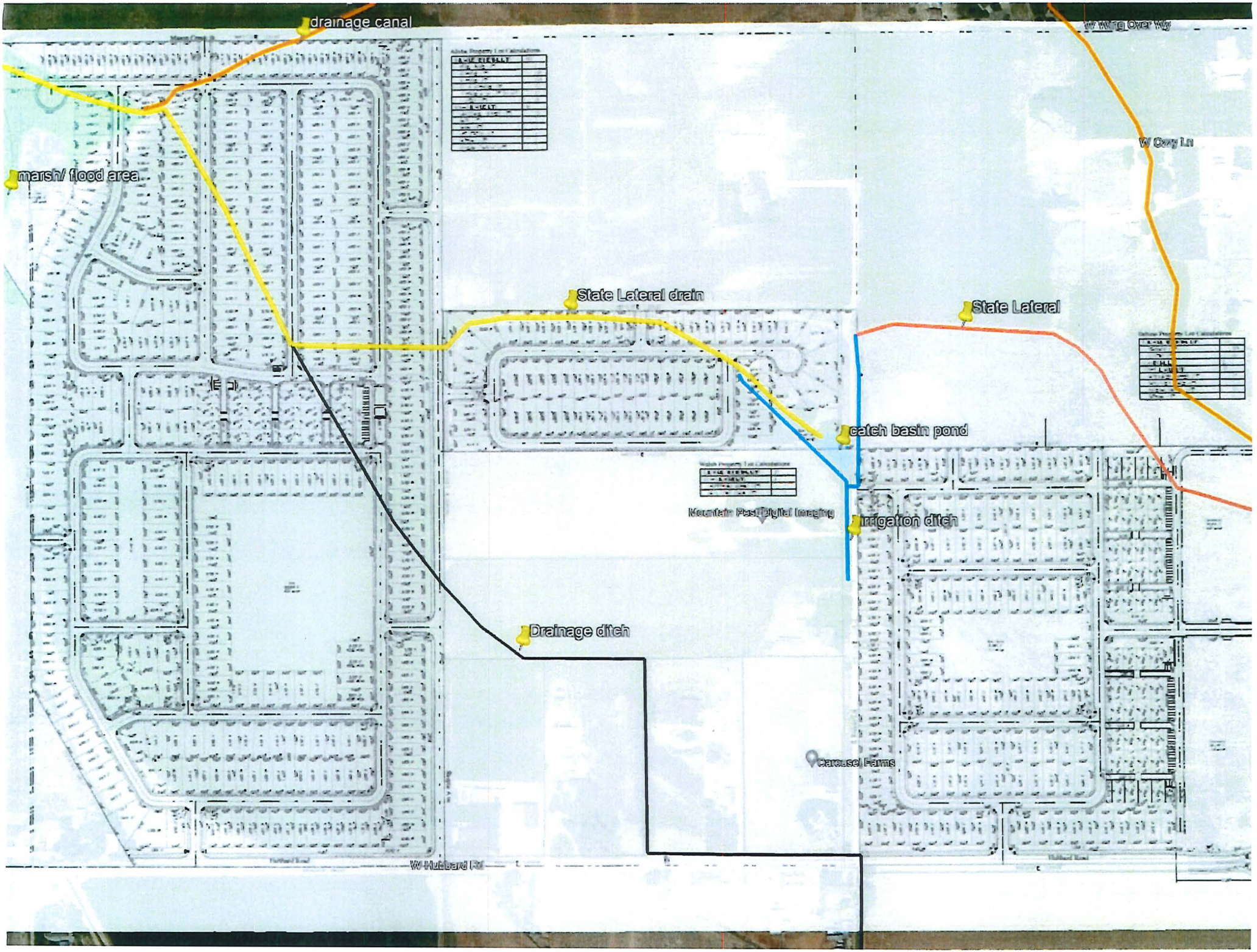
Shayla Ave

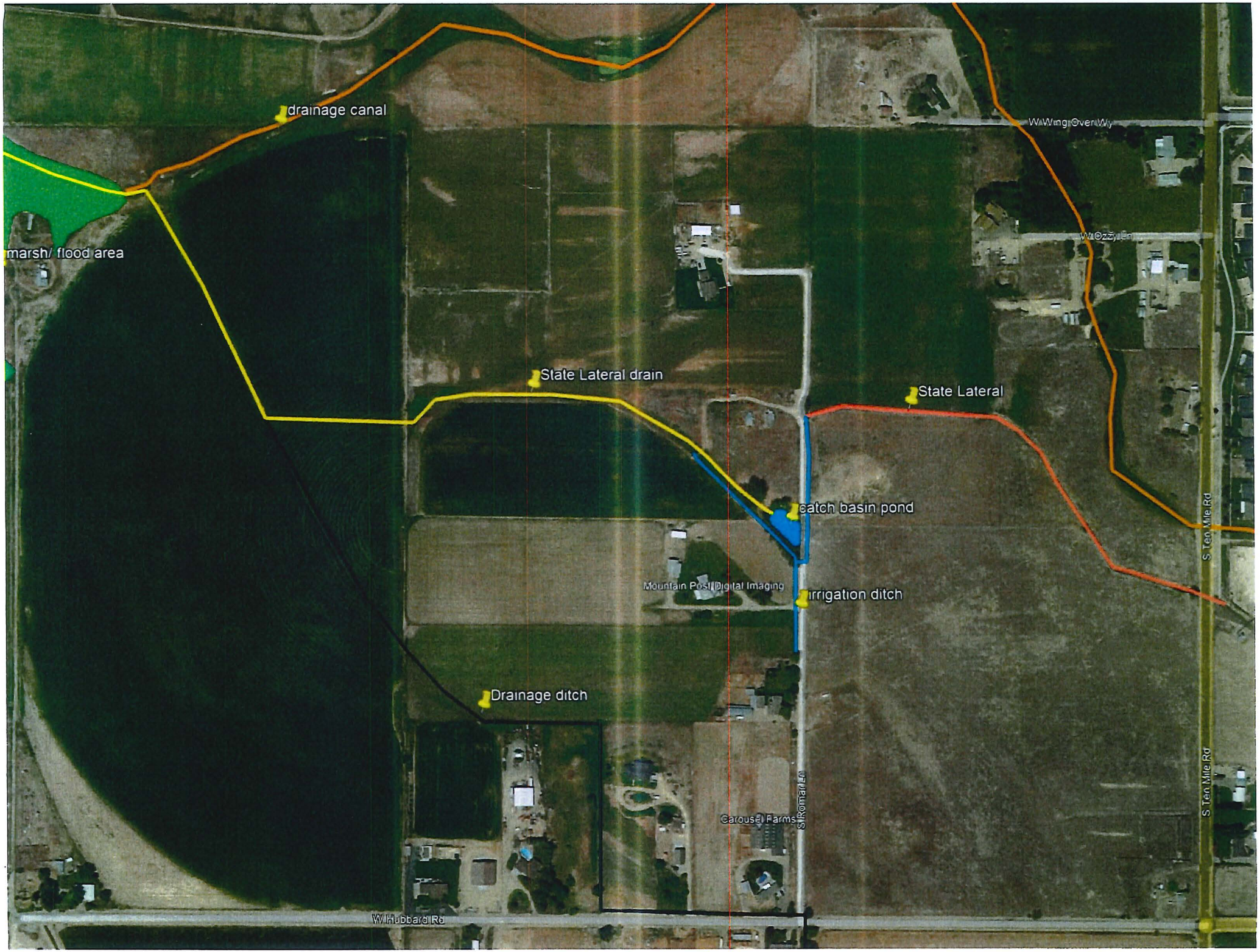
Shayla Ave

Shayla Ave

S00°09'57"W 1,327.59'

S00°09'57"W 872.84'


drainage canal
marsh/ flood area
State Lateral drain
State Lateral
catch basin pond
irrigation ditch
Drainage ditch
W Hubbard Rd
Carousel Farms
W Ory Ln


drainage canal
marsh/ flood area
State Lateral drain
State Lateral
catch basin pond
irrigation ditch
Drainage ditch
W Wing Over Wy
W Ozz Ln
S Ten Mile Rd
Mountain Post Digital Imaging
S Romain Ln
Carousel Farms
W Hubbard Rd

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **PROVIDENCE PROPERTIES, LLC** *For an Annexation, Rezone, Planned Unit Development, Preliminary Plat, Special Use Permit and Design Review Request.*	**Case Nos. 21-04-AN (Annexation), 21-01-PUD (Planned Unit Development), 21-03-ZC (Rezone), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit) & 21-16-DR (Design Review).** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECOMMENDED APPROVAL FOR ANNEXATION, PUD, REZONE, AND PRELIMINARY PLAT; AND APPROVAL OF SPECIAL USE PERMIT AND DESIGN REVIEW.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on May 24, 2022 and was continued to June 14, 2022, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and their recommended Findings of Fact and Conclusions of Law (FCO's).**I**

RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	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	P&Z Commission Kuna Melba News			X
2.36	P&Z Commission300' Mailer			X
2.37	P&Z Commission Proof of Property Posting			X
2.38	P&Z 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	P&Z 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

1.2 Hearings

1.2.1 The Planning and Zoning Commission first heard this application May 24, 2022, where the Public Hearing was continued to June, 14, 2022, pending changes requested by the Planning & Zoning Commission. The FCO's have been requested to go to the Planning and Zoning Commission on June 28, 2022. A Neighborhood Meeting was held April 19, 2021; seven (7) residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on April 20, 2022. The Applicant posted a sign on the property April 22, 2022. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on May 11, 2022.

1.3 Witness Testimony

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

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Patrick Connor, Providence Homes, 701 S Allen St., Meridian, ID 83642 - Testified

1.3.1.3 Appearing in Favor:
Robbie Reno, Kuna School District No. 3, 711 E Porter Road, Kuna, ID 83634 – Testified

1.3.1.4 Appearing Neutral:
None

1.3.1.5 Appearing in Opposition:
Jay Voth, 3600 W Hubbard Road, Kuna, ID 83634 – Testified
Vickie Johnson, 3720 W Hubbard Road, Kuna, ID 83634 – Not Testify
Scott Higer, 9105 S Romar Lane, Kuna, ID 83634 – Testified
Tammy Harmon, 3620 W Hubbard Road, Kuna, ID 83634 – Not Testify

1.3.2 Those who testified at the Commissions June 14, 2022, hearing are as follows, to-wit:

1.3.2.1 Appearing for the Applicant:
Patrick Connor, Providence Homes, 701 S Allen St., Meridian, ID 83642 - Testified

1.3.2.2 Appearing in Favor:
Robbie Reno, Kuna School District No. 3, 711 E Porter Road, Kuna, ID 83634 – Testify

1.3.2.3 Appearing Neutral:
None

1.3.2.4 Appearing in Opposition:
Vickie Johnson, 3720 W Hubbard Road, Kuna, ID 83634 – Not Testify
Tammy Harmon, 3620 W Hubbard Road, Kuna, ID 83634 – Not Testify
Scott Higer, 9105 S Romar Lane, Kuna, ID 83634 – Testified
Aldis Garsvo, 3610 W Hubbard Road, Kuna, ID 83634 – Testified

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the May 24, 2022, hearing for the Sabino's Rocky Ridge Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba News	April 20, 2022

3.1.2.2 Notice for the May 24, 2022, hearing containing the description of the proposed Applications, was mailed on May 11, 2022, to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the May 24, 2022, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on April 22, 2022. A Proof of Property Posting was provided to staff on April 22, 2022.

3.1.2.4 Notice for the May 24, 2022, hearing was posted on the City Website.

3.2 Findings Regarding Annexation & Zoning, Rezone, Planned Unit Development, Preliminary Plat, Special Use Permit & Design Review

3.2.1 The land proposed for subdivision is proposed on one parcel *approximately* (approx.) 86.90 acres. The parcel involved is listed below:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Lionwood Properties, LLC	40 ac.	RR (Rural Residential)	S1310449300
Lionwood Properties, LLC	14.56 ac.	RR (Rural Residential)	S1310427810
Lionwood Properties, LLC	43 ac.	R-4 (Medium Density Residential)	S1310314800
Lionwood Properties, LLC	37.8 ac.	R-4 (Medium Density Residential)	S1310346805

3.2.2 The proposal is for Annexation & Zoning of approx. 55 acres; Rezone of approx. 80.8 acres; Preliminary Plat, Design Review and Planned Unit Development for approx. 136.17 acres of R-6 (Medium Density Residential) and R-8 (Medium/High Density Residential), and approx. 9.8 acres of C-1 (Neighborhood Commercial); and Special Use Permit and Design Review.

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

3.2.4

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

All technical requirements listed in Kuna City Code (KCC) 6-2-3 have been provided and are within the applications submitted.

3.2.5 The subject site is located at the NWC of Ten Mile Road and Hubbard Road.

3.2.6 According to the Ada County Highway District (ACHD) report and submitted **T**raffic **I**mpact **S**tudy (TIS), the current roadway segments of Ten Mile Road between Hubbard Road and Lake Hazel Road will not meet minimum operational thresholds. However, the ACHD Capital Improvement Plan(s) call for intersection improvements as Ten Mile Road intersects Hubbard, and 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.

3.2.7 ACHD recommends the Applicant be required to widen Ten Mile Road to 3-lanes abutting the site, in order 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.

3.2.8 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 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 Integrated Five-Year Work Plan (IFYWP).

3.2.9 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 a 5-footwide detached concrete sidewalk meets District Policy, however, it does not meet KCC requirements; The sidewalk shall be located a minimum of 43-feet from centerline of Ten Mile Road. ACHD recommends the Applicant dedicate additional Rights-of-Way to total 50-feet from 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.

3.2.10 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.

3.2.11 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 gravel 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.

3.2.12 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.

3.2.13 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.

3.2.14 The Applicant should be required to submit a road trust deposit to ACHD in the amount of $115,000.00 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.

3.2.15 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 TIS 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.

3.2.16 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".

3.2.17 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.

3.2.18 ACHD supports the Applicant's proposal to construct the emergency access (as shown on Page 36 with a redline); it connects Parcel S1310427810 to Parcel S1310449300 (through Lot 21, Block 25).

3.2.19 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.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff memo to the Planning and Zoning Commission dated May 24, 2022, confirmed 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 The Applicant held a Neighborhood Meeting April 19, 2021, with seven (7) attendees. Meeting minutes have been provided as a part of this packet.

3.3.1.2 The Applicant proposes to Annex approximately (approx.) 55 acres into Kuna City Limits using three (3) zones; approx. 39.61 acres as R-6 (Medium Density

Residential) (MDR), 6.16 acres as R-8 (Medium/High Density Residential), and 9.80 acres as C-1 (Neighborhood Commercial). The lands proposed for Annexation are currently in Ada County, zoned RR (Rural Residential), and are adjacent to Kuna City Limits.

3.3.1.3 The Applicant requests approval of their approx. 136.17 acre proposed Planned Unit Development (PUD), using the R-6, R-8, and C-1 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 Kuna 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.

3.3.1.4 The Applicant is also proposing a Rezone for lands already within 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 the approx. 81.05 acres to R-6, as a part of their proposed PUD.

3.3.1.5 The overall Gross Density of the project is proposed to be 4.47 Dwelling Units per Acre (DUA), and 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, while the proposed Net Density of the R-6 zone is approx. 6.15 DUA in compliance with KCC 5-1-3-D.

3.3.1.6 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.

3.3.1.7 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 to 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 Department 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 as is required for this development and is shown on the Plat (Lot 14, Block 18 - 2.28 acres).

3.3.1.8 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 staff agrees with Public Works recommendations.

3.3.1.9 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.

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

3.3.1.11 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.

3.3.1.12 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.

3.3.1.13 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.

3.3.1.14 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.

3.3.2 Staff Recommendations: As a result of the review, Planner III Troy Behunin, recommended if the Planning and Zoning Commission Approves Case Nos. 21-04-SUP and 21-16-DR, and recommends Approval to City Council for Case Nos. 21-04-AN, 21-03-ZC, 21-01-PUD, 21-03-S, the Applicant be subject to the following Conditions of Approval:

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

3.3.2.1.1 The City Engineer shall approve all sewer connections.

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

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

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

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

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

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

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

3.3.2.3 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.

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

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

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

3.3.2.7 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.

3.3.2.8 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.

3.3.2.9 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.

3.3.2.10 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.

3.3.2.11 Developer/Owner/Applicant is conditioned to follow ACHD's site specific Conditions of Approval, unless the City of Kuna's standards are stricter.

3.3.2.12 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.

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

3.3.2.14 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.

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

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

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

3.3.2.18 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.

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

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

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

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

3.3.2.23 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.

3.3.2.24 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.

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

3.3.2.26 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.

3.3.2.27 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.

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

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

3.3.2.30 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.

3.3.2.31 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.

3.3.2.32 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.

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

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

3.4 Other Testimony

3.4.1 05/24/2022 Public Hearing – Patrick Connor, Providence Properties, LLC, 701 S Allen Street, Meridian, ID, presented an overview of the proposed PUD project and some of the project's history and the delays with the application. He explained some of the amenities for the project, and differences in densities and housing types including private driveways

and cluster home products and commercial uses. He explained how a PUD allows for design flexibilities. He spoke about how they held a neighborhood meeting and have tried to accommodate as much as possible. He stated the open space is over 10 percent, he listed the rest of the amenities and presented details how they have considered and worked with neighbors.

3.4.2 05/24/2022 Public Hearing – Robbie Reno, Kuna School District No.3 (KSD), 711 E Porter Road, Kuna, ID, stated the KSD stands by their submitted letter. He stated the KSD has met with the Developer and the Developer is committed to partnering with KSD and with a partnership they would be able to serve this subdivision.

3.4.3 05/24/2022 Public Hearing – Jay Voth, 3600 W Hubbard Road, Kuna, ID, stated his concern with irrigation for the area and how it flows through and near the site. He asked questions about Romar Lane and its connection to Hubbard Road. He stated concerns about there not being a stop sign at that intersection with this proposal. He stated concerns about people accessing the private lane and approaching horses on private property.

3.4.4 05/24/2022 Public Hearing – Scott Higer, 9105 S Romar Lane, Kuna, ID, spoke about his concern for increased traffic with the proposed subdivision and that improvements to Ten Mile and Hubbard Roads could not wait until the 250th home. He stated his concern for irrigation and explained how the water currently crosses this part of Kuna. He asked if the infrastructure can handle this and the recent approvals for subdivisions south of Hubbard.

3.4.5 05/24/2022 Public Hearing – Patrick Connor, Providence Properties, LLC, 701 S Allen Street, Meridian, ID (rebuttal), explained the road improvements that are required and their desire and commitment to ensure irrigation will not be interrupted and that they will work with affected property owners. He clarified there will not be direct access to Romar Lane, only EMS. He stated a six-foot vinyl fence will be installed (following code).

3.4.6 6/14/2022 Public Hearing – Patrick Connor, Providence Properties, LLC, 701 S Allen Street, Meridian, ID, presented an overview about the Updated Preliminary Plat and how it follows the Commission's recommended changes to R-4 style lots along Shayla and other lot changes for a better transition from Shayla inward. He presented how they have worked closely with adjacent property owners.

3.4.7 6/14/2022 Public Hearing- Scott Higer, 9105 S Romar Lane, Kuna, ID, thanked the applicant for continuing to work with neighbors. He requested to see the water and drainage plans for the project and reiterated his concerns for traffic and for infrastructure.

3.4.8 6/14/2022 Public Hearing– Aldis Garsvo, 3610 W Hubbard Road, Kuna, ID, passed out an exhibit of historical water drainage for the area and asked how they are going to deal with excess water and ponding and marshy conditions. He gave a history of water flowing across the site and neighboring properties. He also asked if there was a hydro report for the project.

3.4.9 6/14/2022 Public Hearing- Patrick Connor, Providence Properties, LLC, 701 S Allen Street, Meridian, ID (rebuttal), stated they will honor the agreement with adjacent property owner Neil Durrant about the five (5) homes on S Shayla being single-level homes. Explained how ACHD reached their 250th lot rule/regulation for traffic and intersection timing. He explained they are working with public works and their approval for building homes are tied to civil plans approval and construction. He stated their commitment to work with public works for proper surface water routing and that their one-million-gallon pond was placed strategically.

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

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

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222, and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

5.1 The City of Kuna has authority to Annex lands into its boundaries pursuant to I.C. §50-222.

5.2 I.C. § 50-222(1) provides that:

> [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe. (emphasis added).

5.3 The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because all private landowners of the parcels at issue have consented to the proposed Annexation.

5.4 The Annexation, proposed in Case No. 21-04-AN, would constitute an orderly development and would not contribute to urban sprawl of the city.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PLANNED UNIT DEVELOPMENT

6.1 The City of Kuna has authority to allow Planned Unit Developments pursuant to I.C. § 67-6515.

6.2 The City of Kuna has authority per Kuna City Code 5-7, to allow a Planned Unit Development to be used as a tool in the land use process to provide relief from certain land constraints that would otherwise impede development opportunity.

6.3 Kuna City Code 1-14-3 states that Planned Unit Developments are designated as Public Hearings, with the Planning and Zoning Commission as the recommending-body and Council as the decision-making body.

VII
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

7.1 The City of Kuna has authority to Rezone land within its boundaries pursuant to I.C. § 67-6511.

7.2 Kuna City Code 1-14-3 states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

7.3 The Rezone proposed by the Rezone application in Case No. 21-03-ZC, would comply with the Comprehensive Plan.

VIII
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

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

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

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

IX
CONCLUSIONS OF LAW
RE: APPLICATION FOR SPECIAL USE PERMIT

9.1 Kuna City Code 5-6 provides that:

> "It is recognized that an increasing number of new kinds of uses are 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."

X
CONCLUSIONS OF LAW
RE: APPLICATION FOR DESIGN REVIEW

10.1 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code 1-14-3

10.2 Kuna City Code 5-4-2 provides that:

> "This chapter applies to all proposed development located within the Design Review Overlay District which shall include the entire City Limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multi-family residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires

the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by the City Council."

XI
ORDER OF RECOMMENDED APPROVAL OF APPLICATIONS FOR ANNEXATION, PLANNED UNIT DEVELOPMENT, REZONE AND PRELIMINARY PLAT

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

11.1 That the Annexation Application (21-04-AN) is recommended for *Approval*.

11.2 That the Planned Unit Development Application (21-01-PUD) is recommend for *Approval*.

11.3 That the Rezone Application (21-03-ZC) is recommended for *Approval*.

11.4 That the Preliminary Plat Application (Case No. 21-04-S) is recommended for *Approved*.

XII
ORDER OF APPROVAL OF APPLICATION FOR SPECIAL USE PERMIT AND DESIGN REVIEW

12.1 That the Special Use Permit Application (21-04-SUP) is hereby Approved.

12.2 That the Design Review Application (21-16-DR) is hereby Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 28th day of June, 2022.

_____
Chairman, Lee Young

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **NEW BEGINNINGS HOUSING, LLC** For a Design Review of the Vineyards at Merlin Pointe Senior Community, associated parking lot & landscaping.	)	**Case No. 22-07-DR (DESIGN REVIEW)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF APPROVAL OF DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for review and Approval or Denial on June14, 2022. It was for receipt and consideration by the Planning and Zoning Commission of these 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	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

1.2 Public Meeting

1.2.1 The Planning and Zoning Commission heard this on June 14, 2022; the Findings have been requested to go before the Commission on June 28, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commissions June 14, 2022, meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner II

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, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Design Review

3.1.1 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.

3.1.2 Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.

3.1.3 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.

3.1.4 Upon review, staff finds the proposed project is an appropriate fit for the property's C-1 (Neighborhood Commercial) zone and use.

3.1.5 The buildings placement and orientation, building façade and colors, parking lot, and landscaping all provide adequate mitigation of the impact on adjacent properties.

3.1.6 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.

3.2 Testimony of City Staff

3.2.1 Conclusions: Planner II Jessica Reid, in a staff report to the Planning and Zoning Commission dated June 14, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.2.1.1 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.

3.2.1.2 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.

3.2.1.3 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.

3.2.1.4 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.

3.2.1.5 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.

3.2.1.6 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.

3.2.1.7 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.

3.2.1.8 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.

3.2.1.9 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.

3.2.1.10 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.

3.2.1.11 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.

3.2.1.12 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.

3.2.1.13 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 3.2.2 of these findings.

3.2.2 Staff Recommendations: As a result of the review, Planner II Jessica Reid, recommended Approval of the application with the following Conditions of Approval:

3.2.2.1 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).

3.2.2.2 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:

3.2.2.2.1 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.

3.2.2.2.2 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.

3.2.2.2.3 The city shall approve any modifications to the existing water, sewer or irrigation system.

3.2.2.2.4 Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

3.2.2.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

3.2.2.4 Developer/Owner/Applicant shall receive formal Civil plan approvals prior to construction or Building Permit application.

3.2.2.5 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.

3.2.2.6 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).

3.2.2.7 The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.

3.2.2.8 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.

3.2.2.9 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.

3.2.2.10 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.

3.2.2.11 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.

3.2.2.12 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.

3.2.2.13 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

3.2.2.14 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.

3.2.2.15 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.

3.2.2.16 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

3.2.2.17 Developer/Owner/Applicant shall comply with all local, state and federal laws.

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.

4.2 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code Title 1, Section 14, Section 3.

4.3 Kuna City Code Title 5, Chapter 4, Section 2 provides that:

> This chapter applies to all proposed development located within the design review overlay district which shall include the entire city limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multifamily residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a design review application pursuant to this chapter and fee as prescribed from time to time by the city council.

V
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the public meeting, 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. 22-20-DR (Design Review) for Treasure Valley Social Club.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 28th day of June, 2022.

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **BRISBIE LLC** *For a Design Review of Water operations Building Facilities, Parking & General Site Landscaping.*	)	**Case No. 22-23-DR (DESIGN REVIEW)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF APPROVAL OF DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for review and approval or denial on June 14, 2022. It was heard for receipt and consideration by the Planning and Zoning Commission of these 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	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

1.2 Public Meeting

1.2.1 The Planning and Zoning Commission heard this on June 14, 2022; the Findings have been requested to go before the Commission on June 28, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commissions June 14, 2022, meeting are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner and Zoning Director

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, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Design Review

3.1.1 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.

3.1.2 Review by Staff and the Commission of the proposed Design Review confirms the proposed site layout, building, parking and landscaping is appropriate for the subject site.

3.1.3 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 businesses in Kuna. The subject site is currently zoned M-1 (Light Manufacturing/Industrial) and is proposed to be developed following the zones permitted uses.

3.1.4 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.

3.1.5 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.

3.1.6 The proposed administrative office space for is approximately 1,000 square feet. For administrative buildings, Kuna City Code requires one parking stall per 400 square feet of useable area, the Applicant has provided nine (9) standard stalls and one (1) ADA stall. The proposed parking is in compliance with KCC 5-9.

3.2 Testimony of City Staff

3.2.1 **Conclusions:** Planner and Zoning Director, Doug Hanson, in a staff report to the Planning and Zoning Commission dated June 14, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.2.1.1 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.

3.2.1.2 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.

3.2.1.3 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.

3.2.1.4 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.

3.2.1.5 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.

3.2.1.6 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 3.2.2 of these findings.

3.2.2 Staff Recommendations: As a result of the review, Planning and Zoning Director, Doug Hanson, recommended approval of the applications with the following Conditions:

3.2.2.1 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).

3.2.2.2 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:

3.2.2.2.1 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.

3.2.2.2.2 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.

3.2.2.2.3 The City shall approve any modifications to the existing irrigation system.

3.2.2.2.4 Approval from Ada County Highway District (impact fees), if any, shall be paid prior to issuance of building permits.

3.2.2.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

3.2.2.4 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.

3.2.2.5 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD), or alternative fire district authority.

3.2.2.6 The Kuna Rural Fire District, or alternative fire district authority, must approve fire access to the project before, during, and after construction.

3.2.2.7 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.

3.2.2.8 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.

3.2.2.9 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.

3.2.2.10 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

3.2.2.11 Developer/Owner/Applicant shall work with City of Kuna Staff to enter into a deferred installation agreement for sidewalks required by Kuna City Code.

3.2.2.12 Enclosures for onsite trash collection shall be in compliance with Kuna City Code 5-5-6.

3.2.2.13 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.

3.2.2.14 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

3.2.2.15 Developer/Owner/Applicant shall comply with all local, state and federal laws.

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.

4.2 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code Title 1, Section 14, Section 3.

4.3 Kuna City Code Title 5, Chapter 4, Section 2 provides that:

> This chapter applies to all proposed development located within the design review overlay district which shall include the entire city limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multifamily residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a design review application pursuant to this chapter and fee as prescribed from time to time by the city council.

V
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the public meeting, 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. 22-23-DR (Design Review) for Water Operations Building.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 28th day of June, 2022.

_____

Lee Young, Chairman

Kuna City Park and Recreation Impact Fee Matters:

1. City Park and Recreation Capital Improvements Plan Comprehensive Plan Amendment: To consider an amendment to *Envision Kuna City of Kuna 2019 Comprehensive Plan* by the repealing and replacing in *Appendix F Capital Improvement Plans*, the *City Park and Recreation Impact Fee and Capital Improvement Plan* (undated) with the *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022 for the collection and expenditure of development impact fees for the City's Park and Recreation systems improvements as identified in the updated Capital Improvements Plan.

2. City Park and Recreation Capital Improvements Plan Adoption: To consider the adoption of the *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022 for the collection and expenditure of development impact fees for the City's Park and Recreation systems improvements as identified in the updated Capital Improvements Plan.

3. Kuna Rural Fire District Impact Fees Increases: The City Council intends to establish the following increases in the Park and Recreation Development Impact Fees within the City of Kuna:

Fee summary: City Park and Recreation Development Impact Fees

Type of Fee	**Current Fee**	**Proposed Fee**
Residential	$983.10 per dwelling	$2,604 per dwelling
Non-Residential	No Fee	No Fee

4. City Park and Recreation Development Impact Fees Ordinance Amendment: To consider the adoption of an ordinance amending the following Sections of Chapter 1 of Title 12 Kuna City Code:

- Section 1(D)(10) to update the reference to the "City of Kuna¸ *Idaho Capital Improvements Plan and Park Impact Fee Calculation Study*" to instead refer to the term defined in code as "Development Impact Fee Study."
- Section 2 to update definition of "Development Impact Fee Study" to identify the name and adoption date of the *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022.
- Section 4(B) to amend the reference to the equation "in the study…attached to Ordnance No. 2016-12 as Exhibit A" to instead refer to the defined term "Development Impact Fee Study."
- Sections 4(D) & (E), 4(G)(1), 4(G)(3) & (4), 5(G), and 6(E)(3) to amend the reference to "Exhibit A" to instead refer to the defined term "Development Impact Fee Study."
- Sections 4(G)(2), 5(A) & (B), 10(B) & (C), and 15(K) & (M) to make a technical correction by capitalizing "Development Impact Fee Study" to clarify this phrase is a defined term.

- Sections 4(G)(4)-(6), 5(G), 6(E)(1) & (2), and 11(A)-(C) to make a technical correction by capitalizing "Development Impact Fee Administrator" to clarify this phrase is a defined term.

Kuna Rural Fire District Impact Fee Matters:

1. Kuna Rural Fire District Capital Improvements Plan Comprehensive Plan Amendment: To consider an amendment to *Envision Kuna City of Kuna 2019 Comprehensive Plan* by the repealing and replacing in *Appendix F Capital Improvement Plans*, the *Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan Final Report January 10, 2018* with the *Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan Final Report November 30, 2021* pursuant to the intergovernmental agreement with the Kuna Rural Fire District for the collection and expenditure of development impact fees for the Fire District's systems improvements as identified in the updated Capital Improvements Plan.

2. Kuna Rural Fire District Capital Improvements Plan Adoption: To consider the adoption of the *Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan Final Report November 30, 2021* pursuant to the intergovernmental agreement with the Kuna Rural Fire District for the collection and expending of development impact fees for the Fire District's systems improvements as identified in the updated Capital Improvements Plan.

3. Kuna Rural Fire District Impact Fees Increases: The Fire District Board of Commissioners and the City Council intend to establish the following increases in the Fire District Development Impact Fees within the City of Kuna, which also lies within the boundaries of the Kuna Rural Fire District:

Fee summary: Kuna Rural Fire District Development Impact Fees

Type of Fee	**Current Fee**	**Proposed Fee**
Residential	$824 per dwelling	$1,792 per dwelling
Industrial	$0.41 per sf	$531 per 1,000 sf
Retail	$0.41 per sf	$788 per 1,000 sf
Office	$0.41 per sf	$753 per 1,000 sf

4. Fire District Development Impact Fees Ordinance Amendment: To consider the adoption of an ordinance amending the following Sections of Chapter 2 of Title 12 Kuna City Code:

- Section 1(C) to refer to exemptions in 12-2-5 instead of 12-2-3, and to clarify these provisions applies to areas within the boundaries of the City of Kuna where those boundaries also overlap with the boundaries of the Kuna Rural Fire District.
- Section 1(D)(14) to update the reference to "the city adopted by resolution dated April 3, 2018 and the districted adopted by resolution dated March 14, 2018 the Kuna Rural Fire District Impact Fee Study and Capital Improvements Plan" to instead refer to the defined term "Capital Improvements Plan."

- Section 2 definition for "Capital Improvements Plan" to refer to the most current adopted capital improvement plan, which has been adopted by resolution by both the fire district and City.
- Section 2 definition for "District Administrator" to clarify this person shall be the administrator of the Fire District Impact Fees.
- Section 2 definitions for "Capital Improvements Element" AND "District Capital Facilities" and Section 3(B) to amend reference to "Exhibit III-3 of the capital improvements plan" to refer to the defined term "Capital Improvements Plan."
- Sections 1(D)(12)-(21), 1(E)(1), 2 (in the definitions for "Capital Improvements Element," "District Capital Facilities," "Extraordinary Impact," and "System Improvements Costs"), 3(B), 4(A), 6(A)-(D), 8(B), 9(B) & (C), 11(B)(2), 12(A) & (B), 14(A), 19(J) & (K), and 19(M) to make a technical correction by capitalizing "Capital Improvements Plan" to clarify this phrase is a defined term.
- Sections 4(A), 4(C) & (D), 6(A), 6(C)-(G), 7(C)(2), 7(E), 9(A) & (B), 9(D), 11(B), 13(A), 13(C)-(E), 13(G), 14(A), 17(A), and 19(K) & (L) to make a technical correction by capitalizing "District Administrator" to clarify this is a defined term.
- Section 13 to make various corrections to clarify the protest, appeals, and mediations process.
- Section 19(L) to make technical correction from "administrator" to "District Administrator."

Kuna City Police Impact Fee Matters:

1. City of Kuna Police Department Capital Improvements Plan Comprehensive Plan Amendment: To consider an amendment to *Envision Kuna City of Kuna 2019 Comprehensive Plan* by the repealing and replacing in *Appendix F Capital Improvement Plans*, the *City of Kuna Police Department Impact Fee Study and Capital Improvement Plan September 12, 2018* with the *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022 for the collection and expenditure of development impact fees for the City Police District's systems improvements as identified in the updated Capital Improvements Plan.

2. City of Kuna Police Department Capital Improvements Plan Adoption: To consider the adoption of the *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022 for the collection and expenditure of development impact fees for the City Police District's systems improvements as identified in the updated Capital Improvements Plan.

3. City of Kuna Police Department Impact Fees Increases: The City Council intends to establish the following increases in the Police Department Development Impact Fees within the City of Kuna:

Fee summary: Police District Development Impact Fees

Type of Fee	**Current Fee**	**Proposed Fee**
Residential	$90 per dwelling	$271 per dwelling
Non-Residential	$0.04 per sf	$0.11 per 1,000 sf

4. City of Kuna Police Department Development Impact Fees Ordinance Amendment: To consider the adoption of an ordinance amending the following Sections of Chapter 3 of Title 12 Kuna City Code:

- Section 1(D)(10) to update the reference to the "City of Kuna Police Department Impact Fee Study" to instead refer to the defined term "Capital Improvements Plan."
- Section 2 to amend the definition of "Administrator" by identifying the City Treasurer as the Administrator, and that this person is the administrator of the City of Kuna Police Impact Fees.
- Section 2 to amend the definition of "Capital Improvements Plan" to update the reference to the "*City of Kuna Police Department Impact Fee Study and Capital Improvement Plan"* to identify the name and adoption date of the *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022.
- Section 2 to amend the definitions of "Capital Improvements Elements" and "Police Department Capital Facilities," and to amend section 3(B) to amend the reference to "Exhibit III-2" or "Exhibit III-3" and instead refer to the defined term "Capital Improvements Plan."
- Section 7(E)(3) and 8(B) to amend the reference to the "City of Kuna Police Department Capital Improvement Plan" to instead refer to the defined term "Capital Improvements Plan."
- Sections 1(D)(8)-(17), 1(E)(1), 2 (in the definitions for "Capital Improvements Elements," "Extraordinary Impact," "Police Department Capital Facilities," and "System Improvements Costs"), 3(B), 4(A), 6(A)-(D), 8(B), 9(B) & (C), 10(A)(3)(f) & (4)(d), 11(A)-(C), 13(A), and 17(J) & (K) to make a technical correction by capitalizing "Capital Improvements Plan" to clarify this phrase is a defined term.
- Sections 4(A) & (B)(3), 6(A) & (C)-(G), 7(C)(2), 7(E)(1) & (2), 7(C)(5), 9(A) & (B), 9(D) & (E), 12(A), 12(C) & (D), 12(G)(1), 16(A), 17(K) & (L), and 18 to make a technical correction by capitalizing "Administrator" to clarify this word is a defined term.
- Section 16(A)(1) to make technical corrections to capitalize "Kuna Police Department Impact Fee."
- Section 17(A) to make a technical correction to capitalize "Idaho."

ORDINANCE NO. 2022-____
CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING CHAPTERS 1, 2, AND 3 OF TITLE 12 OF THE KUNA CITY CODE BY AMENDING:**
  - **CHAPTER 1 BY AMENDING:**
    - **SECTION (1)(D)(10) TO UPDATE THE REFERENCE TO THE "*CITY OF KUNA CAPITAL IMPROVEMENTS PLAN AND PARK IMPACT FEE CALCULATION STUDY*" TO INSTEAD REFER TO THE DEFINED TERM "DEVELOPMENT IMPACT FEE STUDY;**
    - **SECTION 2 TO UPDATE THE DEFINITION OF "DEVELOPMENT IMPACT FEE STUDY" TO IDENTIFY THE NAME AND ADOPTION DATE OF THE "*CITY OF KUNA POLICE AND PARKS DEPARTMENTS IMPACT FEE STUDY AND CAPITAL IMPROVEMENT PLAN* DATED MAY 17, 2022;"**
    - **SECTION 4 TO AMEND THE REFERENCE TO THE EQUATION "IN THE STUDY…ATTACHED TO ORDINANCE NO. 2016-12 AS EXHIBIT A" TO INSTEAD REFER TO THE DEFINED TERM "DEVELOPMENT IMPACT FEE STUDY;**
    - **SECTIONS 4(D) & (E), 4(G)(1), 4(G)(3) & (4), 5(G), AND 6(E)(3) TO AMEND THE REFERENCE TO "EXHIBIT A" TO INSTEAD REFER TO THE DEFINED TERM "DEVELOPMENT IMPACT FEE STUDY";**
    - **SECTIONS 4(G)(2), 5(A) & (B), 10(B) & (C), AND 15(K) & (M) TO MAKE A TECHNICAL CORRECTION BY CAPITALIZING "DEVELOPMENT IMPACT FEE STUDY" TO CLARIFY THIS PHRASE IS A DEFINED TERM;**
    - **SECTIONS 4(G)(4)-(6), 5(G), 6(E)(1) & (2), AND 11(A)-(C) TO MAKE TECHNICAL CORRECTION BY CAPITALIZING "DEVELOPMENT IMPACT FEE ADMINISTRATOR" TO CLARIFY THIS PHRASE IS A DEFINED TERM; AND**
  - **CHAPTER 2 BY AMENDING:**
    - **SECTION 1(C) TO REFER TO EXEMPTIONS IN 12-2-5 INSTEAD OF 12-2-3, AND TO CLARIFY THE BOUNDARIES WHERE THE PROVISIONS OF CHAPTER 2 APPLY;**
    - **SECTION 1(D)(14) TO UPDATE LANGUAGE REFERRING TO AN PRIOR CAPITAL IMPROVEMENT PLAN AND REPLACING WITH A REFERENCE TO THE DEFINED TERM "CAPITAL IMPROVEMENTS PLAN";**

- **SECTION 2 DEFINITION FOR "CAPITAL IMPROVEMENTS PLAN" TO REFER TO THE "KUNA RURAL FIRE DISTRICT IMPACT FEE STUDY AND CAPITAL IMPROVEMENT PLAN FINAL REPORT DATED NOVEMBER 30, 2021";**
- **SECTION 2 DEFINITION FOR "DISTRICT ADMINISTRATOR" TO CLARIFY THIS PERSON SHALL BE THE ADMINISTRATOR OF THE FIRE DISTRICT IMPACT FEES;**
- **SECTION 2 DEFINITIONS FOR "CAPITAL IMPROVEMENTS ELEMENT" AND "DISTRICT CAPITAL FACILITIES" TO AMEND THE REFERENCE TO "EXHIBIT III-3 OF THE CAPITAL IMPROVEMENTS PLAN" TO REFER TO THE DEFINED TERM "CAPITAL IMPROVEMENTS PLAN";**
- **SECTION 3(B) TO AMEND THE REFERENCE TO "EXHIBIT III-3 OF THE CAPITAL IMPROVEMENTS PLAN" TO REFER TO THE DEFINED TERM "CAPITAL IMPROVEMENTS PLAN";**
- **SECTIONS 1(D)(12)-(21), 1(E)(1), 2 (IN THE DEFINITIONS FOR "CAPITAL IMPROVEMENTS ELEMENT," "DISTRICT CAPITAL FACILITIES," "EXTRAORDINARY IMPACT," AND "SYSTEM IMPROVEMENTS COSTS") 3(B), 4(A), 6(A)-(D), 8(B), 9(B) & (C), 11(B)(2), 12(A) & (B), 14(A), 19(J) & (K), AND 19(M) TO MAKE TECHNICAL CORRECTION BY CAPITALIZING "CAPITAL IMPROVEMENTS PLAN" TO CLARIFY THIS PHRASE IS A DEFINED TERM;**
- **SECTIONS 4(A), 4(C) & (D), 6(A), 6(C)-(G), 7(C)(2), 7(E), 9(A) & (B), 9(D), 11(B), 13(A), 13(C)-(E), 13(G), 14(A), 17(A), AND 19(K) & (L) TO MAKE TECHNICAL CORRECTION BY CAPITALIZING "DISTRICT ADMINISTRATOR" TO CLARIFY THIS IS A DEFINED TERM;**
- **SECTION 13 TO MAKE VARIOUS CORRECTIONS TO CLARIFY THE PROTEST, APPEALS, AND MEDIATIONS PROCESS;**
- **SECTION 19(L) TO MAKE TECHNICAL CORRECTION FROM "ADMINISTRATOR" TO "DISTRICT ADMINISTRATOR"; AND**

o **CHAPTER 3 BY AMENDING:**

- **SECTION 1(D)(10) TO UPDATE THE REFERENCE TO THE "CITY OF KUNA POLICE DEPARTMENT IMPACT FEE STUDY" TO INSTEAD REFER TO THE DEFINED TERM "CAPITAL IMPROVEMENTS PLAN";**
- **SECTION 2 DEFINITION FOR "CAPITAL IMPROVEMENTS PLAN" TO REFER TO IDENTIFY THE NAME AND ADOPTION DATE OF THE "*CITY OF KUNA POLICE AND PARKS DEPARTMENTS IMPACT FEE STUDY AND CAPITAL IMPROVEMENT PLAN* DATED MAY 17, 2022;"**

- **SECTION 2 DEFINITION OF "ADMINISTRATOR" BY IDENTIFYING THE CITY TREASURER AS THE ADMINISTRATOR, AND TO CLARIFY THIS PERSON I STHE ADMINISTRATOR OF THE CITY OF KUNA POLICE IMPACT FEES;**
- **SECTION 2 DEFINITIONS OF "CAPITAL IMPROVEMENTS ELEMENTS" AND "POLICE DEPARTMENT CAPITAL FACILITIES," AND TO AMEND SECTION 3(B) TO AMEND THE REFERENCE TO "EXHIBIT III-2" OR "EXHIBIT III-3" AND INSTEAD REFER TO THE DEFINED TERM "CAPITAL IMPROVEMENTS PLAN";**
- **SECTIONS 7(E)(3) AND 8(B) TO AMEND THE REFERENCE TO "CITY OF KUNA POLICE DEPARTMENT CAPITAL IMPROVEMENT PLAN" TO INSTEAD REFER TO THE DEFINED TERM "CAPITAL IMPROVEMENTS PLAN";**
- **SECTIONS 1(D)(8)-(17), 1(E)(1), 2 (IN THE DEFINITIONS FOR "CAPITAL IMPROVEMENTS ELEMENTS," "EXTRAORDINARY IMPACT," "POLICE DEPARTMENT CAPITAL FACILITIES," AND "SYSTEM IMPROVEMENTS COSTS"), 3(B), 4(A), 6(A)-(D), 8(B), 9(B) & (C), 10(A)(3)(f) & (4)(d), 11(A)-(C), 13(A), and 17(J) & (K) TO MAKE A TECHNICAL CORRECTION BY CAPITALIZING "CAPITAL IMPROVEMENTS PLAN" TO CLARIFY THIS PHRASE IS A DEFINED TERM;**
- **SECTIONS 4(A) & (B)(3), 6(A) & (C)-(G), 7(C)(2), 7(E)(1) & (2), 7(C)(5), 9(A) & (B), 9(D) & (E), 12(A), 12(C) & (D), 12(G)(1), 16(A), 17(K) & (L), AND 18 TO MAKE A TECHNICAL CORRECTION BY CAPITALIZING "ADMINISTRATOR" TO CLARIFY THIS WORD IS A DEFINED TERM;**
- **SECTION 16(A)(1) TO MAKE TECHNICAL CORRECTIONS TO CAPITALIZE "KUNA POLICE DEPARTMENT IMPACT FEE";**
- **SECTION 17(A) TO MAKE TECHNICAL CORRECTION TO CAPITALIZE "IDAHO"; AND**

- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 1(D)(10) of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

10. In order to implement an equitable impact fee system for the parks and recreational facilities, the city adopted the Development Impact Fee Study ~~by resolution dated June 7, 2016, the City~~

~~of Kuna, Idaho Capital Improvements Plan, and Park Impact Fee Calculation Study (study)~~. The study was prepared by city staff, as qualified professionals in finance, engineering, planning and transportation.

Section 2: That the definition of "Development Impact Fee Study" in Section 2 of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

DEVELOPMENT IMPACT FEE STUDY shall mean the document entitled *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022 ~~"Park Impact Fees and Capital Improvements Plan"~~, prepared by the city that sets forth reasonable methodologies and analyses for determining the impacts of various types of development on the parks and recreational facilities and determines the cost of expansions to those facilities necessary to meet the demands created by new development. This study is the same document identified in the definition of Capital Improvements Plan in this chapter.

Section 3: That Section 4(B), 4(D), 4(E), 4(G)(1)-(6) of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

B. *Methodology; proportionate methodology*. A development impact fee shall not exceed a proportionate share of the cost of system improvements determined in accordance with IC § 67-8207, as amended. Development impact fees shall be based on actual system improvement costs or reasonable estimates of such costs. The amount of the development impact fee shall be calculated using the methodology contained in the Development Impact Fee Study ~~study, attached to Ordinance No. 2016-12 as Exhibit A~~.

D. *Developer's election.* A developer shall have the right to elect to pay a project's proportionate share of system improvement costs by payment of development impact fees according to the fee schedule in the Development Impact Fee Study ~~attached as Exhibit A~~ as full and complete payment of the development project's proportionate share of system improvement costs, except as provided in IC § 67-8214(3), as amended.

E. *Schedules.* Development impact fees shall be calculated using the schedule in the Development Impact Fee Study ~~attached as Exhibit A to Ordinance No. 2016-12~~, unless: (a) the fee payer requests an individual assessment pursuant to the chapter; or (b) the city finds an extraordinary impact for a proposed development in writing to the fee payer, in which case section shall apply.

G. *Using an individual assessment.*

1. In lieu of calculating the amount of development impact fees by reference to the schedule in the Development Impact Fee Study~~Exhibit A~~, a fee payer may request that the amount of the required development impact fee be determined through an individual assessment for the proposed development. The individual assessment process shall permit consideration of studies, data, and any other relevant information submitted by the fee payer to adjust the amount of the fee. If a fee payer requests the use of an individual assessment, the fee payer shall be responsible for retaining a qualified professional to

prepare the individual assessment that complies with the requirements of this chapter, at the fee payer's expense. The fee payer shall, at the fee payer's expense, bear the burden of proving by clear and convincing evidence that the resulting individual assessment complies with the requirements of this chapter. The fee payer shall bear the burden of proving by clear and convincing evidence that the resulting individual assessment is a more accurate measure of its proportionate share of the cost of city capital improvements, based on the city's adopted levels of service, than the development impact fees that would otherwise be due pursuant to the schedule set forth in the Development Impact Fee Study~~Exhibit A~~.

2. Each individual assessment shall be based on the same level of service standards and unit costs for system improvements used in the D~~d~~evelopment I~~i~~mpact F~~f~~ee S~~s~~tudy, shall use an average cost (not a marginal cost) methodology, and shall document the relevant methodologies and assumptions used.

3. An application for an individual assessment may be submitted at any time that the number of dwelling units in the proposed development and the types and amounts of development in each non-residential category identified in the schedule in the Development Impact Fee Study~~Exhibit A~~ are known. The city shall issue a decision within thirty (30) days following receipt of a completed application for individual assessment and supporting information from the applicant, so as not to unreasonably delay subsequent applications for or issuance of building permits.

4. Each individual assessment shall be submitted to the D~~d~~evelopment I~~i~~mpact F~~f~~ee A~~a~~dministrator, and may be accepted, rejected, or accepted with modifications by the D~~d~~evelopment I~~i~~mpact F~~f~~ee A~~a~~dministrator as the basis for calculating development impact fees. The criteria for acceptance, rejection or acceptance with modifications shall be whether the individual assessment is more accurate measure of demand for the city capital improvements element(s) created by the proposed development, or the costs of those facilities, than the applicable fee shown in the schedule in the Development Impact Fee Study~~Exhibit A~~.

5. The decision by the D~~d~~evelopment I~~i~~mpact F~~f~~ee A~~a~~dministrator on an application for an individual assessment shall include an explanation of the calculation of the development impact fee, shall specify the system improvement(s) for which the development impact fee is intended to be used, and shall include an explanation of those factors identified in IC § 67-8207.

6. If an individual assessment is accepted or accepted with modifications by the D~~d~~evelopment I~~i~~mpact F~~f~~ee A~~a~~dministrator then the development impact fees due under this chapter for such development shall be calculated according to such individual assessment.

Section 4: That Section 5(A), 5(B), and 5(G) of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. If the city determines that a proposed development generates extraordinary impacts that will result in extraordinary costs, the city will notify the fee payer of such determination within thirty (30) days after receipt for a certification pursuant to section or a request for a building permit of development approval, whichever occurs first. Such notice shall include a statement that the potential impacts of such development on system improvements are not adequately addressed by Ddevelopment Iimpact Ffee Sstudy, and that a supplemental study at the fee payer's expense will be required.

B. Circumstances that may lead to a determination of extraordinary impacts include, but are not limited to: (a) an indication the assumptions used in the Ddevelopment Iimpact Ffee Sstudy underestimate the level of activity or impact on parks and recreational facilities from the proposed development or activity.

G. *Certification*. After the development impact fees due for a proposed development have been calculated pursuant to the schedule in the Development Impact Fee StudyExhibit A attached to Ordinance No. 2016-12 or the individual assessment, the fee payer may request the Ddevelopment Iimpact Ffee Aadministrator or a designee for a certification of the amount of development impact fees due for that development. Within thirty (30) days after receiving such request, the Ddevelopment Iimpact Ffee Aadministrator shall issue a written certification of the amount of development impact fees due for the proposed development. Such certification shall establish the development impact fee so long as there is no material change to the particular project as identified in the individual assessment application, or the impact fee schedule set forth in in the Development Impact Fee StudyExhibit A. The certification shall include an explanation of the calculation of the impact fee including an explanation of factors considered under IC § 67-8207 and shall also specify the system improvement(s) for which the development impact fee is intended to be used.

Section 5: That Section 6(E)(1)-(3) of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

E. *Application procedures:*

1. *Request*. In order to obtain a credit against development impact fees otherwise due, a fee payer shall submit a written offer to dedicate to the Ddevelopment Iimpact Ffee Aadministrator for specific parcels of qualifying land or a written offer to contribute or construct specific system improvements to the parks and recreational facilities in accordance with all applicable state or city design and construction standards, and shall specifically request a credit against the type of development impact fees for which the land dedication or system improvement is offered. No request for a credit against development impact fees shall be accepted unless a written offer to dedicate, contribute or construct has previously been approved in writing.

2. *Review*. After receipt of the request for credit, the Ddevelopment Iimpact Ffee Aadministrator shall review the request and determine whether the land or system improvements offered for credit will reduce the costs of providing parks and recreational

facilities by an amount at least equal to the value of the credit. If the Ddevelopment Iimpact Ffee Aadministrator determines that the offered credit satisfies that criteria, then the credit shall be issued. The city shall complete its review and determination of an application within thirty (30) days after receipt of an application for credit.

3. *Credits exceeding fee amounts due*. If the credit due to a fee payer pursuant to sections, above, exceeds the development impact fee that would otherwise be due from the fee payer pursuant to the chapter (whether calculated through the schedule in the Development Impact Fee StudyExhibit A or through an independent assessment), the fee payer may choose to receive such credit in the form of either: (a) a credit against future development impact fees due for the same capital improvements; or (b) a reimbursement from development impact fees paid by future development that impacts the system improvements contributed or dedicated by the fee payer. Unless otherwise stated in an agreement with the fee payer, the city shall be under no obligation to use any city funds - other than development impact fees paid by other development for the same city capital improvements - to reimburse the fee payer for any credit in excess of development impact fees due.

Section 6: That Section 10(B) and 10(C) of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

B. *Capital improvement plan reimbursement*: The monies collected from the capital improvement plan development impact fees shall be used only to reimburse the city for the preparation of the Ddevelopment Iimpact Ffee Sstudy.

C. *Limitation on use*: Development impact fees shall not be used for any purpose other than system improvement costs to create additional improvements to serve new growth, or for reimbursement of the cost of the Ddevelopment Iimpact Ffee Sstudy. The expenditure of development impact fees is prohibited except in accordance with the requirements of IC § 67-8210, as amended.

Section 7: That Section 11(A)- (C) of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. Appeals: Any fee payer that is or may be obligated to pay a development impact fee, or that claims a right to receive a refund, reimbursement, exemption or credit under this chapter, and who is dissatisfied with a decision made by Ddevelopment Iimpact Ffee Aadministrator in applying this chapter, may appeal such decision to the city council. The fee payer shall have the burden of proving by clear and convincing evidence that the decision was in error.

B. In order to pursue the appeal described in subsection, the fee payer shall file a written notice of the appeal with the Ddevelopment Iimpact Ffee Aadministrator within thirty (30) days after the date of the decision, or the date on which the fee payer submitted a payment of development impact fees under protest, whichever is later. Such written application shall include a statement

describing why the fee payer believes that the decision was in error, together with copies of any documents that the fee payer believes support the claim.

C. The city council shall hear the appeal within sixty (60) days after receipt of a written notice of appeal. The fee payer shall have a right to be present and to present evidence in support of the appeal. The Ddevelopment Iimpact Ffee Aadministrator who made the decision under appeal or his or her representative shall likewise have the right to be present and to present evidence in support of the decision. The criteria to be used by the city council in considering the appeal shall be whether: (a) the decision or interpretation made by the Ddevelopment Iimpact Ffee Aadministrator; or (b) the alternative decision or interpretation offered by the fee payer, more accurately reflects the intent of this chapter that new development in the city pay its proportionate share of the costs of system improvements to parks and recreational facilities necessary to serve new development and whether the chapter has been correctly applied. The city council shall issue a decision upholding, reversing, or modifying the decision being appealed within thirty (30) days after hearing the appeal.

Section 8: That Section 15(K) and 15(M) of Chapter 1 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

K. If the city discovers an error in the Ddevelopment Iimpact Ffee Sstudy that results in assessment or payment of more than a proportionate share of system improvement costs on any proposed development, the city shall: (a) adjust the development impact fee to collect no more than a proportionate share; or (b) discontinue the collection of any development impact fees until the error is corrected by ordinance.

M. The development impact fee advisory committee established during the preparation of the Ddevelopment Iimpact Ffee Sstudy continue in existence, and shall be composed of not fewer than five (5) members appointed by city council, two (2) or more members shall be active in the business of development, building, or real estate. The committee shall serve in an advisory capacity and has been established to: (a) assist the city in adopting land use assumptions; (b) review the capital improvements plan, and proposed amendments, and file written comments; (c) monitor and evaluate implementation of the capital improvements plan; (d) file periodic reports, at least annually, with respect to the capital improvements plan and report to the city any perceived inequities in implementing the plan or imposing the development impact fees; and (e) advise the city of the need to update or revise the land use assumptions, the capital improvements plan, and development impact fees.

Section 9: That Section 1(C), 1(D)(12)-(21), and 1(E)(1) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

C. *Applicability*. Except as otherwise exempted in section 12-2-53, these provisions shall apply to the development of property located within the boundaries of the City of Kuna, Idaho where they overlap with the boundaries of the Kuna Rural Fire District.

D. *Findings*:

12. The district has planned for the improvement of district capital facilities in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

13. The creation of an equitable impact fee system would enable the city to accommodate new development, and would assist the district to implement the capital improvements element of the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

14. In order to implement an equitable impact fee system for the district's fire prevention and life preservation facilities, the city and district each adopted by resolution the Capital Improvements Plan~~dated April 3, 2018 and the district adopted by resolution dated March 14, 2018 the Kuna Rural Fire District Impact Fee Study and Capital Improvements Plan (the "capital improvements plan")~~. Galena Consulting was hired by the district to assist the joint advisory committee in the preparation of the Capital Improvements Plan~~study~~.

15. The methodology used in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, as applied through this chapter, complies with all applicable provisions of Idaho law, including those set forth in IC §§ 67-8204(1), (2), (16) and (23), 67-8207 and 67-8209. The incorporation of the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan by reference satisfies the requirement in IC § 67-8204(16) for a detailed description of the methodology by which the fire district impact fees were calculated, and the requirement in IC § 67-8204(24) for a description of acceptable levels of service for district system improvements.

16. In determining the proportionate share of system improvements costs, the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan has considered: (a) the cost of the existing system improvements; (b) the means by which the existing system improvements have been financed; (c) the extent to which the new development will contribute to system improvements costs through taxation, assessment, or developer or landowner contributions, or has previously contributed to system improvements costs through developer or landowner contributions; (d) the extent to which the new development is required to contribute to system improvements costs in the future; (e) the extent to which the new development should be credited for providing system improvements, without charge to other properties within the service area or areas; (f) extraordinary costs, if any, incurred in serving the new development; (g) the time and price differential inherent in a fair comparison of fees paid at different times; and (h) the availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation and includes a plan for alternative sources of revenue.

17. The Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan contains the capital improvements planned by the district during the term of the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, and such element has been developed in conformance with the requirements Chapter 82 of Title 67, Idaho Code.

18. The Ccapital Iimprovements Pplan sets forth reasonable methodologies and analyses for determining the impacts of various types of new development on the district capital facilities, and determines the cost of acquiring or constructing the improvements necessary to meet the demands for such facilities created by new development.

19. In accordance with Idaho Code, the Ccapital Iimprovements Pplan plan was based on actual system improvements costs or reasonable estimates of such costs. In addition, the Ccapital Iimprovements Pplan uses a fee calculation methodology that is net of credits for the present value of revenues that will be generated by new growth and development based on historical funding patterns and that are anticipated to be available to pay for system improvements, including taxes, assessments, user fees, and intergovernmental transfers.

20. The fire district impact fees established by this chapter are based on the Ccapital Iimprovements Pplan, and do not exceed system improvements costs to serve new development that will pay the fire district impact fees.

21. The district capital facilities included in the calculation of fees in the Ccapital Iimprovements Pplan will benefit all new residential development throughout the city, and it is therefore appropriate to treat all areas of the city as a single service area for purposes of calculating, collecting, and spending the fire district impact fees collected from developers.

E. *Purpose.*

1. This chapter is adopted to be consistent with, and to help implement the Ccapital Iimprovements Pplan.

Section 10: That the definitions for "Capital Improvements Element," "Capital Improvements Plan," "District Administrator," "District Capital Facilities," and "System Improvements" Section 2 of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

CAPITAL IMPROVEMENTS ELEMENT shall mean a component of the Ccapital Iimprovements Pplan identified as ~~Exhibit III-2 Kuna Rural Fire District CIP 2018-2027~~ adopted by the district and the city pursuant to Chapters 65 and 82 of Title 67, Idaho Code, and as amended, which component meets the requirements of the Ccapital Iimprovements Pplan by the Act.

CAPITAL IMPROVEMENTS PLAN shall mean the Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan Final Report dated November 30, 2021~~Kuna Rural Fire District Impact Fee Study and capital improvements plan~~ recommended by the joint advisory committee and adopted by the district and the city pursuant to the act that identifies district capital facilities for which fire district impact fees may be used as a funding source.

DISTRICT ADMINISTRATOR shall mean the officer of administration of the district, or her, or his designee, who shall administer the Fire District Impact Fees.

DISTRICT CAPITAL FACILITIES shall mean district stations and equipment which is identified ~~in Exhibit III-2 of~~ the Ccapital Iimprovements Pplan, and specifically including those related costs including system improvements costs, but not including maintenance, operations, or improvements that do not expand their capacity.

EXTRAORDINARY IMPACT shall mean an impact which is reasonably determined by the district to: (i) result in the need for district system improvements, the cost of which will significantly exceed the sum of the development impact fees to be generated from the project or the sum agreed to be paid pursuant to a development agreement as allowed by IC § 67-8214(2), as amended; or (ii) result in the need for district system improvements which are not identified in the Ccapital Iimprovements Pplan.

SYSTEM IMPROVEMENTS COSTS shall mean costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering and other costs, and also including, without limitation, the type of costs described in IC § 50-1702(h), as amended, to provide additional public facilities needed to service new growth and development. For clarification, system improvements costs do not include:

1. Construction, acquisition or expansion of public facilities other than capital improvements identified in the Ccapital Iimprovements Pplan;

2. Improvements, repair, operation or maintenance of existing or new capital;

3. Upgrading, updating, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

4. Upgrading, updating, expanding or replacing existing capital improvements to provide better service to existing development;

5. Administrative and operating costs of the district and/or the city unless such costs are attributable to development of the Ccapital Iimprovements Pplan, as provided in IC § 67-8208, as amended; and

6. Principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the district to finance capital improvements identified in the Ccapital Iimprovements Pplan.

Section 11: That Section 3(B) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

B. *Fee schedule*. Fire district impact fees shall be calculated in accordance with the fee schedule set forth in ~~Exhibit III-3 of~~ the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan providing for standard fees based on the total number of dwelling units or square feet of nonresidential space in the development, unless (a) the fee payer requests an individual assessment pursuant to section 12-2-6 of this chapter; or (b) the city and the district find the development will have an extraordinary impact pursuant to section 12-2-9 of this chapter. The methodology for determining the costs per service unit provided for in the fee schedule is set forth in the capital improvements plan.

Section 12: That Section 4(A), 4(C), and 4(D) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. *Certification*. After the fire district impact fee due for a proposed development have been calculated by the city pursuant to the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan or by the Dd~~d~~istrict Aa~~a~~dministrator using the individual assessment process, the fee payer may request from the city or the Dd~~d~~istrict Aa~~a~~dministrator a certification of the amount of fire district impact fee due for that development. Within thirty (30) days after receiving such request, the city or the Dd~~d~~istrict Aa~~a~~dministrator shall issue a written certification of the amount of the fire district impact fee due for the proposed development. Such certification shall establish the fire district impact fee so long as there is no material change to the particular project as identified in the individual assessment application, or the impact fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan. The certification shall include an explanation of the calculation of the fire district impact fee including an explanation of factors considered under Idaho Code Section 67-8207 and shall also specify the system improvement(s) for which the fire district impact fee is intended to be used. If the impact fee is calculated by the city pursuant to the fee schedule, the city shall provide the certification to the fee payer and the Dd~~d~~istrict Aa~~a~~dministrator. If the impact fee is determined by the Dd~~d~~istrict Aa~~a~~dministrator following an individual assessment of the fee, the Dd~~d~~istrict Aa~~a~~dministrator shall provide the certification to the fee payer and the city.

C. In the event a fire district impact fee is paid to the district, then the Dd~~d~~istrict Aa~~a~~dministrator shall immediately notify the city of said payment.

D. All fire district impact fees paid to the city shall then be delivered to the Dd~~d~~istrict Aa~~a~~dministrator on a once-a-month basis.

Section 13: That Section 6 of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

12-2-6: - INDIVIDUAL ASSESSMENT PROCESS:

A. In lieu of calculating the amount of the fire district impact fee by reference to the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, a fee payer may file a request with the city that the amount of the required fire district impact fee be determined by the fire Dd~~d~~istrict Aa~~a~~dministrator through an individual assessment for the proposed development. A request for

an individual assessment process shall involve consideration of studies, data, and any other relevant information submitted by the fee payer to adjust the amount of the fire district impact fee. If a fee payer files a request for the use of an individual assessment, the fee payer shall be responsible for retaining a qualified professional to prepare the individual assessment that complies with the requirements of this chapter, at the fee payer's expense. The fee payer shall, at the fee payer's expense, bear the burden of proving by clear and convincing evidence that the resulting individual assessment complies with the requirements of this chapter. The fee payer shall bear the burden of proving by clear and convincing evidence that the resulting individual assessment is a more accurate measure of its proportionate share of the cost of system improvements, based on the district's adopted levels of service, than the development impact fees that would otherwise be due pursuant to the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

B. Each individual assessment shall be based on the same level of service standards and unit costs for system improvements used in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, shall use an average cost (not a marginal cost) methodology, and shall document the relevant methodologies and assumptions used.

C. A request for an individual assessment shall be delivered and filed with the city at any time that the number of dwelling units in the proposed development and the types and amounts of development in each non-residential category identified in the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan are known. Upon filing of a request for individual assessment, the city shall transmit the request to the Dd~~d~~istrict Aa~~a~~dministrator for review. Dd~~d~~istrict Aa~~a~~dministrator shall issue a written decision within thirty (30) days following receipt of a completed request for individual assessment together with all supporting information from the fee payer, so as not to unreasonably delay the developer's (fee payer's) subsequent applications to the city for building permits.

D. Each individual assessment request delivered to the Dd~~d~~istrict Aa~~a~~dministrator may then be accepted, rejected, or accepted with modifications by the Dd~~d~~istrict Aa~~a~~dministrator as the basis for calculating the fire district impact fee. The criteria for acceptance, rejection or acceptance with modifications shall be whether the individual assessment is a more accurate measure of demand for system improvements element(s) created by the proposed development, or the costs of those facilities, than the applicable fee shown in the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

E. The decision by the Dd~~d~~istrict Aa~~a~~dministrator on an application for an individual assessment shall include an explanation of the calculation of the fire district impact fee, shall specify the system improvement(s) for which the fire district impact fee is intended to be used, and shall include an explanation of those factors identified in IC § 67-8207.

F. If an individual assessment is accepted or accepted with modifications by the Ddistrict Aadministrator then the fire district impact fee due under this chapter for such development shall be calculated according to such individual assessment.

G. The Ddistrict Aadministrator shall provide notice of final determination of an individual assessment to the developer (fee payer) and the city.

Section 14: That Section 7(C)(2) 7(E)(1), 7(E)(2), and 7(E)(5) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

C. *Valuation of credit at present value*:

2. *Improvements*. Credit for qualifying acquisition or construction of system improvements shall be valued by the district at the present value of such improvements based on complete engineering drawings, specifications, and construction cost estimates submitted by the fee payer to the district. The Ddistrict Aadministrator or shall determine the amount of credit due based on the information submitted, or, if it determines that such information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the district as a more accurate measure of the value of the offered system improvements to the district.

E. *Credit request procedures*:

1. *Request*. In order to obtain a credit against fire district impact fee otherwise due, a fee payer shall submit to the city a written offer of request to dedicate to the district specific parcels of qualifying land or a written offer to contribute or construct specific system improvements to the district capital facilities in accordance with all applicable state or city design and construction standards, and shall specifically request a credit against the type of fire district impact fee for which the land dedication or system improvements is offered. The city shall then deliver the written offer of request to the Ddistrict Aadministrator.

2. *Review*. After receipt of the written offer of request for credit, the Ddistrict Aadministrator shall review the request and determine whether the land or system improvements offered for credit will reduce the costs of providing district capital facilities by an amount at least equal to the value of the credit. If the Ddistrict Aadministrator determines that the offered credit satisfies that criteria and will be acceptable to the board of commissioners, then the credit shall be issued. The district shall complete its review and determination of an application within thirty (30) days after receipt of an application for credit.

5. The Ddistrict Aadministrator's determination on the written offer of request for credit shall be provided to the fee payer and the city.

Section 15: That Section 8(B) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

B. *Methodology; proportionate methodology*. The fire district impact fee shall not exceed a proportionate share of the cost of the system improvements determined in accordance with IC § 67-8207, as amended. Fire district impact fees shall be based on actual system improvements costs or reasonable estimates of such costs. The amount of the fire district impact fee shall be calculated using the methodology contained in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

Section 16: That Section 9(B) and 9(C) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. In the event the city makes an initial determination that development may impose extraordinary impact, the city shall provide the development application to the Dd~~d~~istrict Aa~~a~~dministrator along with the city's initial determination. The Dd~~d~~istrict Aa~~a~~dministrator shall then review and determine whether or not the development application will impose extraordinary impact.

B. If the Dd~~d~~istrict Aa~~a~~dministrator determines that a proposed development generates extraordinary impact that will result in extraordinary systems improvements costs, the Dd~~d~~istrict Aa~~a~~dministrator will notify the fee payer and the city of such fire district impact fee determination within thirty (30) days after Dd~~d~~istrict Aa~~a~~dministrator's receipt from the city of the development application and the city's initial determination. Such notice shall include a statement that the potential impacts of such development on system improvements are not adequately addressed by the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, and that a supplemental study, at the fee payer's expense will be required.

C. Circumstances that may lead to a determination of extraordinary impact include, but are not limited to: (a) an indication the assumptions used in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan underestimate the level of activity or impact on district capital facilities from the proposed development or activity.

D. Within thirty (30) days following the designation of a development with extraordinary impact, the Dd~~d~~istrict Aa~~a~~dministrator shall meet with the fee payer to discuss whether the fee payer wants to: (a) pay for the supplemental study necessary to determine the system improvements costs related to the proposed development; (b) modify the proposal to avoid generating extraordinary impact; or (c) withdraw the application for certification, building permit or development approval.

Section 17: That Section 11(B)(2) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

B. Deposit of fire district impact fees. All monies paid by a fee payer, pursuant to this chapter, shall be identified as fire district impact fees and shall be promptly deposited by the Dd~~d~~istrict Aa~~a~~dministrator in the appropriate account of the trust fund.

2. *Maintenance of records.* The fire district shall maintain and keep accurate financial records for each account that shall show the source and disbursement of all revenues, that shall

account for all monies received, that shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provisions of projects specified in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, and that shall provide an annual accounting for each fire district impact fee account showing the source and amount of all funds collected and the projects that were funded.

Section 18: That Section 12 of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

12-2-12: - EXPENDITURE OF FIRE DISTRICT IMPACT FEES:

A. Expenditures of fire district impact fees collected and deposited in the trust fund shall be made only for system improvements within the service area for which the impact fee was collected in accordance with the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

B. *Capital improvements plan reimbursement; surcharge.* A portion of each impact fee collected shall be designated as a surcharge for reimbursement of the district for the cost of preparing the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan in accordance with IC § 67-8208. The surcharge shall not exceed the development's proportionate share of the cost of preparing the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

Section 19: That Section 13(A), 13(C), 13(D),13(E), and 13(G) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. Appeals. Any fee payer that is or may be obligated to pay a fire district impact fee, or that claims a right to receive a refund, reimbursement, exemption or credit under this chapter, and who is dissatisfied with a decision made ~~either by the city or~~ by the Dd~~d~~istrict Aa~~a~~dministrator in applying this chapter, may appeal such decision as follows:

1. To the fire district's board of commissioners~~In the case of a decision made by the city to the city council~~; and

2. The fire district's board of commissioner's decision may thereafter be appealed to the city council ~~In the case of a decision made by the district administrator to the board of commissioners~~.

B. The fee payer shall have the burden on appeal to the fire district board or city council of proving by clear and convincing evidence that the decision was in error.

C. In order to pursue the appeal before the fire district's board of commissioners ~~described in this subsection~~, the fee payer shall file a written notice of the appeal with the fire district's officer of administration ~~city~~ within thirty (30) days after the date of the ~~city's or the~~ Dd~~d~~istrict Aa~~a~~dministrator's decision, or the date on which the fee payer submitted a payment of the fire district impact fee under protest, whichever is later. An appeal of the fire district's board of

commissioner's decision shall be filed by written application with the city clerk within (30) days after the date of the board's decision. Such written applications shall include a statement describing why the fee payer believes that the appealed decision was in error, together with copies of any documents that the fee payer believes support the claim.

D. ~~Appeals of the district administrator 's decisions shall be delivered by the city to the district administrator.~~ When the fire district board of commissioners receives notice of an appeal of a District Administrator decision, the board shall notify the District Administrator who shall promptly deliver a copy of its written decision, and any record it created, to the board of commissioners. Similarly, if the City Clerk receives an appeal of a fire district board of commissioner's decision, the city clerk shall notify the fire district's officer of administration, who shall promptly deliver a copy of the board's written decision and record.

E. The city council or the board of commissioners, as the case may be, shall hear the appeal within sixty (60) days after receipt of a written notice of appeal. The fee payer shall have a right to be present and to present evidence in support of the appeal. The ~~city or~~ D~~d~~istrict A~~a~~dministrator who made the decision under appeal or his or her representative shall likewise have the right to be present and to present evidence in support of the decision. The criteria to be used by the city council or by the board of commissioners in considering the appeal shall be whether: (a) the decision or interpretation made by the ~~city or~~ D~~d~~istrict A~~a~~dministrator; or (b) the alternative decision or interpretation offered by the fee payer, more accurately reflects the intent of this chapter that new development in the city pay its proportionate share of the costs of system improvements to district facilities necessary to serve new development and whether the chapter has been correctly applied. The city council or board of commissioners, as the case may be, shall issue a decision upholding, reversing, or modifying the decision being appealed within thirty (30) days after hearing the appeal. The decision shall be mailed to the District Administrator and fee payer within this same thirty (30) day time period.

F. Payment under protest. A fee payer may pay a fire district impact fee under protest in order not to delay in the issuance of a building permit by the city. A fee payer making a payment under protest shall not be estopped from exercising the right to appeal provided herein, nor shall such fee payer be estopped from receiving a refund of any amount deemed to have been illegally collected.

G. Mediation.

1. Any fee payer that has a disagreement with the city or the D~~d~~istrict A~~a~~dministrator regarding a fire district impact fee determination that is or may be due for a proposed development pursuant to this chapter, may enter into a voluntary agreement with the city or the district, as the case may be, to subject the disagreement to mediation by a qualified independent party acceptable to both the fee payer and the district.

2. Mediation may take place at any time following the filing of a timely appeal pursuant to section 12-2-13(C), or as an alternative to such appeal, provided that the request for mediation is filed no later than the last date on which a timely appeal could be filed pursuant to section 12-2-13(C).

3. Participation in mediation does not preclude the fee payer from pursuing other remedies provided for in this section.

4. If mediation is requested, any related mediation costs shall be shared equally by the fee payer and the city or the district, as the case may be, and a written agreement regarding the payment of such costs shall be executed prior to the commencement of mediation.

5. In the event that mediation does not resolve the issues between the district and the fee payer, the fee payer retains all rights to seek relief from a court of competent jurisdiction.

Section 20: That Section 14(A) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. *Review and modification of Ccapital Iimprovements Pplan.* Unless the board of commissioners deems some other period is appropriate, the board of commissioners shall, at least once every five (5) years, commencing from the date of the original adoption of the Ccapital Iimprovements Pplan, review the development potential and update the Ccapital Iimprovements Pplan in cooperation with the city and in accordance with the procedures set forth in IC § 67-8206, as amended. Each update shall be prepared by the Ddistrict Aadministrator in consultation with the joint advisory committee.

Section 21: That Section 17(A) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. When any fire district impact fee is due pursuant to this chapter, or pursuant to the terms of any written agreement between a fee payer and the district, and such fire district impact fee has not been paid in a timely manner, the city, or Ddistrict Aadministrator on behalf of the district, may exercise any or all of the following powers as applicable to their authority, in any combination, to enforce the collection of the fire district impact fee:

Section 22: That Section 19(J), 19(K), 19(L) and 19(M) of Chapter 2 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

J. Any monies, including any accrued interest not assigned to specific system improvements within such Ccapital Iimprovements Pplan and not expended pursuant to section 12-2-12 or refunded pursuant to section 12-2-11 shall be retained in the same account until the next district fiscal year.

K. If the district discovers an error in the Ccapital Iimprovements Pplan that results in assessment or payment of more than a proportionate share of system improvements costs on any proposed development, the Ddistrict Aadministrator shall: (a) adjust the fire district impact fee to collect no more than a proportionate share; or (b) discontinue the collection of any fire district impact fees until the error is corrected by ordinance.

L. If fire district impact fees are calculated and paid based on a mistake or misrepresentation, they shall be recalculated. Any amounts overpaid by a fee payer shall be refunded by the district within thirty (30) days after the district's acceptance of the recalculated amount, with interest at the legal rate provided for in IC § 28-22-104 from the date on which the fee was paid. Any amounts underpaid by the fee payer shall be paid to the district within thirty (30) days after the Ddistrict Aadministrator's acceptance of the recalculated amount, with interest at the legal rate provided for in IC § 28-22-104 from the date on which the fee was paid. In the case of an underpayment to the district, the District Aadministrator may request the city and the city may withhold issuance of the building permits or development approval for the project for which the fire district impact fee was paid until such underpayment is corrected, and if amounts owed to the district are not paid within such thirty-day period, the Ddistrict Aadministrator may also ask the city to and the city may revoke any building permits or development approval issued in reliance on the previous payment of such fire district impact fee and refund such fee to the fee payer.

M. The joint advisory committee that was established during the preparation of the Ccapital Iimprovements Pplan shall continue in existence, and shall by operation of this ordinance [from which this subsection derived] become the joint advisory committee created herein.

Section 23: That Section 1(D)(10) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

D. *Findings:*

8. The city has planned for the improvement of the city's police department capital facilities in the Ccapital Iimprovements Pplan.

9. The creation of an equitable impact fee system would enable the city to accommodate new development, and would assist the city in the implementation of the capital improvements element of the Ccapital Iimprovements Pplan.

10. In order to implement an equitable impact fee system for the City's Police Department facilities, the city adopted by resolution the Capital Improvements Plan ~~dated April 2, 2019 the City of Kuna Police Department Impact Fee Study and capital improvements plan (the "capital improvements plan")~~. Galena Consulting was hired by the city to assist the advisory committee in the preparation of the study.

11. The methodology used in the Ccapital Iimprovements Pplan, as applied through this chapter, complies with all applicable provisions of Idaho law, including those set forth in IC §§ 67-8204(1), (2), (16) and (23), 67-8207 and 67-8209. The incorporation of the Ccapital Iimprovements Pplan by reference satisfies the requirement in IC § 67-8204(16) for a detailed description of the methodology by which the City of Kuna Police Department Impact Fees were calculated, and the requirement in IC § 67-8204(24) for a description of acceptable levels of service for city police department system improvements.

12. In determining the proportionate share of system improvements costs, the Ccapital Iimprovements Pplan has considered:

    a. The cost of the existing system improvements;

    b. The means by which the existing system improvements have been financed;

    c. The extent to which the new development will contribute to system improvements costs through taxation, assessment, or developer or landowner contributions, or has previously contributed to system improvements costs through developer or landowner contributions;

    d. The extent to which the new development is required to contribute to system improvements costs in the future;

    e. The extent to which the new development should be credited for providing system improvements, without charge to other properties within the service area or areas;

    f. Extraordinary costs, if any, incurred in serving the new development;

    g. The time and price differential inherent in a fair comparison of fees paid at different times; and

    h. The availability of other sources of funding System Improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation and includes a plan for alternative sources of revenue.

13. The Ccapital Iimprovements Pplan contains the capital improvements planned by the city during the term of the Ccapital Iimprovements Pplan, and such element has been developed in conformance with the requirements Chapter 82 of Title 67, Idaho Code.

14. The Ccapital Iimprovements Pplan sets forth reasonable methodologies and analyses for determining the impacts of various types of new development on the city's police department capital facilities, and determines the cost of acquiring or constructing the improvements necessary to meet the demands for such facilities created by new development.

15. In accordance with Idaho Code, the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan was based on actual system improvements costs or reasonable estimates of such costs. In addition, the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan uses a fee calculation methodology that is net of credits for the present value of revenues that will be generated by new growth and development based on historical funding patterns and that are anticipated to be available to pay for System Improvements, including taxes, assessments, user fees, and intergovernmental transfers.

16. The City of Kuna Police Department Impact Fees established by this chapter are based on the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, and do not exceed system improvements costs to serve new development that will pay the police department impact fees.

17. The City of Kuna Police Department Capital Facilities included in the calculation of fees in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan will benefit all new residential development throughout the city, and it is therefore appropriate to treat all areas of the city as a single service area for purposes of calculating, collecting, and spending the City of Kuna Police Department Impact Fees collected from developers.

E. *Purpose*:

1. This chapter is adopted to be consistent with, and to help implement the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

Section 24: That the definitions for "Administrator," "Capital Improvements Elements," "Capital Improvements Plan," "Extraordinary Impact," "Police Department Capital Facilities," and "System Improvements Costs" in Section 2 of Chapter 3 of Title 12 of the Kuna City Code be and the same are hereby amended to read as follows:

ADMINISTRATOR shall mean the city treasurer of the City of Kuna ~~person appointed by the city council to be the administrator of the city as required by this chapter~~, or her, or his designee.

CAPITAL IMPROVEMENTS ELEMENT shall mean a component of the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan ~~identified as Exhibit III-2 Kuna Police Department CIP 2019-2028~~ adopted by the city pursuant to Chapters 65 and 82 of Title 67, Idaho Code, and as amended, which component meets the requirements of the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan required by the Act.

CAPITAL IMPROVEMENTS PLAN shall mean the *City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan* dated May 17, 2022 ~~City of Kuna Police Department Impact Fee Study and Capital Improvement Plan~~ recommended by the Advisory Committee and adopted by the City pursuant to the Act that identifies City of Kuna Police Department Capital Facilities for which City of Kuna Police Department Impact Fees may be used as a funding source.

EXTRAORDINARY IMPACT shall mean an impact which is reasonably determined by the city to: (i) result in the need for City of Kuna Police Department system improvements, the cost of

which will significantly exceed the sum of the development impact fees to be generated from the project or the sum agreed to be paid pursuant to a development agreement as allowed by IC § 67-8214(2), as amended; or (ii) result in the need for City of Kuna Police Department system improvements which are not identified in the Ccapital Iimprovements Pplan.

POLICE DEPARTMENT CAPITAL FACILITIES shall mean police facilities which are identified in Exhibit III-2 of the Ccapital Iimprovements Pplan, and specifically including those related costs including system improvements costs, but not including maintenance, operations, or improvements that do not expand their capacity.

SYSTEM IMPROVEMENTS COSTS shall mean costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering and other costs, and also including, without limitation, the type of costs described in IC § 50-1702(h), as amended, to provide additional public facilities needed to service new growth and development. For clarification, system improvements costs do not include:

1. Construction, acquisition or expansion of public facilities other than capital improvements identified in the Ccapital Iimprovements Pplan;

2. Improvements, repair, operation or maintenance of existing or new capital;

3. Upgrading, updating, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

4. Upgrading, updating, expanding or replacing existing capital improvements to provide better service to existing development;

5. Administrative and operating costs of the city unless such costs are attributable to development of the Ccapital Iimprovements Pplan, as provided in IC § 67-8208, as amended; and

6. Principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the city to finance capital improvements identified in the Ccapital Iimprovements Pplan.

Section 25: That Section 3(B) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

B. Fee schedule: City of Kuna Police Department Impact Fees shall be calculated in accordance with the fee schedule set forth in Exhibit III-3 of the Ccapital Iimprovements Pplan providing for standard fees based on the total number of dwelling units or square feet of nonresidential space in the development, unless (a) the fee payer requests an individual assessment pursuant to section 12-3-6 of this chapter; or (b) the city finds the development will have an

Extraordinary Impact pursuant to section 12-3-9 of this chapter. The methodology for determining the costs per service unit provided for in the fee schedule is set forth in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

Section 26: That Section 4(A) and 4(B)(3) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. Certification: After the City of Kuna Police Department Impact Fee due for a proposed development have been calculated by the city pursuant to the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan or by the administrator using the individual assessment process, the fee payer may request from the city or the administrator a certification of the amount of City of Kuna Police Department Impact Fee due for that development. Within thirty (30) days after receiving such request, the city or the administrator shall issue a written certification of the amount of the City of Kuna Police Department Impact Fee due for the proposed development. Such certification shall establish the City of Kuna Police Department Impact Fee so long as there is no material change to the particular project as identified in the individual assessment application, or the impact fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan. The certification shall include an explanation of the calculation of the City of Kuna Police Department Impact Fee including an explanation of factors considered under Idaho Code Section 67-8207 and shall also specify the System Improvement(s) for which the City of Kuna Police Department Impact Fee is intended to be used. If the Impact Fee is calculated by the city pursuant to the fee schedule, the city shall provide the certification to the fee payer and the administrator. If the impact fee is determined by the administrator following an individual assessment of the fee, the administrator shall provide the certification to the fee payer and the city.

B. Payment of fees: The City of Kuna Police Department Impact Fee shall be paid to the city at the following times:

3. At such other time as the developer and the Aa~~a~~dministrator have agreed upon in writing.

Section 27: That Section 6 of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

12-3-6: - INDIVIDUAL ASSESSMENT PROCESS:

A. In lieu of calculating the amount of the City of Kuna Police Department Impact Fee by reference to the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, a fee payer may file a request with the city that the amount of the required City of Kuna Police Department Impact Fee be determined by the Aa~~a~~dministrator through an individual assessment for the proposed development. A request for an individual assessment process shall involve consideration of studies, data, and any other relevant information submitted by the fee payer to adjust the amount of the City of Kuna Police Department Impact Fee. If a fee payer files a request for the use of an individual assessment, the fee payer shall be responsible for retaining

a qualified professional to prepare the individual assessment that complies with the requirements of this chapter, at the fee payer's expense. The fee payer shall, at the fee payer's expense, bear the burden of proving by clear and convincing evidence that the resulting individual assessment complies with the requirements of this chapter. The fee payer shall bear the burden of proving by clear and convincing evidence that the resulting individual assessment is a more accurate measure of its proportionate share of the cost of system improvements, based on the city's adopted levels of service, than the development impact fees that would otherwise be due pursuant to the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

B. Each individual assessment shall be based on the same level of service standards and unit costs for system improvements used in the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, shall use an average cost (not a marginal cost) methodology, and shall document the relevant methodologies and assumptions used.

C. A request for an individual assessment shall be delivered and filed with the city at any time that the number of dwelling units in the proposed development and the types and amounts of development in each non-residential category identified in the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan are known. Upon filing of a request for individual assessment, the same shall be transmitted to the Aa~~a~~dministrator for review. The Aa~~a~~dministrator shall issue a written decision within thirty (30) days following receipt of a completed request for individual assessment together with all supporting information from the fee payer, so as not to unreasonably delay the developer's (fee payer's) subsequent applications to the city for building permits.

D. Each individual assessment request delivered to the Aa~~a~~dministrator may then be accepted, rejected, or accepted with modifications by the Aa~~a~~dministrator as the basis for calculating the City of Kuna Police Department Impact Fee. The criteria for acceptance, rejection or acceptance with modifications shall be whether the individual assessment is a more accurate measure of demand for system improvements element(s) created by the proposed development, or the costs of those facilities, than the applicable fee shown in the fee schedule attached to the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan.

E. The decision by the Aa~~a~~dministrator on an application for an individual assessment shall include an explanation of the calculation of the Cc~~c~~ity of Kk~~k~~una police department impact fee, shall specify the system improvement(s) for which the City of Kuna Police Department Impact Fee is intended to be used, and shall include an explanation of those factors identified in IC § 67-8207.

F. If an individual assessment is accepted or accepted with modifications by the Aa~~a~~dministrator then the City of Kuna Police Department Impact Fee due under this chapter for such development shall be calculated according to such individual assessment.

G. The Aadministrator shall provide notice of final determination of an individual assessment to the developer (fee payer) and the city.

Section 28: That Section 7(C)(2), 7(E)(1) & (2), and 7(E)(5) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

C. *Valuation of credit at present value*:

2. *Improvements*: Credit for qualifying acquisition or construction of system improvements shall be valued by the city at the present value of such improvements based on complete engineering drawings, specifications, and construction cost estimates submitted by the fee payer to the city. The Aadministrator shall determine the amount of credit due based on the information submitted, or, if it determines that such information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the city as a more accurate measure of the value of the offered system improvements to the city.

E. *Credit request procedures*:

1. *Request*: In order to obtain a credit against City of Kuna Police Department Impact Fee otherwise due, a fee payer shall submit to the city a written offer of request to dedicate to the city specific parcels of qualifying land or a written offer to contribute or construct specific system improvements to the City of Kuna Police Department Capital Facilities in accordance with all applicable state or city design and construction standards, and shall specifically request a credit against the type of City of Kuna Police Department Impact Fee for which the land dedication or system improvements is offered. The city shall then deliver the written offer of request to the Aadministrator.

2. *Review*: After receipt of the written offer of request for credit, the Aadministrator shall review the request and determine whether the land or system improvements offered for credit will reduce the costs of providing City of Kuna Police Department Capital Facilities by an amount at least equal to the value of the credit. If the Aadministrator determines that the offered credit satisfies that criteria and will be acceptable to the city council, then the credit shall be issued. The city shall complete its review and determination of an application within thirty (30) days after receipt of an application for credit.

5. The Aadministrator's determination on the written offer of request for credit shall be provided to the fee payer and the city.

Section 29: That Section 8(B) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

B. *Methodology; proportionate methodology*: The City of Kuna Police Department Impact Fee shall not exceed a proportionate share of the cost of the system improvements determined in accordance with IC § 67-8207, as amended. City of Kuna Police Department Impact Fees shall

be based on actual system improvements costs or reasonable estimates of such costs. The amount of the City of Kuna Police Department Impact Fee shall be calculated using the methodology contained in the ~~City of Kuna Police Department~~ Capital Improvements Plan.

Section 30: That Section 9(A)-(E) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. The A~~a~~dministrator shall review and determine whether or not the development application will impose extraordinary impact.

B. If the A~~a~~dministrator determines that a proposed development generates extraordinary impact that will result in extraordinary systems improvements costs, the A~~a~~dministrator will notify the fee payer of such City of Kuna Police Department Impact Fee determination within thirty (30) days after A~~a~~dministrator's receipt of the development application. Such notice shall include a statement that the potential impacts of such development on system improvements are not adequately addressed by the C~~c~~apital I~~i~~mprovements P~~p~~lan, and that a supplemental study, at the fee payer's expense will be required.

C. Circumstances that may lead to a determination of extraordinary impact include, but are not limited to: (a) an indication the assumptions used in the C~~c~~apital I~~i~~mprovements P~~p~~lan underestimate the level of activity or impact on City of Kuna Police Department Capital Facilities from the proposed development or activity.

D. Within thirty (30) days following the designation of a development with extraordinary impact, the A~~a~~dministrator shall meet with the fee payer to discuss whether the fee payer wants to: (a) pay for the supplemental study necessary to determine the system improvements costs related to the proposed development; (b) modify the proposal to avoid generating extraordinary impact; or (c) withdraw the application for certification, building permit or development approval.

E. If the fee payer agrees to pay for the supplemental study required to document the proposed development's proportionate share of system improvements costs, then the A~~a~~dministrator and the fee payer shall jointly select an individual or organization acceptable to both to perform such study. The fee payer shall enter into a written agreement with such individual or organization to pay the costs of such study. Such agreement shall require the supplemental study to be completed within thirty (30) days of such written agreement, unless the fee payer agrees to a longer time.

Section 31: That Section 10(A)(3)(f)[1] and 10(A)(4)(d) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. *Trust fund established*:

3. *Trust fund administration*: The city treasurer administers the trust fund in accordance with the following:

f. Accurate financial records shall be maintained and kept for each account that shall show the source and disbursement of all revenues, that shall account for all monies received, that shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provisions of projects specified in the Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan, and that shall provide an annual accounting for each City of Kuna Police Department Impact Fee Account showing the source and amount of all funds collected and the projects that were funded.

4. *Expenditures from the trust fund*: The expenditure of City of Kuna Police Department Impact Fees collected and deposited to the trust fund shall be subject to approval by the city council and made in accordance with the following:

d. For each account a surcharge shall be imposed for the collection of City of Kuna Police Department Impact Fees, as identified in the Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan, which surcharge does not exceed the development's proportionate share of the cost of preparing the Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan.

Section 32: That Section 11 of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. Expenditures of City of Kuna Police Department Impact Fees collected and deposited in the trust fund shall be made only for system improvements within the service area for which the impact fee was collected in accordance with the Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan.

B. Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan reimbursement; surcharge: A portion of each Impact Fee collected shall be designated as a surcharge for reimbursement of the city for the cost of preparing the Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan in accordance with IC § 67-8208. The surcharge shall not exceed the development's proportionate share of the cost of preparing the Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan.

C. In the event the city intends to commence construction of system improvements which are the subject of the Cc~~e~~apital Ii~~m~~mprovements Pp~~l~~lan and this chapter and the city intends to use funds

[1] Note to Codifier: Upon creating this ordinance, the drafter observed that there are currently two Section 10s in Chapter 3 of Title 10. These edits are to the second Section 10. Due to the voluminous nature of this ordinance, the drafter decided to forgo correcting this numbering error at this time.

held in the trust fund to pay system improvements costs, it shall include in the fiscal year budget, as a separated income line item and expense appropriation, the anticipated amount of trust funds intended.

Section 33: That Section 12(A), 12(C) & (D), 12(G)(1) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. Appeals: Any fee payer that is or may be obligated to pay a City of Kuna Police Department Impact Fee, or that claims a right to receive a refund, reimbursement, exemption or credit under this chapter, and who is dissatisfied with a decision made either by the Aadministrator in applying this chapter, may appeal such to the city council.

C. In order to pursue the appeal described in this subsection, the fee payer shall file a written notice of the appeal with the city within thirty (30) days after the date of the Aadministrator's decision, or the date on which the fee payer submitted a payment of the City of Kuna Police Department Impact Fee under protest, whichever is later. Such written application shall include a statement describing why the fee payer believes that the appealed decision was in error, together with copies of any documents that the fee payer believes support the claim.

D. The city council shall hear the appeal within sixty (60) days after receipt of a written notice of appeal. The fee payer shall have a right to be present and to present evidence in support of the appeal. The Aadministrator who made the decision under appeal or his or her representative shall likewise have the right to be present and to present evidence in support of the decision. The criteria to be used by the city council in considering the appeal shall be whether: (a) the decision or interpretation made by Aadministrator; or (b) the alternative decision or interpretation offered by the fee payer, more accurately reflects the intent of this chapter that new development in the city pay its proportionate share of the costs of system improvements to City of Kuna Police Department facilities necessary to serve new development and whether the chapter has been correctly applied. The city council shall issue a decision upholding, reversing, or modifying the decision being appealed within thirty (30) days after hearing the appeal.

G. Mediation:

1. Any fee payer that has a disagreement with the Aadministrator regarding a City of Kuna Police Department Impact Fee Determination that is or may be due for a proposed development pursuant to this chapter, may enter into a voluntary agreement with the city to subject the disagreement to mediation by a qualified independent party acceptable to both the fee payer and the city.

Section 34: That Section 13(A) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. Review and modification of Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan: Unless the city council deems some other period is appropriate, the city council shall, at least once every five (5) years, commencing from the date of the original adoption of the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan, review the development potential and update the Cc~~c~~apital Ii~~i~~mprovements Pp~~p~~lan and in accordance with the procedures set forth in IC § 67-8206, as amended. Each update shall be prepared by the Administrator in consultation with the City of Kuna Police Department Development Impact Fee Advisory Committee.

Section 35: That Section 16(A)(1) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. When any City of Kuna Police Department Impact Fee is due pursuant to this chapter, or pursuant to the terms of any written agreement between a fee payer and the city, and such City of Kuna Police Department Impact Fee has not been paid in a timely manner, the Aa~~a~~dministrator on behalf of the city, may exercise any or all of the following powers as applicable to their authority, in any combination, to enforce the collection of the City of Kuna Police Department Impact Fee:

1. Withhold building permits, manufactured home installation permits, or other city development approval related to the development for which the city of Kk~~k~~una Pp~~p~~olice Dd~~d~~epartment Ii~~i~~mpact Ff~~f~~ee is due until all Kk~~k~~una Pp~~p~~olice Dd~~d~~epartment Ii~~i~~mpact Ff~~f~~ees due have been paid, and issue stop work orders, and revoke or suspend a building permit.

Section 36: That Section 17(A), 17(K), and 17(L) of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

A. Nothing in this chapter shall prevent the city from requiring a developer to construct reasonable project improvements, as are required by the city codes and other applicable state of Ii~~i~~daho and/or federal standards or rules to the development.

K. If the city discovers an error in the capital improvements plan that results in assessment or payment of more than a proportionate share of system improvements costs on any proposed development, the Aa~~a~~dministrator shall: (a) adjust the City of Kuna Police Department Impact Fee to collect no more than a proportionate share; or (b) discontinue the collection of any City of Kuna Police Department Impact Fees until the error is corrected by ordinance.

L. If City of Kuna Police Department Impact Fees are calculated and paid based on a mistake or misrepresentation, they shall be recalculated. Any amounts overpaid by a fee payer shall be refunded by the city within thirty (30) days after the city's acceptance of the recalculated amount, with interest at the legal rate provided for in IC § 28-22-104 from the date on which the fee was paid. Any amounts underpaid by the fee payer shall be paid to the city within thirty (30) days after the city Aa~~a~~dministrator's acceptance of the recalculated amount, with interest at the legal rate provided for in IC § 28-22-104 from the date on which the fee was paid. In the case of an underpayment to the city, the Aa~~a~~dministrator may request the city building inspector

and the city building inspector may withhold issuance of the building permits or development approval for the project for which the City of Kuna Police Department Impact Fee was paid until such underpayment is corrected, and if amounts owed to the city are not paid within such thirty-day period, the Aadministrator may also ask the city building inspector to and the city building inspector may revoke any building permits or development approval issued in reliance on the previous payment of such City of Kuna Police Department Impact Fee and refund such fee to the fee payer.

Section 37: That Section 18 of Chapter 3 of Title 12 of the Kuna City Code be and the same is hereby amended to read as follows:

Any person who violates any provision of this chapter shall be guilty of a misdemeanor, punishable by up to one (1) year in the county jail, and/or a one thousand dollar ($1,000.00) fine, or both. Knowingly furnishing false information to the Aadministrator or any official of the city charged with the administration of this chapter, including without limitation, the furnishing of false information regarding the expected size, use or impacts from a proposed development, shall be a violation of this chapter.

Section 38: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code and a copy to the Secretary of the Kuna Rural Fire District.

Section 39: Effective Date and Publication

This Ordinance, as required by Idaho Code Section 67-8206 (6), shall be in full force and effect on the 30th day following its passage and approval; and shall be published in full or by summary as provided in Idaho Code sections 50-901 and 50-901A within one month of its passage and approval all according to law.

DATED this _____day of _____, 2022

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____

Chris Engels, City Clerk

W:\Work\K\Kuna, City of 25721\Impact Fee Matters\2022 CIP and Ordinance Amendment\2022.05.19 - Ordinance amending Chapters 1, 2, and 3 of Title 12 KCC.docx

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LEGAL NOTICE

NOTICE OF PUBLIC HEARING
CITY OF KUNA, PLANNING AND ZONING COMMISSION
PURSUANT TO IDAHO CODE § 67-6509(a)
AMENDMENT OF CITY OF KUNA COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN: That the City of Kuna Planning and Zoning Commission will conduct a public hearing:

PURPOSE OF THE HEARING: To consider an amendment to Envision Kuna City of Kuna 2019 Comprehensive Plan by the repealing and replacing, in Appendix F Capital Improvement Plans:

1. The Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan Final Report January 10, 2018 with the Kuna Rural Fire District Impact Fee Study and Capital Improvement Plan Final Report November 30, 2021 pursuant to the intergovernmental agreement with the Kuna Rural Fire District for the collection and expending of development impact fees for the Fire District's systems improvements as identified in the Capital Improvements Plan.

2. The City Park and Recreation Impact Fee and Capital Improvement Plan (undated) with the City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan dated May 17, 2022 for the collection and expenditure of development impact fees for the City's Park and Recreation systems improvements as identified in the updated Capital Improvements Plan.

3. The City of Kuna Police Department Impact Fee Study and Capital Improvement Plan September 12, 2018 with the City of Kuna Police and Parks Departments Impact Fee Study and Capital Improvement Plan dated May 17, 2022 for the collection and expenditure of development impact fees for the City Police District's systems improvements as identified in the updated Capital Improvements Plan.

MATERIALS AVAILABLE FOR INSPECTION: The City has made available and will continue to make available to the public, upon request, the following: proposed land use assumptions and a copy of the above stated Capital Improvements Plan.

DATE, TIME, AND LOCATION OF PUBLIC HEARING: The public hearing will be conducted at Kuna City Hall Council Chambers, 751 W. 4th Street, Kuna, Idaho on June 28, 2022, commencing at: 6:00 p.m. or as soon thereafter as this hearing is convened by the Commissioners. Interested persons have the right to appear at the public hearing and have an opportunity to be heard.

CITY OF KUNA
PLANNING AND ZONING COMMISSION

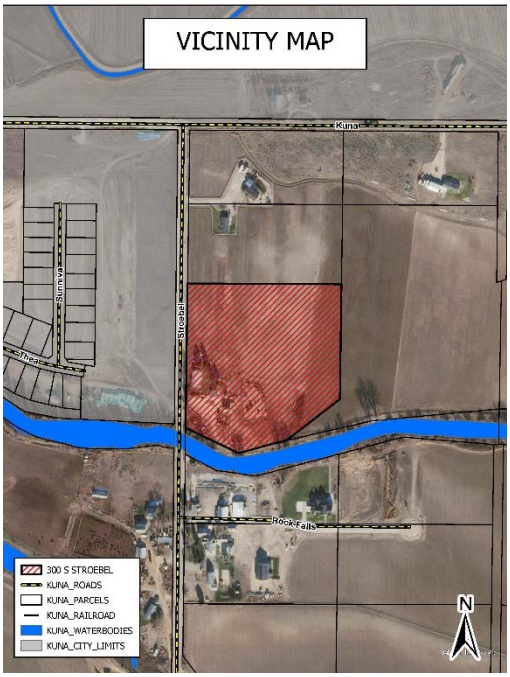
June 8, 2022 245732

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **ALVINA UNSER** *For as Annexation of 300 S Stroebel Road.*	))))))	**Case Nos. 22-04-AN (Annexation)** **STAFF REPORT FOR 300 S STROEBEL ROAD ANNEXATION APPLICATION.**

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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	P&Z Application Coversheet			X
2.2	Annexation & Zoning Application			X

2.4	Narrative			X
2.5	Deed			X
2.6	Affidavit of Legal Interest			X
2.7	Aerial Map			X
2.8	Vicinity Map			X
2.9	Legal Description of Property			X
2.10	Neighborhood Meeting Certification			X
2.13	Commitment to Property Posting			X
2.14	Email Confirmation of Proceeding with R-4 Zone Only			X
2.15	Agency Transmittal			X
2.17	Kuna Rural Fire District (KRFD)			X
2.18	Ada County Highway District (ACHD)			X
2.19	Boise Project Board of Control			X
2.22	Public Works			X
2.16	KMN Legal Notice			X
2.20	Proof of Property Posting			X
2.21	300-ft Legal Mailer			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states Annexations are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: July 23, 2021 (0 Attendees)

2.1.1.2 Agency Comments Request: April 26, 2022

2.1.1.3 Kuna Melba News Newspaper: June 08, 2022

2.1.1.4 300 FT Property Owners Notice: June 20, 2022

2.1.1.5 Site Posted: June 17, 2022

III
APPLICANTS REQUEST

3.1 Alvina Unser requests approval to annex approximately 9.22 acres into Kuna City Limits with an R-4 zoning district classification; Applicant also intends to split the property into three (3) parcels, each with the R-4 zoning district classification. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property is currently located within Ada County with a RR (Rural Residential) zone; the site has historically been used as a residence accompanied by agricultural uses.

4.2 Surrounding Land Uses

North	RR A	Rural Residential – Ada County Agriculture – Kuna City
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	R-4 R-6	Medium Density Residential – Kuna City Medium Density Residential – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 R0615250160

4.3.1.1 Alvina Unser
4.3.1.2 Approximately 9.22 acres
4.3.1.3 RR (Rural 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 A single-family residence and outbuildings are onsite with the remaining property being covered with vegetation consistent with that of agricultural fields. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to 20 – 40 inches with areas greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts.

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 approximately 9.22 acres site as Mixed Use.

4.8 Recreation and Pathways Map

4.8.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail or bike route through or along the subject site.

4.9 Agency Responses

Agency	Exhibit No.
Kuna Rural Fire District	2.17
Ada County Highway District	2.18
Boise Project Board of Control	2.19
Public Works	2.22

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via an existing 18-foot-wide unimproved driveway from S Stroebel road, approximately 130-feet north of the sites southwest property line; any future development application will be subject to the ACHD policy for driveway improvements.

VI
STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on July 23, 2021; there were no attendees. The meeting minutes have been included as a part of this application.

Alvina Unser requests approval to annex approximately 9.22 acres into Kuna City Limits with an R-4 zoning designation; current Kuna City Limits Applicant also intends to split the property into three (3) parcels, each with the R-4 zoning designation, in the near future. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East. If Lot Split approval is granted by the City Council, the Applicant intends to maintain ownership of the parcel where her current home resides, and sell the remaining two (2) parcels.

Kuna's Comprehensive Plan designates the subject site as Mixed Use, however, as the property is approximately 0.12 miles from the E Kuna Road and S Stroebel Road intersection, and that the previously approved Rising Sun Subdivision immediately adjacent to the subject site is zoned R-4 (Medium Density Residential), staff finds annexing the site with only an R-4 (Medium Density Residential) zone to be more appropriate land use transition.

In Exhibit 2.17, the Kuna Rural Fire District (KRFD) states they can support the request. In addition, KRFD states any future residential structures shall be designed and constructed under the International Residential Code; Idaho Code in regard to firefighting water supply, emergency services and premise identification as required in Section 102.5 of Idaho Fire Code. A separate and more detailed report will be provided in the future if or when development may occur.

Ada County Highway District (ACHD) has provided potential findings for consideration, in Exhibit 2.18, which may be identified if or when a future development application may be received. Upon receipt of a development application, Applicant shall be required to adhere to ACHD policies and Kuna City Ordinances.

The Boise Project Board of Control asserts a 25-foot Federal Easement from edge of bank of Indian Creek, to the south, in Exhibit 2.19; no encroachment of any type will be allowed within this easement.

Public Works staff is able to support the proposed Annexation and has provided additional comments in regards to future development of the subject site (Exhibit 2.22). Per Kuna City Code 5-16-3-B.2, city services shall be extended to each parcel when sewer is available within 300-vft; the closest connection point for city services can be found on the west side of S Stroebel Road from the subject site. Should a development application be submitted in the future, flow modeling will be used to determine if adequate water pressure is available; any and all development will be contingent on meeting adequate water pressure.

This request is limited to the Annexation of the of the property, no development is associated with this application or forthcoming Lot Split request. If in the future a development application to divide the lots any further than what the Lot Split would yield is received, the Applicant will be required to submit a Preliminary Plat application and progress through the Public Hearing process.

Staff has determined the Applicant's Annexation request is in technical compliance with Idaho Statute §50-222, Title 5 of Kuna City Code, and the goals and policies set forth in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends Approval of the Annexation to the City Council, the Applicant be subject to the Conditions of Approval listed in section "IX" (9) of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 Idaho Code, Title 50, Chapter 2, Section 2 - Annexation by Cities.

6.2.2 City of Kuna Comprehensive Plan.

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-04-AN (Annexation) including the Comprehensive Plan, Kuna City Code, Idaho Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby recommends (A*pproval/Conditional Approval/Denial*) of the Findings of Fact and Conclusions of Law for Case No. 22-04-AN, a request from Alvina Unser to annex approximately 9.22 acres into Kuna City Limits with an R-4 zoning district classification.

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 No. 22-04-AN, this proposal *does/does not* generally comply with Kuna 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 Idaho Code §50-222, and Title 5 of Kuna City Code.*

7.2 The public notice requirements *have/have not* been met and the Neighborhood Meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on July 23, 2021; there were no attendees. A legal notice was published in the Kuna Melba Newspaper on June 8, 2022.*

Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on June 20, 2022 and the Applicant posted sign on the property June 17, 2022.

7.3 Based on the evidence contained in Case No. 22-04-AN, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the subject site as Mixed Use and the Applicant is requesting an R-4 (Medium Density Residential) zoning district classification; staff finds an R-4 designation to be a more appropriate fit for the area.*

7.4 All private landowners *have/have not* consented to the Annexation.

Staff Finding: *The property owner has consented to the Annexation.*

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

Staff Finding: *Per ACHD comments in Exhibit 2.18, a list of potential findings for consideration have been identified should a development application be received in the future; if or when a development application has been received, Applicant shall be required to adhere to ACHD policies and Kuna City Code. Public Works (Exhibit 2.22) states city services are adequate to service this property, however, flow modeling will be required as part of future development to confirm adequate pressure is available.*

7.6 The proposed subject sites are eligible for Annexation into Kuna City Limits.

Staff Finding: *The parcel to be Annexed has a contiguous touch to Kuna City Limits directly west.*

7.7 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 Rezone and Special Use Permit request for the site *is/is not* consistent with the following Comprehensive Plan components:

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

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
    - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.

- Goal 3.G.: Respect and protect private property rights.
    - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
        - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
        - Policy 3.G.1.c: Ensure 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.

IX
COMMISSION'S RECCOMENDATION

Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the Annexation application to the City Council. However, if the Planning and Zoning Commission wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*Approval/Conditional Approval/Denial*) for Case No. 22-04-AN, a request from Alvina Unser to annex approximately 9.22 acres into Kuna City Limits with an R-4 zoning district classification, subject to the following Conditions of Approval:

9.1 Upon development 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 the sewer connections.

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 (KMIS) 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 KMIS of the City.

9.5 The Applicant/Developer/Owner, 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.

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

9.7 The Applicant/Developer/Owner shall comply with all local, state and federal laws.

9.8 The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.

9.9 The Applicant/Developer/Owner 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.

9.10 The Applicant/Developer/Owner/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.

9.11 The Applicant/Developer/Owner shall return for Design Review Approval for the church buildings, parking lot and landscaping.

DATED this 28th 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): 22-04-AN, 22-01-LS

Project Name: 300 S Stroebel

Date Received: 3.7.22

Date Accepted as Complete: 04.26.2022

Type of review requested (check all that apply):

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

Owner of Record

Name: Alvina Unser

Address: 300 S Stroebel, Kuna, Idaho, 83634

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Same

Address: _____

Phone: _____ Email: _____

~~Engineer~~/Representative Information

Name: Syd Anderson

Address: 2500 E Rock Falls Lane, Kuna, Idaho, 83634

Phone: _____ Email: _____

Subject Property Information

Site Address: 300 S Stroebel Road

Nearest Major Cross Streets: Stroebel & Kuna Roads

Parcel No.(s): R06152501600

Section, Township, Range: 2N1E30

Property Size: 9.22 acres

Current Land Use: home, outbuildings, Ag Proposed Land Use: Residential & Commercial

Current Zoning: RR Proposed Zoning: R-4 & C-1

Project Description

Project Name: 300 S Stroebel

General Description of Project: Annex 9.22 acres into City Limits with an R-4 & ~~C-1~~ zones, then split into 3 parcels: Parcel A = 1.22 acres R-4, Parcel B = 3.4 acres R-4, Parcel C = 4.5 acres ~~C-1~~ R-4

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-1) C-2 C-3 ☐ CBD

☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: N/A

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: Single-family home with outbuildings

Will any existing buildings remain? (YES) NO

No. of Residential Units: 1 No. of Building Lots: 3

No. of Common Lots: 0 No. of Other Lots: 0

Type of dwelling(s) proposed (check all that apply):

☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

~~☒ Other: future mixed-use development~~

N/A

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

N/A

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) – N/A

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

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: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

_____

_____

_____

_____

Applicant Signature: _____ Date: 3-7-22

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.

Annexation & Zoning 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).: 22-04-AN, 22-01-LS

Project Name: 300 S Stroebel

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

Date Received: 3.7.22

Date Accepted as Complete: 04.26.2022

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: [signature] Date: 3-2-22

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

received
8.3.21

July 28, 2021

Kuna City

Development Services
751 W 4th Street
Kuna, ID 83634

Re: Application Letter for Annexation, Rezone,& Lot Splits of Lot 5, Block 2, Amended Avalon Orchard Tracts.

To Whom it May Concern,

I request the annexation of Lot 5, Block 2, Amended Avalon Orchard Tracts (Lot) which is approximately 9.22 acres, into the city of Kuna with the intention to split it into 3 lots. As part of the annexation I request two of the lots to be zoned R4 and one of the lots to be zoned C1 in order to comply with the interpretation that the Mixed Use designation in the Comprehensive Plan requires two zone types.

My desire to annex this Lot is contingent on being able to split it into three parcels.

Annexation:
I request the annexation because the city code allows additional opportunities not allowed in the county including city utilities and lot splits of my original track of record. I would like to take advantage of these opportunities allowed within the city of Kuna.

The property is currently serviced by Stroebel Road and the existing home is on a well and septic. The new lots created will be served with city sewer, water and each lot will front on Stroebel Road.

I have held two neighborhood meetings, one for annexation and rezone all as R4 and the other to satisfy staff requirements of two zone types for annexation and rezon to R4 and C1. No one objected to either meeting and only one neighbor came to the first meeting.

The annexation of the property across Stroebel Rd a few years ago, made my lot contiguous to the city of Kuna and eligible for annexation.

- See attached map of the annexation area.

Lot Splits
Pursuant to Kuna code 5-16-3 I request to split Lot 5, Block 2 into 3 lots. Currently the subject property is 9.22 acres in size. After the lot splits the lots will be 1.22, 3.5, and 4.5 acres in size. These large lots will front on Stroebel Road and be serviced by city sewer.

I request the split into three lots, so that I can retain ownership of my home of nearly 60 years and be able to sell some of my property so that I can pay off debts and retire after working in the community since 1962 when my late husband and I moved and purchased land in Kuna. Having two additional parcels helps me with financing and increases my opportunities with the balance of this parcel. I am not proposing a change to the current use of agriculture at this time. It is likely that the larger parcels will get redeveloped in the future and they would need to figure out what the appropriate mix of uses and lot sizes are for the area at that time. The parcel sizes are for financing purposes. The 4.5 acres of C1 is because I am told I have to have a different zone type. When the parcel is subdivided they will probably need to rezone the parcel and determine what amount of commercial is appropriate if any at that time.

- See attached maps of proposed lot splits

Rezone

I request the zone of R4 for the 1.22 and the 3.5 acre parcel. The 1.22 acre parcel is where my home is that I plan to retain and eventually pass on to my children. The 3.5 acre parcel will be sold most likely to someone who will subdivide the parcel into smaller single family lots, I am hoping for ½ acre or larger. For the 4.5 acre I request C1, or R4. I do not think 4.5 acres of C1 makes sense in this location, but I understand I have to have more than one zone type. The use of the site will not change from agriculture until someone goes through the city's process to subdivide or permit a commercial use, at that time the appropriate amount on C1 if any can be determined and it would make more sense for all of the land to be R4 until then. Again the parcel sizes are needed for financial purposes and a residential zone type might be more appropriate for the area until the developer brings the properties back for development and another use type, or zone can be determined.

Thank you for your consideration,

Alvina Unser 8-2-2021

Alvina Unser Date

AFTER RECORDING RETURN TO:
PAUL & ALVINA UNSER
300 STROEBEL ROAD
KUNA, IDAHO 83634

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1
BOISE IDAHO 03/26/09 01:29 PM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Alvina Unser
109034132

QUITCLAIM DEED

GRANTOR:

ALVINA UNSER AS SURVIVING TRUSTEE OF THE PAUL & ALVINA UNSER TRUST UNDER TRUST AGREEMENT DATED AUGUST 1, 2007 AND THEIR SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER.

GRANTEE:

ALVINA UNSER, A single woman

GRANTEE ADDRESS:
300 STROEBEL ROAD, KUNA, IDAHO 83634

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situated in the County of ADA, State of IDAHO

The real estate more particularly described upon AS:

LOT 5, BLOCK 2 of the Amended Plat of Part of the Avalon Orchard Tracts as recorded in Book 6 of Plats at Page 254, records of Ada County, Idaho

Subject to any encumbrances thereon.

FOR VALUE RECEIVED, the above name Grantor does hereby convey, release, remise, and forever QUITCLAIM unto the above named Grantee, the real property above described together with the appurtenances.

This deed is given for estate planning purposes to vest title to the property in a living trust established by Grantor, There is no value consideration in cash or property.

Dated: FEBRUARY 24, 2009

Alvina Unser

ALVINA UNSER, Surviving Trustee

STATE OF IDAHO)
) ss
COUNTY OF CANYON)

On this date of February 24, 2009, before me, a Notary Public in and for said State, personally appeared ALVINA UNSER, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

MARCUS K. WARD NOTARY PUBLIC STATE OF IDAHO

Notary Public for State of IDAHO
Residing at: CALDWELL, IDAHO
Comm. Expires: DECEMBER 5, 2009

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, Alvina Unser Full Name,

300 S Stroebel Address Kuna City ID State 83634 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

Arthur Sidney Anderson Full Name

2500 E Rock Falls Lane Address Kuna City ID State 83634 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 7th Date day of March Month, 20 22 Year

Alvina Unser
Signature

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

Ariana K Welker Print Name

Residing at: 751 W 4th St Address

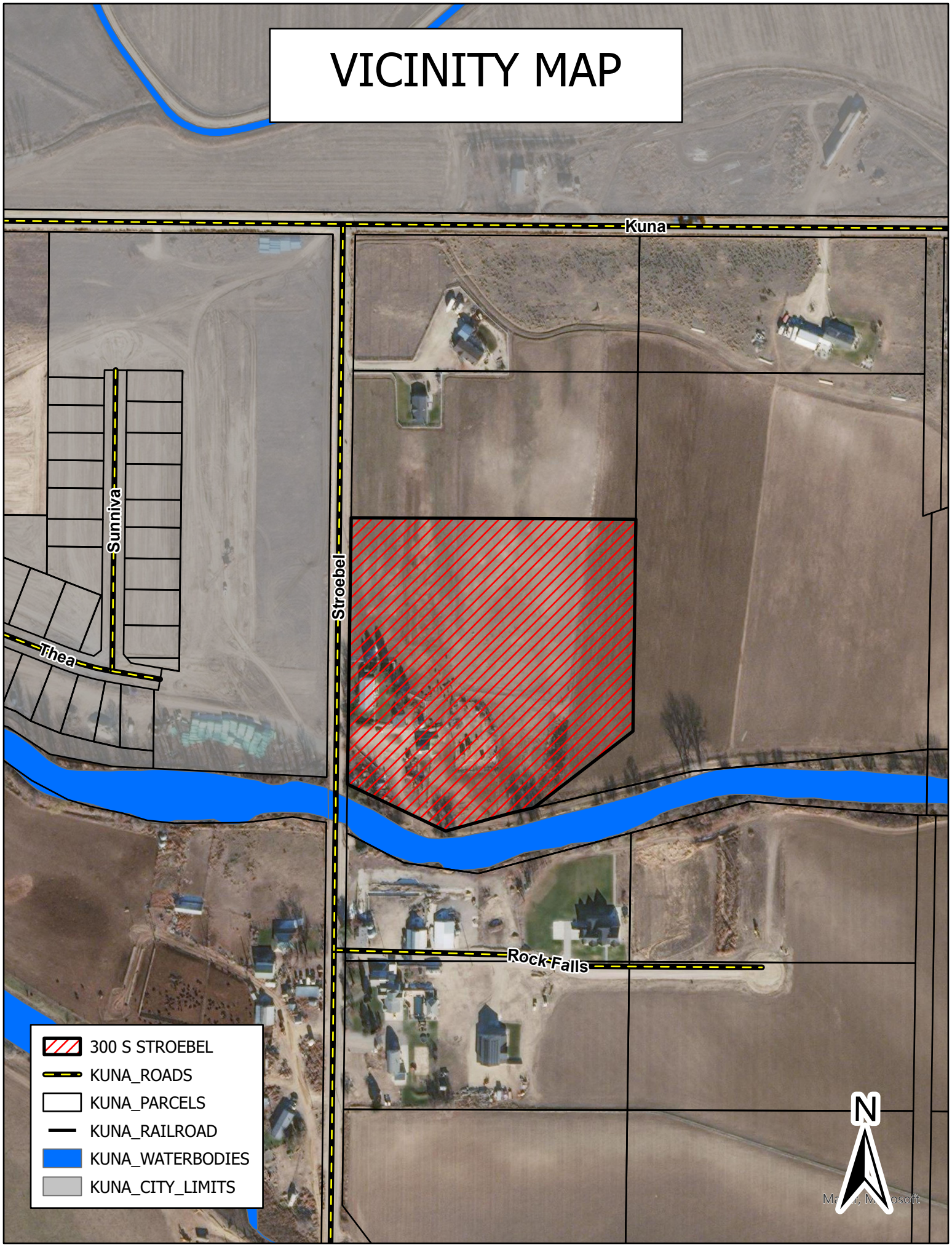
Kuna City ID State 83634 Zip

My Commission expires: 7/7/2022 Date

Ariana K Welker
Signature

ARIANA K WELKER
COMMISSION #68164
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/07/2022


AERIAL MAP
Albacore
Kokanee
Meridian
Kuna
Easter
Marisol
Antelope Flat
Thea
Sunniva
Misti Dawn
Rock Falls
Stroebel
300 S STROEBEL
KUNA_ROADS
KUNA_PARCELS
KUNA_RAILROAD
KUNA_WATERBODIES
KUNA_CITY_LIMITS
N


VICINITY MAP
Kuna
Sunniva
Stroebel
Thea
Rock Falls
300 S STROEBEL
KUNA_ROADS
KUNA_PARCELS
KUNA_RAILROAD
KUNA_WATERBODIES
KUNA_CITY_LIMITS
N

received
2·17·2022
Unser

Legal Description
FOR THE

CITY OF KUNA, IDAHO

A parcel located in the W 1/2 of the NE 1/4 of Section 25 Township 2 North, Range 1 West, Boise Meridian, and being all of Lot 5 of Block 2 of the amended plat of *AVALON ORCHARD TRACTS* as shown in Book 6 of plats at Page 254 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at an aluminum cap monument marking the northwesterly corner of said W 1/2 of the NE 1/4, from which an aluminum cap monument marking the southwesterly corner of said W 1/2 of the NE 1/4 bears S 0°38'54" W a distance of 2666.60 feet;

Thence S 0°38'54" W along the westerly boundary of said W 1/2 of the NE 1/4 a distance of 666.72 feet to a point;

Thence leaving said westerly boundary S 89°39'53" E a distance of 25.00 feet to a 1/2 inch diameter iron pin marking the northwesterly corner of said Lot 5, said point being the POINT OF BEGINNING;

Thence continuing S 89°39'53" E along the northerly boundary of said Lot 5 a distance of 637.49 feet to a point marking the northeasterly corner of said Lot 5;

Thence S 0°41'42" W along the easterly boundary of said Lot 5 a distance of 490.30 feet to a point marking the southeasterly corner of said Lot 5, said point being on the northerly top of bank of Indian Creek;

Thence along the southerly boundary of said Lot 5 and said top of bank the following described courses:

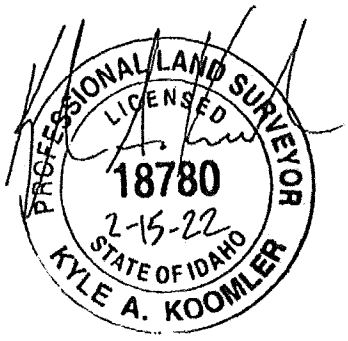
Thence S 52°50'15" W a distance of 261.60 feet to a point;

Thence S 74°38'54" W a distance of 216.95 feet to a point;

Thence N 64°21'06" W a distance of 244.80 feet to a point on the easterly right-of-way of S. Stroebel Road;

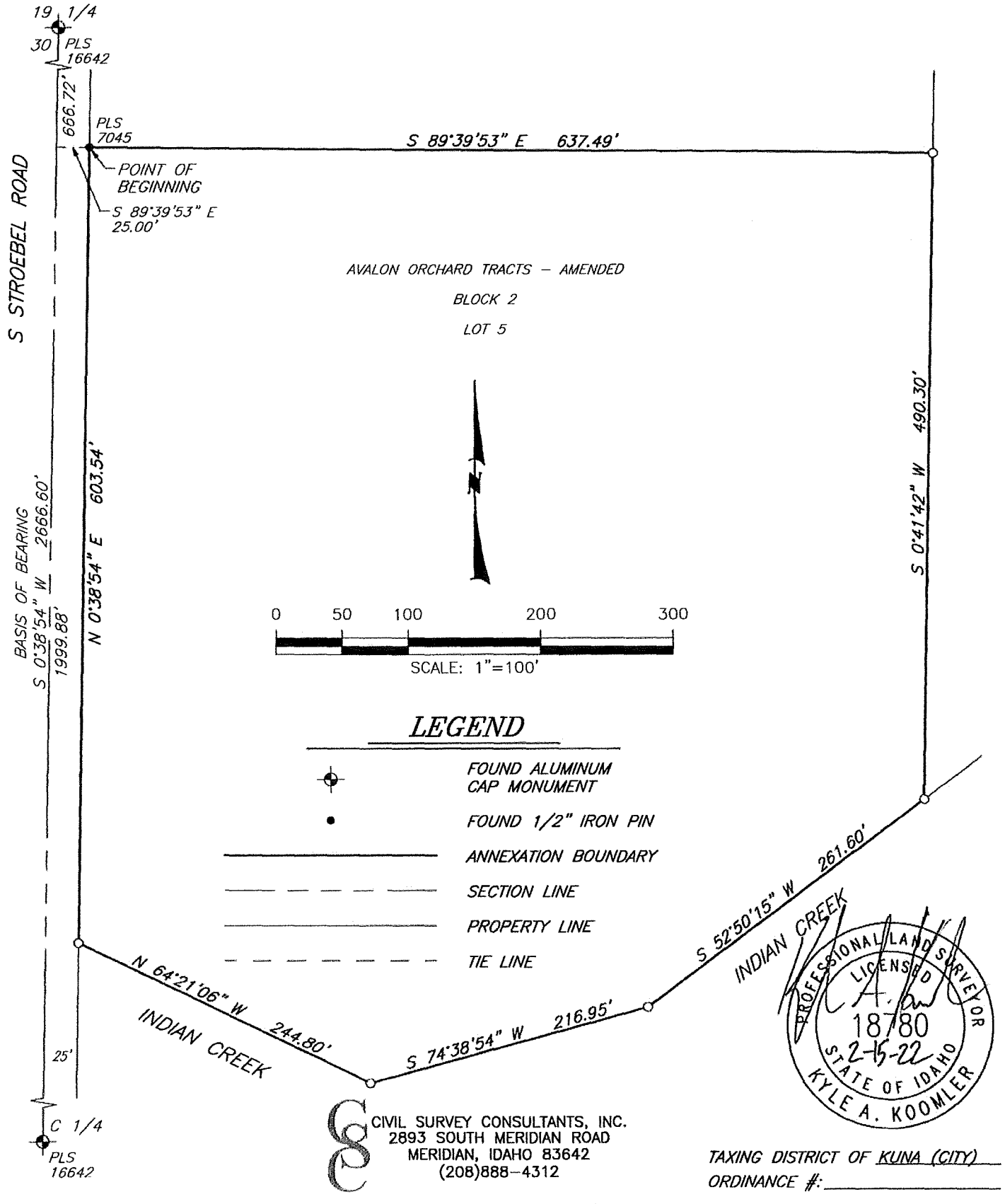
Thence leaving said southerly boundary and said top of bank N 0°38'54" E along said right-of-way a distance of 603.54 feet to the POINT OF BEGINNING.

This parcel contains 9.297 acres.



Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Incorporated
February 15, 2022

SKETCH TO ACCOMPANY ANNEXATION DESCRIPTION FOR THE CITY OF KUNA LOCATED IN THE W 1/2 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO



CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312

PROFESSIONAL LAND SURVEYOR
LICENSED
18780
2-15-22
STATE OF IDAHO
KYLE A. KOOMLER

TAXING DISTRICT OF KUNA (CITY)

ORDINANCE #: _____

Neighborhood Meeting Certification

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

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.

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: Annex 9.22 acres with an R-4 (Medium Density Residential) + C-1 Neighborhood Commercial) zoning designation, the split off 1.22 acres for my residence.

Date of Meeting: 7-23-21 Time: 6.00 PM

Meeting Location: 300 STROEBEL, KUNA 83634

Site Information

Location: Section 30 Township 2N Range 1E Total Acres 9.22

Subdivision Name: Avalon Orchard Tracks Lot 5 Block 2

Address: 300 S Stroebel Rd, Kuna, ID 83634

Parcel No(s).: R0615250160

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Alvina Unser

Address: Same

Contact Person

Name: Same

Business Name (if applicable): _____

Address: _____

Phone: 208.922.5988 Preferred Method Email: puranch84@gmail.com

Applicant

Name: Same

Address: _____

Phone: _____ Email: _____

I, Alvina Unser *, 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: Alvina Unser Date: 7-23-21

SIGN-IN SHEET

Project Name: Alvina Manor

	Name	Address	Phone
1	No one Came		
2			
3			
4			
5			
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35			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7-23-21 Number of Attendees: 0

Location: 300 STROEBEL KUNA ID

Project Description: _____

Attendee Comments or Concerns: No one showed up-

I, Alvina Unser, 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: Alvina Unser Date: 7-23-21

COMMITMENT TO PROPERTY POSTING

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

KUNA Planning & Zoning

Per Kuna City Code (KCC) 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; all posting must be in substantial compliance.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City of Kuna Planning and Zoning Department 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 signs shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

Print Name: Alvina Musser

Signature: Alvina Musser Date: 5-21-21

14/21/22

Re: Annexation and Lot Splits of 300 Stroebel Rd, Case No. 22-04-AN & 22-01-LS

Jessica,

Thank you for the letter of Completeness dated 4/13/22. Given the option to annex, divide my property into three lots and have them all one zone, that is what I would prefer. I wish to proceed with all three of my parcels being zoned R4.

Thank you

Alvina Unser

Alvina Unser

From:	Jessica Reid
To:	Catherine Feistner; Brady Barroso; Chief Fratusco; TLawrence Kuna Fire; Scott FCCNWI; ACHD; Boise Project Board of Control; Robbie Reno; "David Reinhart"
Cc:	Doug Hanson
Subject:	22-04-AN & 22-01-LS 300 S Stroebel Agency Transmittal Packet
Date:	Wednesday, April 27, 2022 9:46:32 AM
Attachments:	22-04-AN & 22-01-LS 300 S Stroebel Agency Transmittal Packet.pdf image001.png

Agency Transmittal – April 26, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	22-04-AN (Annexation) & 22-01-LS (Lot Split) – 300 S Stroebel
PROJECT DESCRIPTION	Applicant requests to Annex approx. 9.22 acres into Kuna City Limits with an R-4 zone, then split the original parcel into three (3) total parcels; Parcel A – 1.22 acres, Parcel B – 3.4 acres, & Parcel C – 4.5 acres. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.
SITE LOCATION	300 S Stroebel Road Kuna, ID 83634
REPRESENTATIVE	Sid Anderson asiderson@gmail.com
SCHEDULED HEARING DATE	Tuesday, **June 28, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 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
Annexation and Rezone 9.2 Acres
22-04-AN
300 S Stroebel, Kuna, ID 83634

Agency Comments:

The Fire District can support approval for the annexation and rezone application of an existing 9.2 acres for a proposed 3 new parcels, all less than 5 acres each. Where future residential structures are designed and constructed under the International Residential Code, new structures shall comply with the Idaho Fire Code in regard to firefighting water supply, emergency services access, and premise identification as required by the Idaho Fire Code section 102.5.

A separate and more detailed report will be provided under future site access and water supply permit reviews required for future residential structures.

Regards,

Kuna Rural Fire District
Project Review and Inspection
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

May 13, 2022

To: Syd Anderson
2500 E. Rock Falls Lane
Kuna, Idaho 83634

Subject: KUNA22-0008/ 22-04-AN, 22-01-LS
300 S. Stroebel Road
Stroebel Annexation

The applicant is requesting approval of an annexation and rezoning application to annex 9.22 acres into the City of Kuna with a lot split and an R-4 zoning designation for 1 existing residential lot and 2 future development lots. The southern property line is shared by the New York Canal.

A. Findings of Fact

This application is for annexation and rezone only. Listed below are some of the findings for consideration that the District may identify when it reviews future development application(s). The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. **Stroebel Road**
   a. **Existing Conditions:** Stroebel Road is improved with 2-travel lanes, 25-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 47-49-feet of right-of-way for Stroebel Road (26-feet from centerline).

   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. This segment of Stroebel Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50 to 70-feet of right-of-way.

c. Staff Comments/Recommendations: With the future development application, the applicant should be required to construct Stroebel Road as a half of a 36-foot collector standard street section with pavement widening, curb, gutter, and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk located a minimum of 30-feet from the centerline of Stroebel Road abutting the site. The applicant should provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way.

Consistent with the MSM, as part of a future development application, the application should be required to dedicate additional right-of-way to total 27-feet from the centerline of Stroebel Road abutting the site.

2. Driveways

2.1 Stroebel Road

a. **Existing Conditions:** There is an existing 18-foot wide unimproved driveway from the site onto Stroebel Road located approximately 130-feet north of the site's southwest property line (measured centerline to property line).

b. Policy:

Access 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.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 20 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 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, 7206.4.6, 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 7206.4.6.

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. Staff Comments/Recommendations: As part of any future development application, the applicant should be required to comply with all policies and guidelines listed above and the applicant should be required to construct access to the site in alignment with an existing driveway or street, here that access would be taken in alignment with Odyssey Street directly across Stroebel Road to the west of the site located across from the site's northern property line, meeting district policy.

3. 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.

4. 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.

5. Other Access

Stroebel Road is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway.

B. Site Specific Conditions of Approval

This application is for annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. 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.
2. 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.
3. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 19 additional vehicle trips per day (10 existing); and 2 additional vehicle trips per hour in the PM peak hour (1 existing), 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
Kuna Road	0-feet	Minor Arterial	173	Better Than "E"
Stroebel Road	600-feet	Collector	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

Average Daily Traffic Count (VDT): Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Kuna Road west of Locust Grove Road was 2,553 on 9/30/21.
- The average daily traffic count for Stroebel Road south of Kuna Road was 1,127 on 07/25/18.

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) 387-6171.

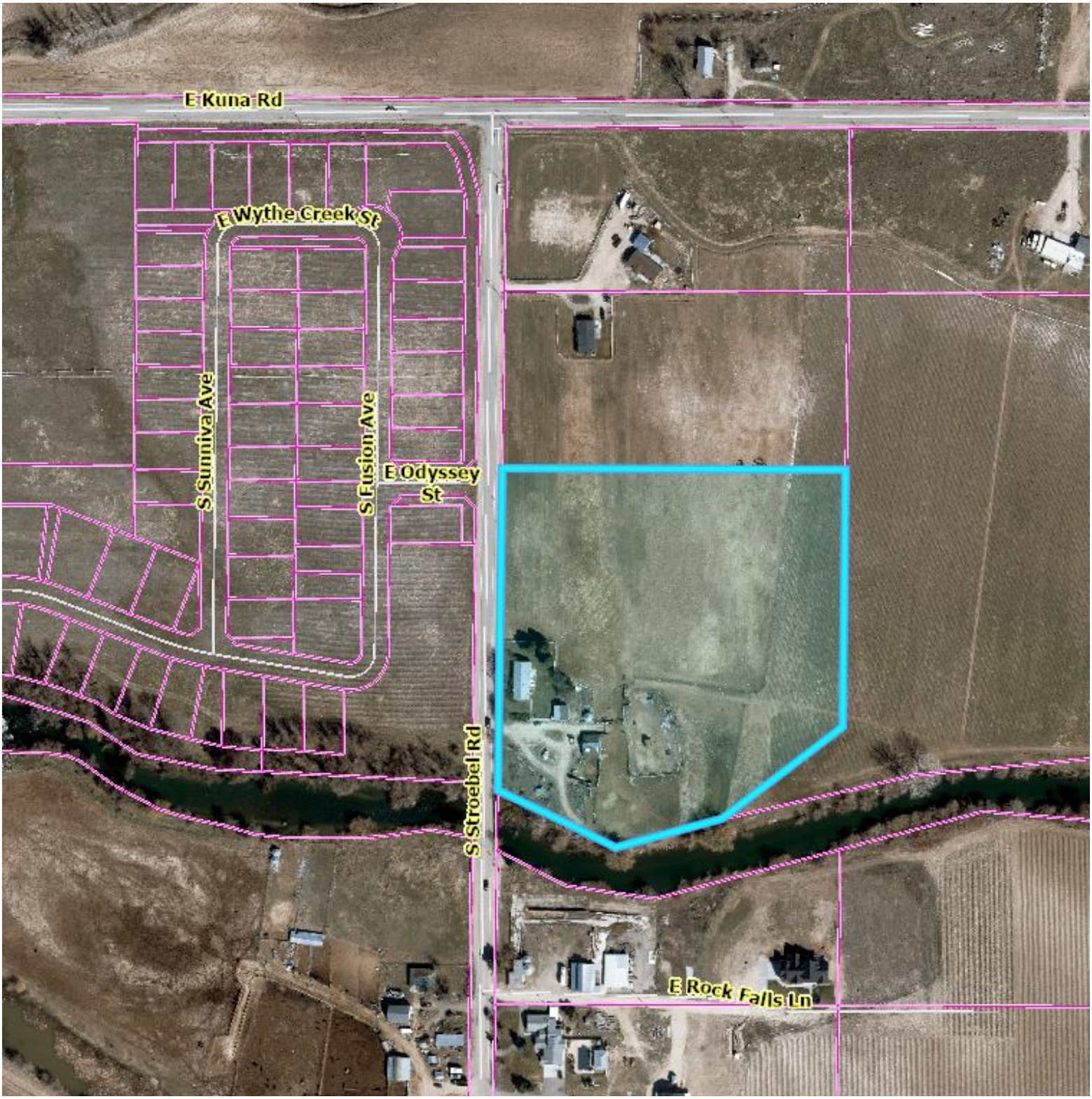
Sincerely,

Renata Ball-Hamilton

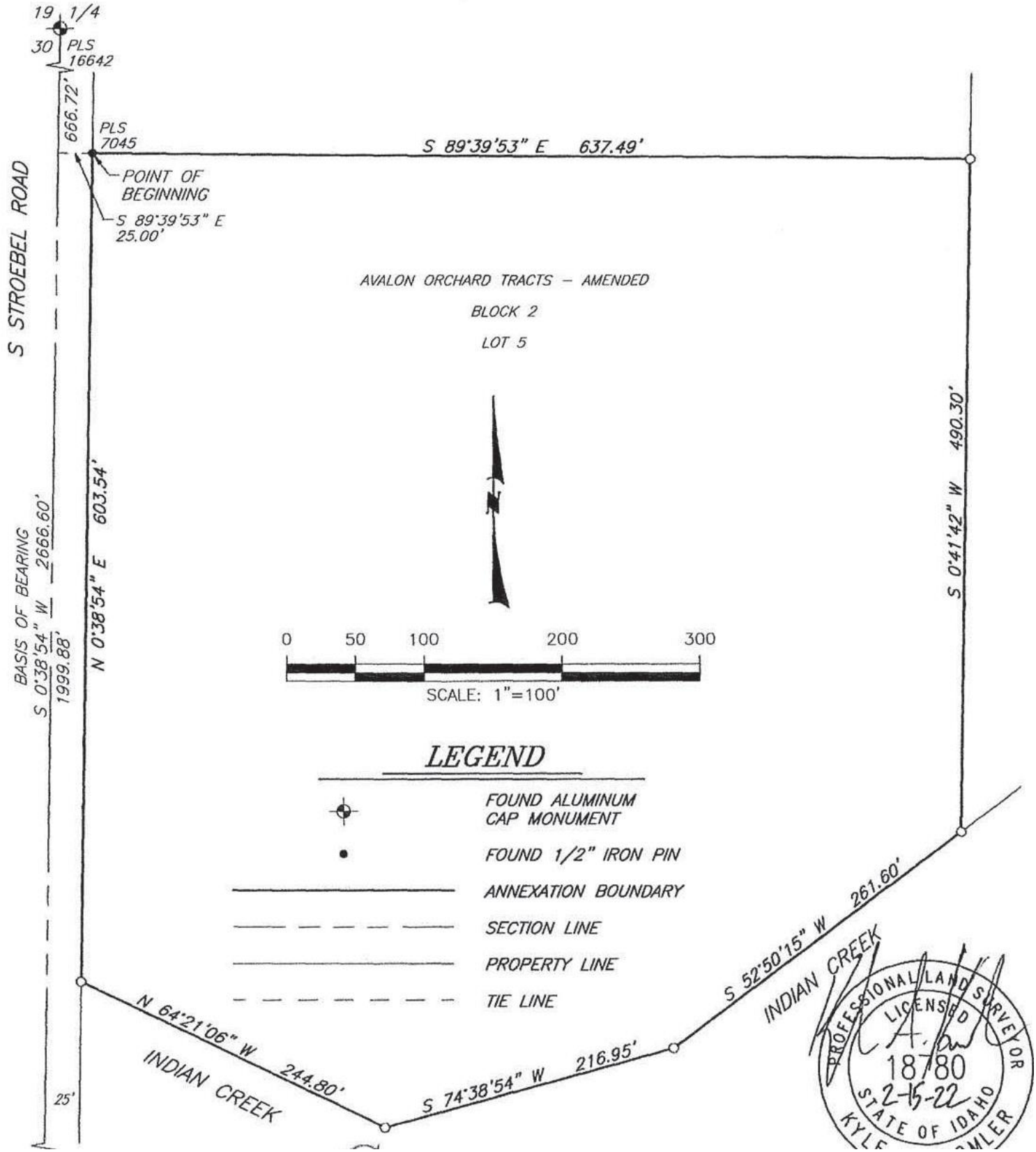
Renata Ball-Hamilton
Planner
Development Services

cc: City of Kuna (Jessica Reid), Via Email

VICINITY MAP



SITE PLAN


19 1/4
30 PLS 16642
666.72'
PLS 7045
S 89°39'53" E 637.49'
POINT OF BEGINNING
S 89°39'53" E 25.00'
S STROEBEL ROAD
AVALON ORCHARD TRACTS – AMENDED
BLOCK 2
LOT 5
BASIS OF BEARING S 0°38'54" W 2666.60' 1999.88'
N 0°38'54" E 603.54'
S 0°41'42" W 490.30'
0 50 100 200 300
SCALE: 1"=100'
LEGEND
FOUND ALUMINUM CAP MONUMENT
FOUND 1/2" IRON PIN
ANNEXATION BOUNDARY
SECTION LINE
PROPERTY LINE
TIE LINE
S 52°50'15" W 261.60'
INDIAN CREEK
N 64°21'06" W 244.80'
INDIAN CREEK
S 74°38'54" W 216.95'
25'
PROFESSIONAL LAND SURVEYOR
LICENSED
18780
2-15-22
STATE OF IDAHO

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.

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
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

RECEIVED
MAY 02 2022
CITY OF KUNA

TEL: (208) 344-1141
FAX: (208) 344-1437

27 April 2022

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

RE: Sid Anderson (Alvina Unser) **22-04-AN, 22-01-LS**
300 S Stroebel Kuna 83634
Boise-Kuna Irrigation District BK-1212
Wilcox Lateral 57+60
Sec. 30, T2N, R1E, BM.

Jessica Reid, Planner I:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Indian Creek, that runs on the north end of the property, has a Federal Easement of 25 feet from the edge of bank to the south. No encroachment of any type will be allowed in this easement.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

.

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

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

MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**23 June 2022**	
RE:	**Public Works Comments**	
	300 S Stroebel Rd, 22-04-AN (Annexation), 22-01-LS (Lot Split)	

The 300 S Stroebel Rd property, 22-04-AN and 22-01-LS, annexation and lot split request dated 26 April 2022 has been reviewed. The applicant wishes to annex with City of Kuna (City) R-4 (medium density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support approval of this application. Flow modeling will be used to determine if adequate water pressure is available for a future development. Any future development shall be contingent on meeting adequate water pressure.

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) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests approximately 9 acres to be annexed into the City.

b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 117. Projected population is based on an R-4 zoning.
c) At least two access points are required in Phase I and subsequent phases per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
d) 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.
e) A plan approval letter will be required if this project affects any local irrigation districts.
f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g) All positional information shall be from the most recent state plane coordinate system.
h) Provide engineering certification on all final engineering drawings.
i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
j) Fire suppression shall be available and approved by KRFD.
k) No building permits will be issued and no construction can begin without adequate fire protection.
l) Fiber shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

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 the representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is located directly to the west in S Stroebel Rd.
b) 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.
c) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
d) Sewer must provide connectivity for surrounding developments.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 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. The associated costs shall be paid by the developer.
h) Sewer connection fees apply to each lot containing a home or other facility.
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. The closest connection to water is located directly to the west in S Stroebel Rd.
b) Flow modeling will be used to determine if adequate water pressure is available for a future development.
c) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
d) 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. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
e) 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.
f) All water infrastructure must meet or exceed City of Kuna requirements.
g) Water connection fees apply to each lot containing a home or other facility.
h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. The closest connection to pressurized irrigation is located directly to the west on the west side of S Stroebel Rd.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

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.

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/01/22	21880

1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
244366	PH 6/28/2022	06/08/22	06/08/22	1	$46.26

LEGAL NOTICE

Case No. 22-04-AN (Annexation) for 300 S Stroebel Road

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, June 28, 2022, at 6:00 PM,** or as soon as can be heard; in connection with an Annexation (AN) request to annex approximately 9.22 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone; no development is proposed with this request. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.

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

June 8, 2022 244366

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$46.26**
Paid Amount:**$0.00**

Amount Due:**$46.26**

We Appreciate Your Business!

AD# 244366

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 22-04-AN, 22-01-LS
300 Stroebel Rd was posted, as required per Kuna City Code 5-1A-8, on June 15, 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 17 day of June, 2022.

Signature: Alwine

State of Idaho)
) ss
County of Ada)

On this 17 day of June, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

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.

Kayleesa Alwine

Residing at: U.S. Bank
Kuna ID 83634

My Commission expires: 6/17/2025

Affix Seal Here

KAYLEESA ALWINE
Notary Public - State of Idaho
Commission Number 20191213
My Commission Expires Jun 17, 2025

Kayleesa Alwine
Signature


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on June 28, 2022, at Kuna City Hall, 751 W. 4th Street, at 6:00 PM
PURPOSE: Annexation & Zoning - Annex approx. 9.12 acres into Kuna City Limits with an R-4 Medium Density Residential Zone
LOCATION: 300 S. Stroebel Road
APPLICATION BY: Alvina Unser


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing
on June 28, 2022, at Kuna City Hall,
751 W 4th Street, at 6:00 PM
PURPOSE: Annexation & Zoning - Annex approx.
9.12 acres into Kuna City Limits
with an R-4 Medium Density Residential Zone
LOCATION: 300 S. Stroebel Road
APPLICATION BY: Alvina Unser

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

EOPOST FIRST-CLASS MAIL
06/20/2022
US POSTAGE $000.00⁰
ZIP 83634
041M11460992

DH 6/20/22

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **June 28, 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:

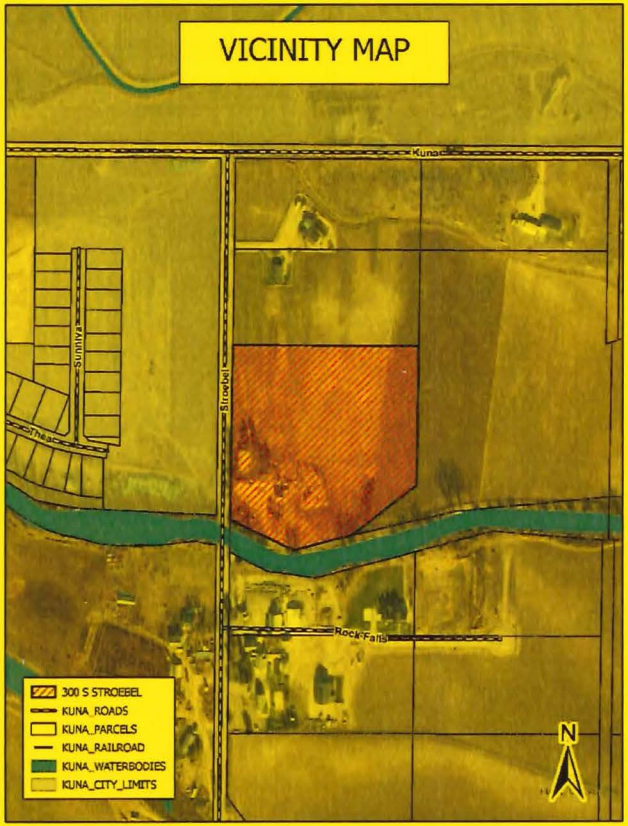
Case No. 22-04-AN (Annexation) for 300 S Stroebel Road

Applicant requests to annex approximately 9.22 acres into Kuna City Limits with an R-4 (Medium Density Residential) zone; no development is proposed with this request. The subject site is located at 300 S Stroebel Road (APN: R0615250160); Section 30, Township 2 North, Range 1 East.

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 **June 23, 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 06.20.2022

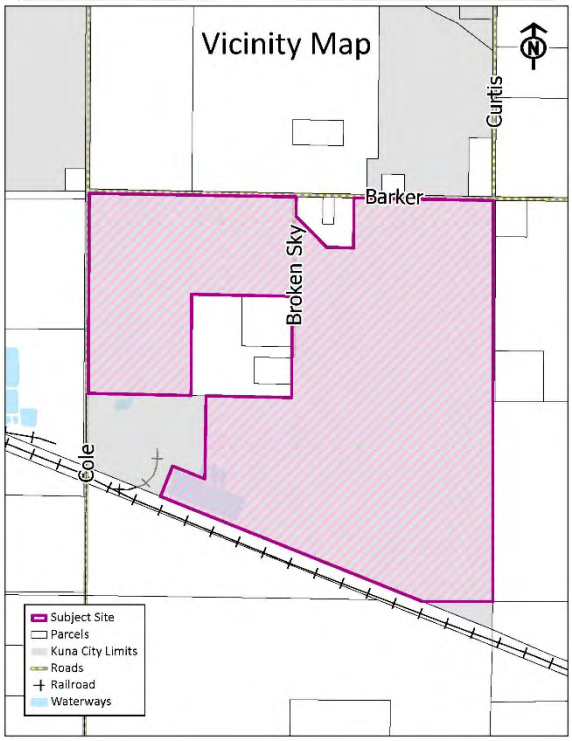


BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 22-01-CPF (Combination Plat)**
	)	
GC KUNA LAND LC	)	
	)	**STAFF REPORT FOR NOVAK**
For a Combination Plat at W Cole Road.	)	**INDUSTRIAL SUBDIVISION.**

TABLE OF CONTENTS

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 & Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Proposed 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	P&Z Application Coversheet			X
2.2	Combination Plat Application			X
2.3	Narrative			X

2.4	Vicinity Map			X
2.5	Legal Description			X
2.6	Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to property Posting			X
2.10	Subdivision Name Reservation			X
2.11	Preliminary Plat			X
2.12	Final Plat			X
2.13	Agency Transmittal			X
2.14	Idaho Transportation Department			X
2.15	Boise Project Board of Control			X
2.16	Central District Health Department			X
2.17	Department of Environmental Quality			X
2.18	Nampa & Meridian Irrigation District			X
2.19	COMPASS			X
2.20	Idaho Transportation Department			X
2.24	Public Works			X
2.21	P&Z Kuna Melba News			X
2.22	P&Z Mailer			X
2.23	P&Z Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC), Title 1, Chapter 14, Section 3, it states that Combination Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.2 Notifications

2.1.2.1 Neighborhood Meeting: March 31, 2022 (14 attendees)

2.1.2.2 Agency Comments Request: April 26, 2022

2.1.2.3 300 FT Property Owners Notice: June 8, 2022

2.1.2.4 Kuna Melba News Newspaper: June 8, 2022

2.1.2.5 Site Posted: June 15, 2022

III
APPLICANTS REQUEST

3.1 The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The parcel is currently zoned M-2 (Heavy Industrial/Manufacturing). Historically the site has served as farmland.

4.2 Surrounding Land Uses

North	RP M-1	Rural Preservation – Ada County Light Industrial/Manufacturing – Kuna City
South	RP	Rural Preservation – Ada County
East	RP	Rural Preservation – Ada County
West	RP	Rural Preservation – Ada County

4.3 Parcel Sizes, Current Zoning and Parcel

Numbers 4.3.1 S2007111102

4.3.1.1 GC KUNA LAND LC

4.3.1.2 Approximately 479 acres

4.3.1.3 M-2 (Light Industrial/Manufacturing)

4.4 Services

Sanitary Sewer – City of Kuna (Future)
Potable Water – City of Kuna (Future)
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 subject is void of any structures. Vegetation on-site is consistent with that of crop fields. The site has an estimated average slope of 0% to 4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 10 to greater than 60 inches.

4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for future 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 approximately 249 acres as Industrial.

4.9 Recreation and Pathways Map

4.9.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail within the subject site.

4.10 Agency Responses

Agency	Exhibit No.
Idaho Transportation Department	2.14
Boise Project Board of Control	2.15
Central District Health Department	2.16
Department of Environmental Quality	2.17
Nampa & Meridian Irrigation District	2.18
COMPASS	2.19
Idaho Transportation Department	2.20
Public Works	2.24

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via Broken Sky Lane. The Applicant is not proposing right-of-way improvements with this application.

VI
STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting on March 31, 2022; there were fourteen (14) attendees. Meeting minutes from the Neighborhood Meeting have been provided as a part of this packet.

The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial/Manufacturing), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

There are no new buildings, new street or street widening, or utility improvements proposed at this time. Should the Applicant develop the property in the future they will be required to return for the appropriate approvals from the Planning and Zoning Commission and City Council.

Per Exhibit 2.24, Public Works can support approval of this application.

Staff has reviewed the proposed Combo Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statutes § 50-13 and § 67-65; and the Kuna Comprehensive Plan. 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 No. 22-01-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in section "IX" (9) of this report, as well as any additional Conditions requested 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

6.2.4 Idaho Code Title 50, Chapter 13 – Plats and Vacations

6.2.5 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-01-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission recommends (*Approval/Conditional Approval/Denial*) for Case No. 22-01-CPF, a request from the Land Group, Inc., on behalf of GC Kuna Land LC, for a Combination Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots.

If the Planning and Zoning Commission wishes to Approve, Conditionally 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 No. 22-01-CPF, this proposal *does/does not* generally comply with Kuna City Code (KCC) for technical compliance with KCC Title 5.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in technical compliance with KCC Title 5.*

7.2 The public notice requirements *have/have not* been met and the Neighborhood Meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on March 31, 2022; fourteen residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on June 8, 2022.*

The Applicant posted a sign on the property on June 15, 2022. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on June 8, 2022.

7.3 Based on the evidence contained in Case No. 22-01-CPF, the Combo Plat *does/does not* generally meet technical compliance per KCC Title 6.

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

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

Staff Finding: *The application proposes no new development at this time, therefore existing public services and infrastructure will be unaffected. Per Exhibit 2.24, Public Works can support approval of this application.*

7.5 Based on the evidence contained in Case No. 22-01-CPF, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Combo Plat is zoned M-2 (Heavy Industrial/Manufacturing), the Comp Plan Map designates the property as Industrial.*

7.6 All private landowners *have/have not* consented to the Annexation.

Staff Finding: *The property owner has signed an Affidavit of Legal Interest to allow The Land Group, Inc to submit an application request to the City of Kuna on their behalf.*

7.7 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 Combination Plat request for the site *is/is 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.
    - Objective 1.A.3.: Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.

- Policy 1.A.3.a.: Designate a sufficient quantity of land on the Future Land Use Map for industrial use.

- Policy 1.A.3.b.: Identify a large tract of land in proximity to the Union Pacific Railroad Line that is sufficient in size and scope to accommodate a variety of light and heavy industrial land uses that will also have adequate access to Meridian Road/ Highway 69 and Kuna-Mora Road and I-84.

- 1.A.3.f.: Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City's public facilities, utilities and services.

- 1.A.3.h.: Inventory and identify key parcels for industrial development/use and pose them to be shovel ready for agritourism, agritainment, healthcare, technology and manufacturing development, with access to the City's public facilities, utilities and services.

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

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns

  - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.

- Goal 3.G.: Respect and protect private property rights.

  - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.

    - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.

    - Policy 3.G.1.c: Ensure 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.

IX
COMMISIONS PROPOSED ORDER OF DECISION

Note: This motion is for the recommendation of Approval, Conditional Approval or Denial of the Combination Plat application to the City Council. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and the public testimony as presented at the hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *Approval/Conditional Approval/Denial* of Case No. 22-01-CPF (Combo Plat), a request from the Land Group, Inc., on behalf of

GC Kuna Land LC, for a Combination Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots subject to the following Conditions of approval:

9.1 The Owner/Developer/Applicant 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 the sewer connections.

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

9.1.5 The Kuna Municipal Irrigation System (KMIS) 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 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

9.6 The Land Owner/Applicant/Developer, and/or 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.

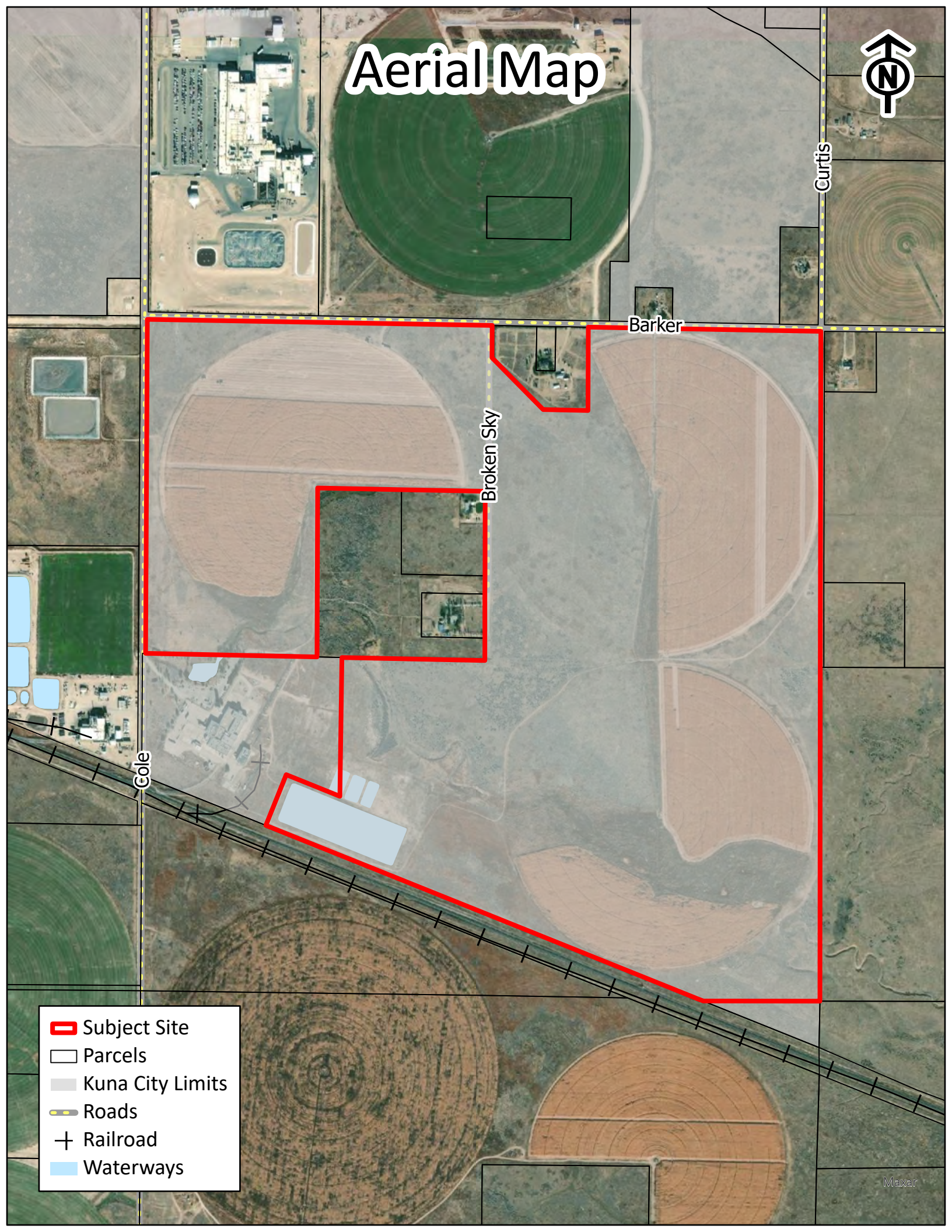
9.7 Owner/Developer/Applicant, and/or any future assigns having an interest in any of the subject properties, shall be subject to all provisions required within an applicable Development Agreement.

9.8 For all future development, the Owner/Developer/Applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code, unless otherwise provided for within an applicable Development Agreement

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

9.10 Owner/Developer/Applicant shall comply with all local, state and federal laws.

DATED: this 28th day of June, 2022.


Aerial Map
N
Curtis
Barker
Broken Sky
Cole
Subject Site
Parcels
Kuna City Limits
Roads
Railroad
Waterways
Maxar

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	X	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: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Applicant (Developer) Information

Name: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Engineer/Representative Information

Name: The Land Group, Inc

Address: 462 E. Shore Drive, Ste 100, Eagle, ID 83616

Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Subject Property Information

Site Address: W Cole Road, Kuna, ID 83634

Nearest Major Cross Streets: Baker Road

Parcel No.(s): S2007111102

Section, Township, Range: 1N 2E 07

Property Size: 475.69 - Acres

Current Land Use: Industrial Proposed Land Use: _____

Current Zoning: M-2 Proposed Zoning: _____

Project Description

Project Name: Novak Industrial

General Description of Project: _____

_____

_____

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: _____

_____

_____

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: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

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: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

_____

_____

_____

_____

Applicant Signature:  Date: 04/05/2022

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.

Combination Preliminary Plat & Final Plat Application

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

Combo 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).: _____

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 copies preferred):

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat 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.
- 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*.)
- Plat Plans (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.

- Pressurized Irrigation Plan
- Plat Plans (8.5” x 11”): Drawn to a scale of 1” = 100’ (or similar)
- Phasing Plan
- Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas, & any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

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: Jamara Thompson Date: 04/05/2022

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

April 6, 2022

City of Kuna Planning and Zoning
751 W. 4th Street
Kuna, Idaho 83634

RE: Novak Industrial Subdivision | Novak Industrial Subdivision Short Plat|Combined Preliminary & Final Plats | PN 120121

Dear Planning Staff:

We are pleased to present the enclosed application for a combined Preliminary and Final Plat, aka Short Plat associated with the GC Industrial.

Background

The project site is generally located on the North of the railroad tracks and East of Cole Road (parcel S2007111102). The project will be created 2 buildable parcels.



Figure 1 - Vicinity Map, subject properties highlighted

The properties are currently zoned M-2 in City of Kuna

An onsite neighborhood meeting was held on March 31, 2022, at 6:00 PM where there was opportunity for neighbors to connect with the applicant and project design team to learn about the proposed development and enclosed applications.

Combined Preliminary & Final plats

Included with our application are both the preliminary plat and final plat drawings. The combined pre-final plat is being used to separate 1 parcel into 2 parcels.

Per City Code (KCC 6-2-3), the Short Plat process can be used if the following criteria are met. We meet the criteria for the short process:

A. A subdivision application for property may be processed as a short plat if all the following exist:

1. The proposed subdivision does not exceed ten (10) lots;

   Our application separates 1 parcel into 2 parcels.

2. No new street dedication or street widening is involved;

   No new street or street widening proposed

3. No major special development considerations are involved, such as development in a floodplain, hillside development or the like; and

   Development is not proposed within the floodplain, No hillsides exist on the property.

4. All required information for both preliminary and final plat is complete and in an acceptable form

   All required information is complete and in an acceptable form per City

In addition, we would like to address some of the short plat checklist items –

1. There is no building proposed at this time. The purpose of this application is to divide 1 parcel into 2 parcels
2. There are no landscape and irrigation for this short plat application.
3. There is 1 phase for this subdivision
4. No utilities or road improvements are proposed
5. No homeowner agreement at this time
6. This short plat meets all requirements or conditions; and short plat meets acceptable engineering practices and local standards

Conclusion

The Short plat request continues the framework already established in the immediate area.

We appreciate the opportunity to formally present these applications to the City of Kuna. As you complete your review, please let me know if we can provide any additional information to clarify the project's vision. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,



Tamara Thompson
Director of Client Services
The Land Group, Inc.

Vicinity Map

Norvak Industrial



Apr 01, 2022 - landproDATA.com
Scale: 1 inch approx 2000 feet

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

April 12, 2022
Project No.: 120121

Novak Industrial Subdivision
GARDNER COMPANY

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 2693.27 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 7;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 50.00 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 00° 14' 10" WEST, 280.04 FEET;
THENCE SOUTH 44° 37' 40" EAST, 575.09 FEET;
THENCE SOUTH 88° 56' 07" EAST, 352.75 FEET;
THENCE NORTH 00° 14' 08" EAST, 681.98 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 7;
THENCE ALONG SAID NORTH LINE, SOUTH 88° 56' 59" EAST, 1833.28 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 07' 33" WEST, 1336.95 FEET, TO THE NORTH 1/16 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 26" WEST, 1337.05 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 02" WEST, 2632.33 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 7;
THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 01° 12' 13" WEST, 364.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 68° 05' 53" WEST, 4698.69 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 21° 54' 07" EAST, 430.97 FEET;
THENCE SOUTH 68° 05' 53" EAST, 456.20 FEET;
THENCE NORTH 00° 52' 44" EAST, 1093.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7;
THENCE ALONG SAID SOUTH LINE, SOUTH 88° 47' 44" EAST, 1124.31 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 14 13" EAST, 1333.35 FEET, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 52 18" WEST, 1321.15 FEET, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00° 15 04" WEST, 1331.59 FEET, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 47 40" WEST, 1376.35 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 7;

THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 20 05" EAST 2659.42 FEET, TO THE **POINT OF BEGINNING**.

The above-described area of land contains 479.70 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS

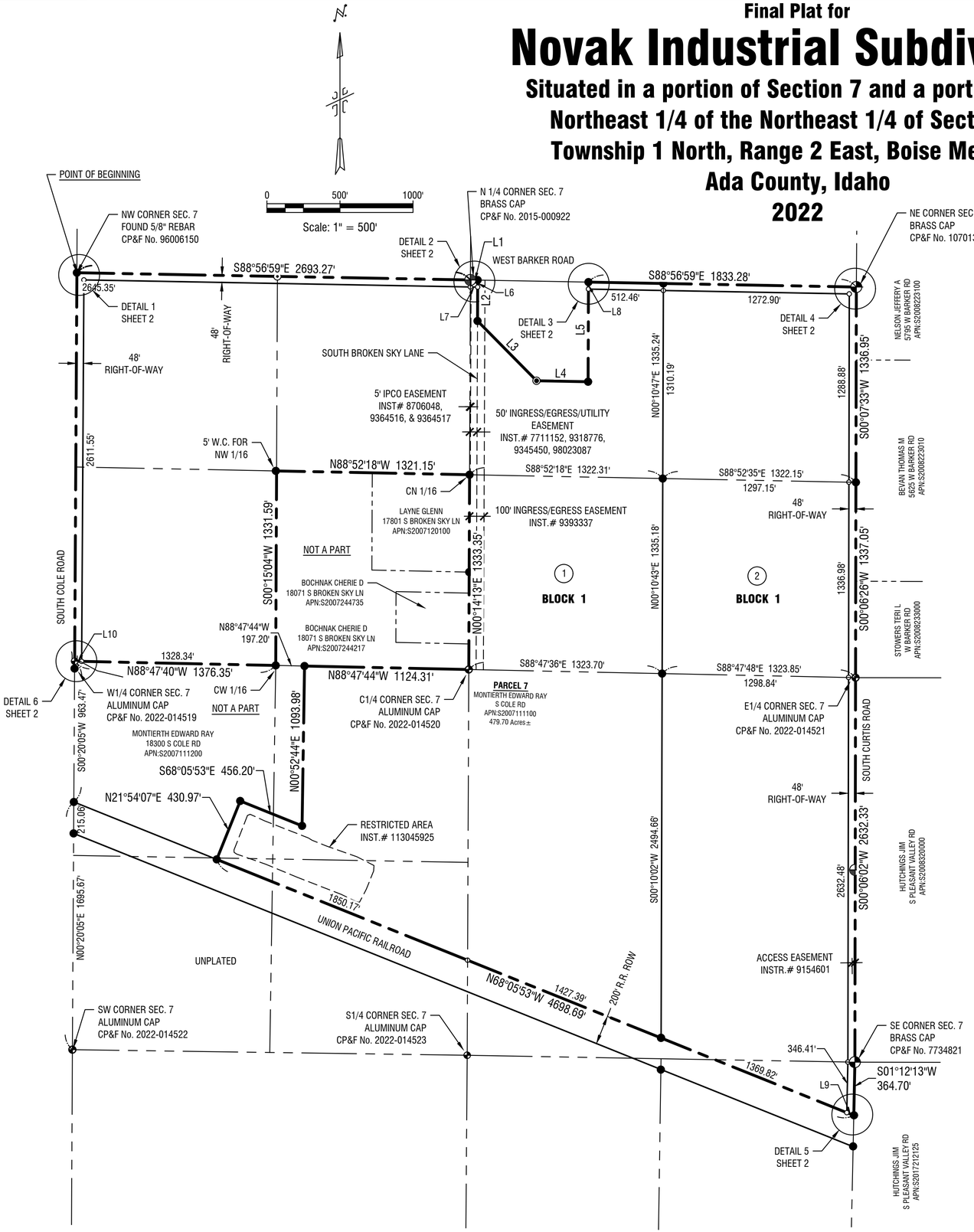


Final Plat for

Novak Industrial Subdivision

Situated in a portion of Section 7 and a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho

2022



Line Table		
LINE	BEARING	LENGTH
L1	S88°56'59"E	50.00'
L2	S00°14'10"W	280.04'
L3	S44°37'40"E	575.09'
L4	S88°56'07"E	352.75'
L5	N00°14'08"E	681.98'
L6	S00°14'10"W	48.00'
L7	S88°56'59"E	50.00'
L8	N00°14'08"E	48.00'
L9	N68°05'53"W	51.31'
L10	N88°47'40"W	48.01'

Legend:

- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
- FOUND 5/8" REBAR
- SET 5/8"x24" REBAR WITH PLASTIC CAP, MSF 13550
- CALCULATED POINT, (NOTHING FOUND OR SET)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ROAD CENTERLINE
- ADJACENT LOT LINE
- EASEMENT LINE
- (1) LOT NUMBER

Notes:

1. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
3. ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
6. THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Survey Narrative:

THIS PLAT IS BEING PREPARED TO CREATE NOVAK INDUSTRIAL SUBDIVISION. THE OVERALL PROPERTY BOUNDARY HAS BEEN DETERMINED FROM WARRANTY DEED INSTRUMENT #2021-071629 AND RECORD OF SURVEY #12419. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA. THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 7 WERE USED AS THE BASIS OF BEARINGS.

References:

R1. RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.

R2. RECORD OF SURVEY No. 10805, INSTRUMENT #2017-012374, RECORDS OF ADA COUNTY.

R3. WARRANTY DEED, INSTRUMENT #2021-071629

PROFESSIONAL LAND SURVEYOR
LICENSED
13550
STATE OF IDAHO
MICHAEL S. FEMENIA

THE LAND GROUP

462 East Shore Drive, Suite 100
Eagle, ID 83616
PH:(208) 939-4041

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=5 BONNIE OBERBILLIG
FIRST AMERICAN TITLE AND ESCROW COMPANY

2021-171629
12/03/2021 01:00 PM
$15.00

Recording Requested by:

Clark Wardle LLP
Attn: Geoffrey Wardle
251 E. Front St.
Boise, Idaho 83702

3289644-TD/MC

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED

For value received, between EDWARD RAY MONTIERTH and SUSAN MONTIERTH, husband and wife, who also acquired title as RAY MONTIERTH and SUSAN MONTIERTH, husband and wife (together, "**Grantor**"), do hereby grant, bargain, sell, and convey unto GC Kuna Land, L.C., a Utah limited liability company, whose mailing address is 201 S. Main Street, Suite 2000, Salt Lake City, Utah 84111 ("**Grantee**"), the following described real property, located in Ada County, Idaho (the "**Premises**"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances, easements, rights of access, fixtures, buildings, and improvements located thereon, including without limitation all of Grantor's right, title, and interest in and to the irrigation portion of decreed Water Right No. 63-7531, as more particularly described in Exhibit B, attached hereto and incorporated herein, and any and all other water and water rights (represented by license, decree, permit or otherwise) appurtenant to the Premises, any and all wells, ditches and ditch rights; all minerals, privileges, and other rights appurtenant thereto; streets, alleys, and rights of way adjacent thereto; all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining to; the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity (together with the Premises, the "**Property**")

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever. And Grantor does hereby covenant to and with Grantee and its successors and assigns forever, that Grantor is owner in fee simple of the Property; that Grantor has the right to convey fee simple title to the Property; that the Property is free from any and all liens, claims, encumbrances, and other defects of title except the current years' taxes, levies, and assessments, U.S. Patent reservations, restrictions, and easements of record, and easements visible upon the premises; and that Grantor shall and will warrant and defend the quiet and peaceful possession of said Property by Grantee and its successors and assigns forever, against all claims whatsoever.

[signature page follows]

DATED effective as of December 3, 2021.

GRANTOR:

Edward Ray Montierth

Susan Montierth

STATE OF IDAHO)
) ss.
County of Ada)

This document was acknowledged before me 12-2-2021 (date), by Edward Ray Montierth and Susan Montierth, husband and wife.

Signature of Notary Public
My commission expires 9-12-2022

TAMI DEJOURNETT
COMMISSION #30581
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/12/2022

EXHIBIT A

Legal Description

PARCEL 7:

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS

BASIS OF BEARING:

THE NORTH LINE OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 88°56'59" EAST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 5335.02 FEET
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4, SOUTH 88°56'59" EAST, TO THE NORTH 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 2,693.27 FEET;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7 SOUTH 88°56'59" EAST A DISTANCE OF 50.00 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°14'10" WEST, A DISTANCE OF 280.04 FEET;
THENCE SOUTH 44°37'40" EAST, A DISTANCE OF 575.09 FEET;
THENCE SOUTH 88°56'07" EAST, A DISTANCE OF 352.75 FEET;
THENCE NORTH 00°14'08" EAST, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 681.98 FEET;
THENCE ALONG SAID NORTH LINE, SOUTH 88°56'59" EAST, TO THE NORTHEAST CORNER OF SAID SECTION 7, A DISTANCE OF 1,833.28 FEET;
THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°07'33" WEST, TO THE NORTH 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,336.95 FEET;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°06'26" WEST, TO THE EAST 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 1,337.05 FEET;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00°06'02" WEST, TO THE SOUTHEAST CORNER OF SAID SECTION 7, A DISTANCE OF 2,632.33 FEET;
THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, SOUTH 01°12'13" WEST, TO A POINT ON THE ON THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, A DISTANCE OF 364.70 FEET;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 68°05'53" WEST, A DISTANCE OF 4,698.69 FEET;
THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 21°54'04" EAST, A DISTANCE OF 430.97 FEET;
THENCE SOUTH 68°05'53" EAST, A DISTANCE OF 456.20 FEET;
THENCE NORTH 00°52'44" EAST, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST ¼ OF SAID SECTION 7, A DISTANCE OF 1,093.98 FEET;
THENCE ALONG SAID SOUTH LINE SOUTH 88°47'45" EAST, TO THE CENTER 1/4 CORNER OF SAID SECTION, A DISTANCE OF 1,124.31 FEET;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°14'13° EAST, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,333.35 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88°52'18" WEST, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,321.15 FEET;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00°15'04" WEST, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7, A DISTANCE OF 1,331.59 FEET;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88°47'40" WEST, TO THE W 1/4 CORNER OF SAID SECTION 7, A DISTANCE OF 1,376.34 FEET;
THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00°20'05" EAST, A DISTANCE OF 2659.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Water Rights

Water Right No.	Basis of Right	Priority Date	Purpose of Use	Diversion Rate in cubic feet per second (CFS)	Diversion Volume in Acre Feet per year (AFA)	Acres
63-7531	Decree	12/10/1971	Irrigation	2.51	360	135.8

All other portions of Water Right No. 63-7531 are reserved to Grantor.

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, Christian Gardner (Full Name),

(Address) Eagle , ID 83616

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to The Land Group, Inc (Full Name)

462 E Shore Drive, Ste 100 (Address) Eagle , ID 83616 (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 5th (Date) day of April (Month), 20 2022

Signature

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

Chantelle Marsin Taylor (Print Name)

Residing at: 127 N Constellation Way (Address)

Kuna (City) UT (State) 84043 (ZIP)

My Commission expires: 08-25-2024 (Date)

Chantelle Marsin Taylor
Signature

Affix Seal Here

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

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, Thomas E. Nicholson

14375 S. Cole RD Kuna, ID 83634

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to The Land Group, Inc

462 E Shore Drive, Ste 100 Eagle , ID 83616

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 4th day of April, 20 22

Thomas E. Nicholson
Signature

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

Kyle Manning

Residing at: 1577 N Linder Rd
Kuna ID 83634

KYLE MANNING
Notary Public - State of Idaho
Commission Number 20202901
My Commission Expires 08-06-2026

My Commission expires: 08/06/2026

Signature

Neighborhood Meeting Certification

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

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.

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: Preliminary and final plat approximately 476-acres generally north of the railroad tracks and east of Cole Road

Date of Meeting: 03/31/2022 Time: 6:00 pm

Meeting Location: 18300 S Cole Road

Site Information

Location: Section 1N Township 2E Range 07 Total Acres 475.69

Subdivision Name: _____ Lot _____ Block _____

Address: W Cole Road, Kuna, ID 83634

Parcel No(s).: S2007111102

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Contact Person

Name: Tamara Thompson

Business Name (if applicable): The Land Group, Inc.

Address: 462 E. Shore Drive, Ste 100, Eagle, ID 83616

Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Applicant

Name: GC Kuna Land LC

Address: 201 S Main St Ste 2000, Salt Lake City , UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

I, Tamara Thompson *, 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: Tamara Thompson Date: 04/05/2022

SIGN-IN SHEET

Project Name: Kuna Gardner Industrial

	Name	Address	Phone
1	Tom Floyd	10726 [illegible] Rd Caldwell	208-996-5124
2	Ben Blevins		
3	Pearl Blevins		
4	Sherri Blevins		
5	Jen Blevins Hutchings	13695 S Cloverdale RD	(208) 362-2963
6	Jesse Flick	6445 W Barker RD	541-405-5932
7	David Wall	4904 N. Moonstone Ins Drive	208-284-7688
8	Danakae Nelson	5795 W Barker Rd Kuna	208-284-7658
9	Angel Bautista	17221 S Curtis Rd	208-794-1464
10	Michael Harris	"	208-866-9663
11	Tricia Doughty	6629 W. Summer Hill	(208) 859-7020
12	Teel Stowers	23344 El Camino Pl Middleton	208 6313629
13	Brita Frost		208-871-4939
14	Tamara Thompson	462 E. Shore Dr. Eagle	208-939-4041
15			
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 3/31/2022 Number of Attendees: 14

Location: 18300 S Cole Road

Project Description: Short plat to create two parcels

Attendee Comments or Concerns:

Most of the comments were related to the sewer treatment facility which we do not have any details for. We informed neighbors to direct comments related to the treatment facility directly to the City.

What are the proposed uses? We stated the uses would be per the City's zoning code for the M-2 zone.

What is the timing? Explained City process.

I, Tamara Thompson *, 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: Tamara Thompson Date: 4/5/2022

COMMITMENT TO PROPERTY POSTING

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

Per Kuna City Code (KCC) 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 on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *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 to the next available date, as scheduling permits.

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

Print Name: Tamara Thompson

Signature: Tamara Thompson Date: 04/05/2022

Macy Lui

To: Tamara Thompson
Subject: RE: Novak Industrial Subdivision Name Reservation

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Friday, April 8, 2022 3:52 PM
To: Tamara Thompson <tamara@thelandgroupinc.com>
Cc: Jim Washburn <jim@thelandgroupinc.com>
Subject: RE: Novak Industrial Subdivision Name Reservation

April 8, 2022

Jim Washburn, The Land Group
Tamara Thompson, The Land Group

RE: Subdivision Name Reservation: **NOVAK INDUSTRIAL SUBDIVISION**

At your request, I will reserve the name **Novak Industrial 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.

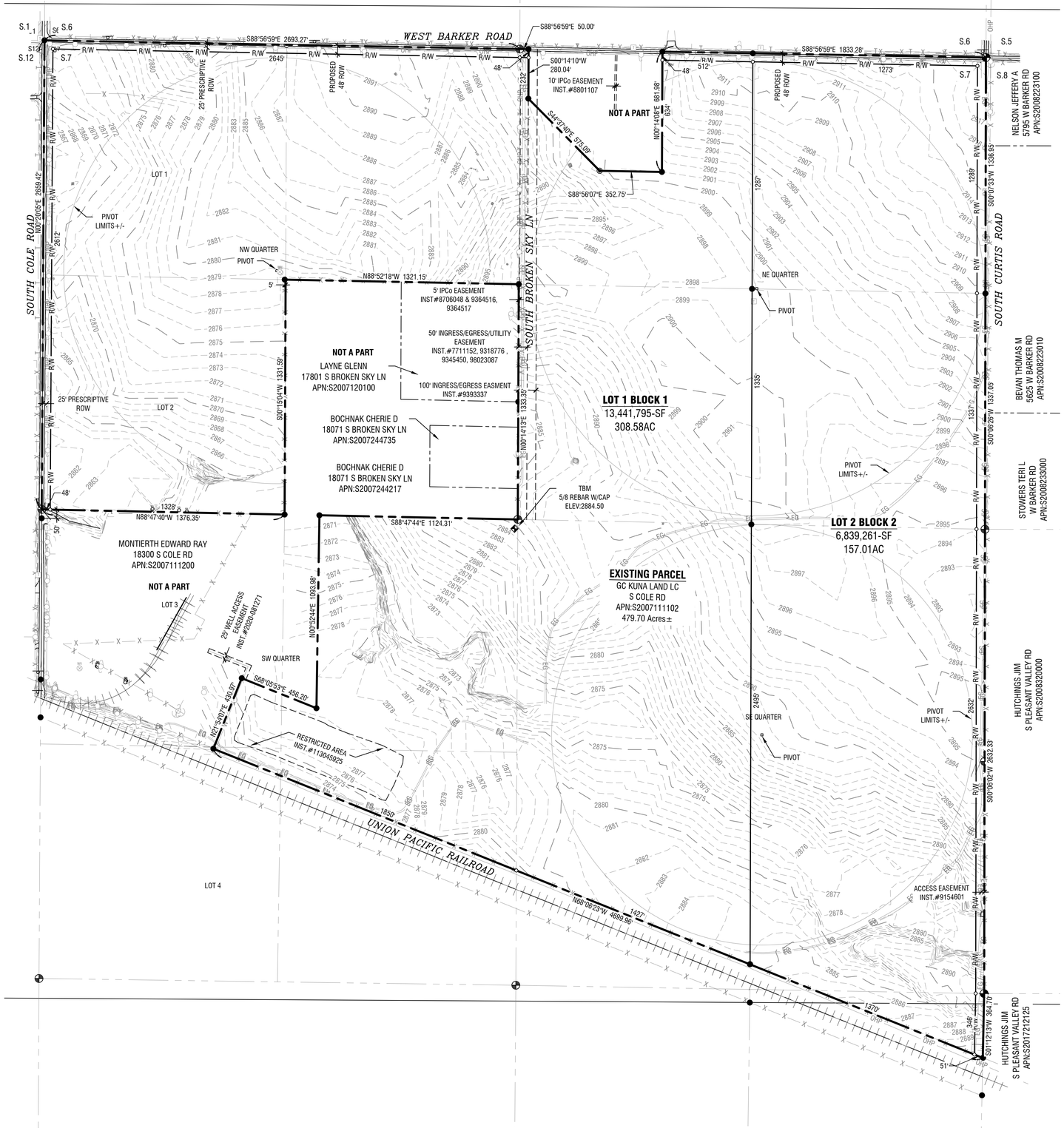
Sincerely,

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

From: Tamara Thompson <tamara@thelandgroupinc.com>
Sent: Friday, April 8, 2022 11:43 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Kuna Gardner Subdivision Name Reservation

Please reserve the name **Novak Industrial**.
Thanks!

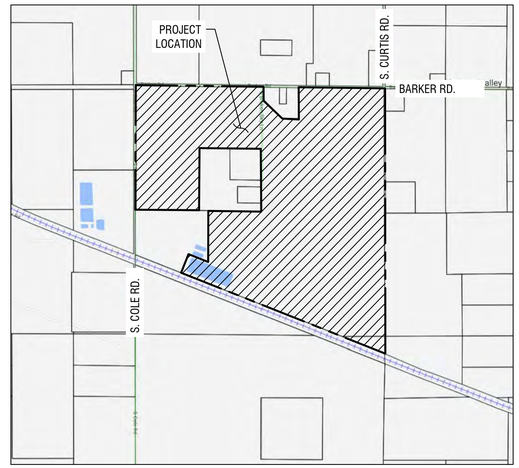
From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, April 7, 2022 6:17 AM
To: Tamara Thompson <tamara@thelandgroupinc.com>
Subject: RE: Kuna Gardner Subdivision Name Reservation



Preliminary Plat

Horizontal Scale: 1" = 300'

0 300' 600'



Vicinity Map

SITUATE IN A PORTION OF SECTION 7 AND SECTION 18 TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN ADA COUNTY, IDAHO

Benchmarks: NAVD '88 Datum

TBM EL. = 2884.5
5/8" REBAR "TLG CPT"
N: 645678.94 E: 2488061.14

Property Owner:

GC KUNA LAND LC
201 S MAIN ST STE 2000
SALT LAKE CITY, UT 84111
PH: 208.246.8909

Developer:

GC KUNA LAND, LLC
201 S MAIN ST STE 2000 SALT LAKE CITY, UT 84111
CONTACT: WESTON ARNELL
PH: 208.246.8909

Planner, Engineer, Landscape Architect:

THE LAND GROUP, INC.
CONTACT: TAMARA THOMPSON (PLANNER)
CONTACT: JASON DENSMER, PE (ENGINEER)
CONTACT: PHIL HULL, PLA (LANDSCAPE ARCHITECT)
CONTACT: MIKE FEMENIA, PLS (LAND SURVEYOR)
462 E. SHORE DR., SUITE 100
EAGLE, ID 83616
PH: 208.939.4041

Utility Service Providers:

SEWER:	SEPTIC
WATER:	WELL
ELECTRIC:	IDAHO POWER COMPANY
GAS:	INTERMOUNTAIN GAS COMPANY

Preliminary Plat Development Features:

RIGHT OF WAY AREA	±14.11 AC
M-2, ZONE AREA	±465.59 AC
INDUSTRIAL LOTS (M-2)	2 LOTS ; DENSITY =0.004 LOTS/AC
TOTAL AREA	±**479.70 AC**

DIMENSIONAL STANDARDS OF M-2 ZONING DISTRICT:

MAXIMUM BUILDING HEIGHT	100-FT
MINIMUM FRONT SETBACK	0-FT
MINIMUM REAR SETBACK	0-FT
MINIMUM INTERIOR SIDE SETBACK	0-FT
MINIMUM STREET SIDE SETBACK	0-FT
MAXIMUM LOT COVERAGE	100% DR
MINIMUM LOT SIZE	5,000-SF

NOTE:
TO THE BEST OF OUR KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF THE CITY CODE.

Notes:

1. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
3. ALL STREET RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PUBLIC USE.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
6. THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Legend:

◆	FOUND BRASS CAP MONUMENT
◆	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR, AS SHOWN
◉	FOUND 1/2" REBAR, AS SHOWN
◆	TEMPORARY BENCHMARK
⊕	CALCULATED POINT, NOTHING FOUND OR SET
⊗	WATER VALVE
Ⓦ	WATER MANHOLE
	BLACK FLOW PREVENTER
	POWER POLE
	GUY WIRE
	TELEPHONE RISER
	SIGN
	OVERALL PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
EG EG	EDGE OF GRAVEL
EP EP	EDGE OF PAVEMENT
X X X X X	FENCE LINE
R/W	RIGHT-OF-WAY LINE
W W	WATER LINE
TOP	TOP OF DITCH/BANK/SLOPE
TOE	BOTTOM OF DITCH/BANK/SLOPE
OHP	OVERHEAD POWER LINE
T T T	UNDERGROUND TELEPHONE LINE
	RAILROAD TRACKS
2880	EXISTING GROUND CONTOUR

Keynotes:

1. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.
2. THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83). WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. VERTICAL DATUM (NAVD 88)

Referenced Survey Table:

R1. RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.

R2. RECORD OF SURVEY No. 11796, INSTRUMENT #2019-028105, RECORDS OF ADA COUNTY.

THE LAND GROUP

NOVAK INDUSTRIAL SUBDIVISION

GC Kuna Land LC

W. Cole Rd.
Kuna, Idaho

Revisions 1

PROFESSIONAL LAND SURVEYOR LICENSED 13650 STATE OF IDAHO MICHAEL S. FEMENIA 04/19/2022

Project No.: 120121
Date of Issuance: 04.19.2022
Project Milestone:

Preliminary Plat

PP1.00

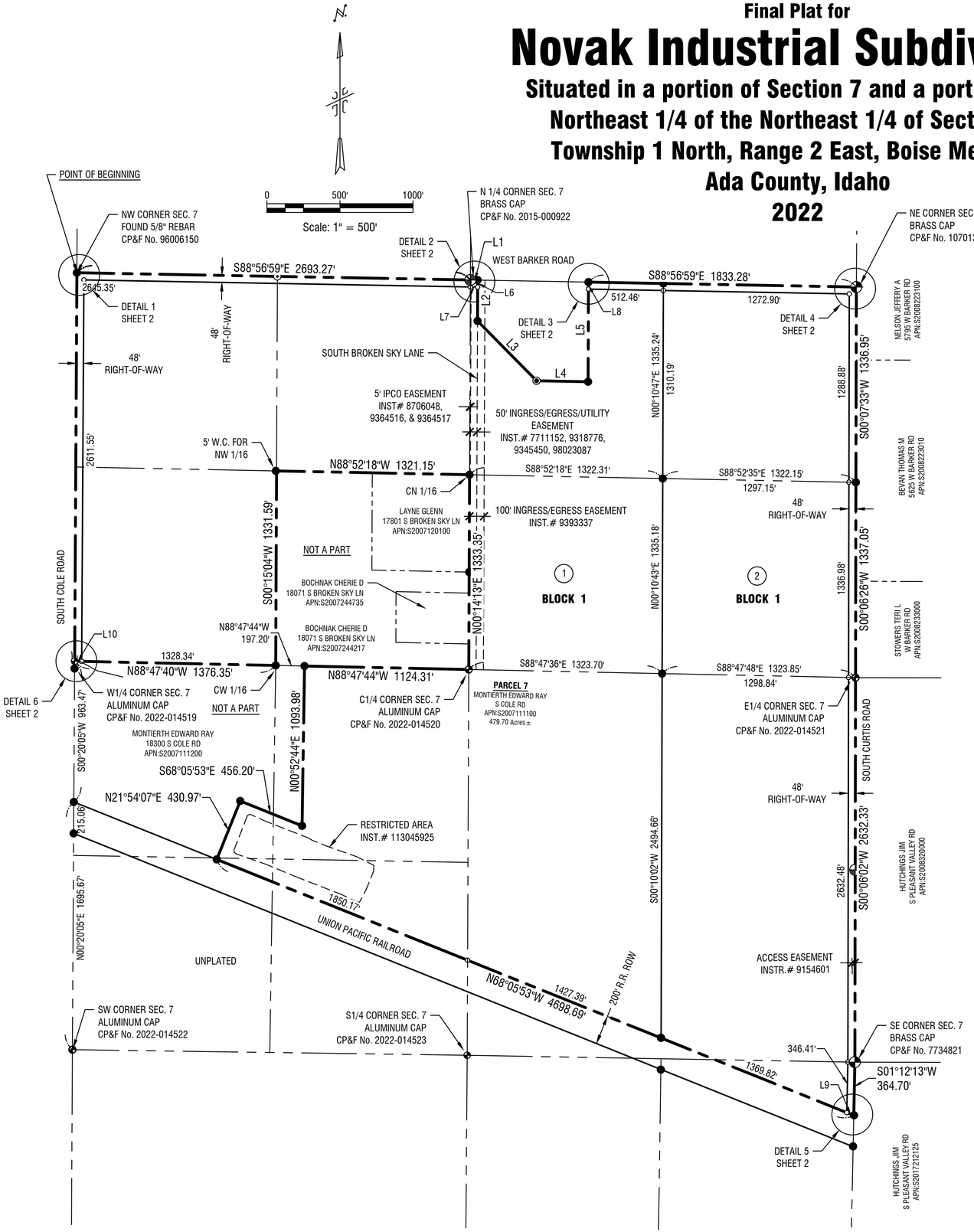
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Last Modified by: JLD@landgroup.com
Date Plotted: Friday, April 01, 2022 at 8:51 AM

Final Plat for

Novak Industrial Subdivision

Situated in a portion of Section 7 and a portion of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho

2022



Line Table		
LINE	BEARING	LENGTH
L1	S88°56'59"E	50.00'
L2	S00°14'10"W	280.04'
L3	S44°37'40"E	575.09'
L4	S88°56'07"E	352.75'
L5	N00°14'08"E	681.98'
L6	S00°14'10"W	48.00'
L7	S88°56'59"E	50.00'
L8	N00°14'08"E	48.00'
L9	N68°05'53"W	51.31'
L10	N88°47'40"W	48.01'

Legend:

- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
- FOUND 5/8" REBAR
- SET 5/8"x24" REBAR WITH PLASTIC CAP, MSF 13550
- CALCULATED POINT, (NOTHING FOUND OR SET)
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- ROAD CENTERLINE
- ADJACENT LOT LINE
- EASEMENT LINE
- (1) LOT NUMBER

Notes:

1. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PROPERTY IRRIGATION EASEMENT, UNLESS DIMENSIONED OTHERWISE.
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6. THE PROPERTY SHOWN ON THIS PLAT IS NOT IN AN IRRIGATION DISTRICT, AND THE REQUIREMENTS OF IDAHO CODE, 31-3805 ARE NOT APPLICABLE.

Survey Narrative:

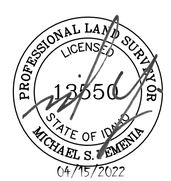
THIS PLAT IS BEING PREPARED TO CREATE NOVAK INDUSTRIAL SUBDIVISION. THE OVERALL PROPERTY BOUNDARY HAS BEEN DETERMINED FROM WARRANTY DEED INSTRUMENT #2021-071629 AND RECORD OF SURVEY #12419. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA. THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 7 WERE USED AS THE BASIS OF BEARINGS.

References:

R1. RECORD OF SURVEY No. 12419, INSTRUMENT #2020-081271, RECORDS OF ADA COUNTY.

R2. RECORD OF SURVEY No. 10805, INSTRUMENT #2017-012374, RECORDS OF ADA COUNTY.

R3. WARRANTY DEED, INSTRUMENT #2021-071629

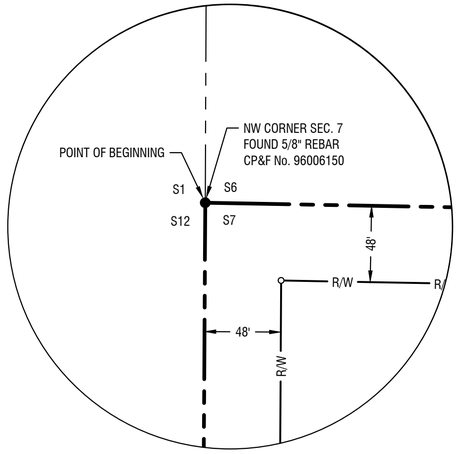


THE LAND GROUP

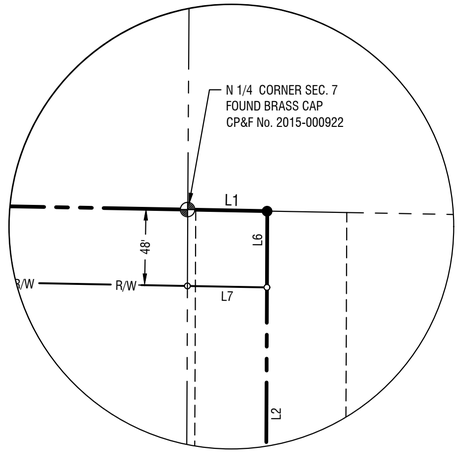
462 East Shore Drive, Suite 100
Eagle, ID 83616
PH:(208) 939-4041

Final Plat for

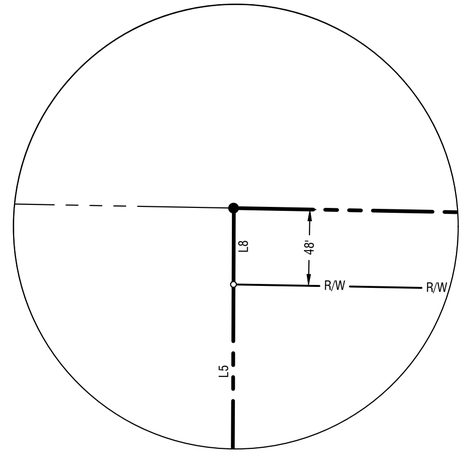
Novak Industrial Subdivision



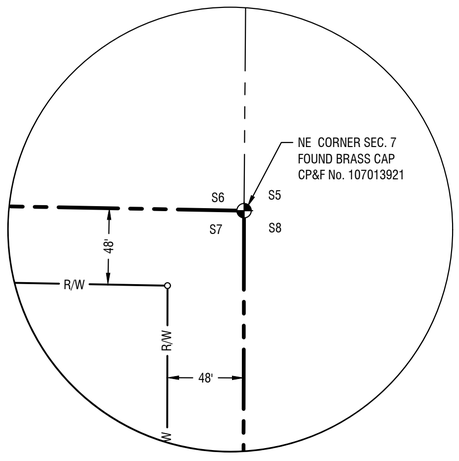
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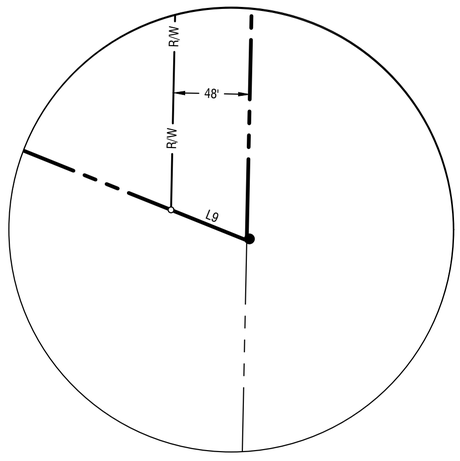
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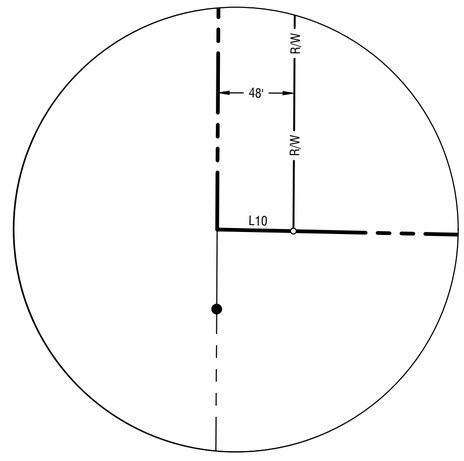
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Scale: 1" = 60'



-DETAIL 4-
Scale: 1" = 60'



-DETAIL 5-
Scale: 1" = 60'



-DETAIL 6-
Scale: 1" = 60'



04/15/2022

THE LAND GROUP
462 East Shore Drive, Suite 100
Eagle, ID 83616 PH:(208) 939-4041

Final Plat for

Novak Industrial Subdivision

Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN SECTION 7, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO. BEING FURTHER DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE NORTH LINE OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 EAST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 88° 56' 59" EAST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 5335.02 FEET.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7, THENCE ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 2693.27 FEET, TO THE NORTH 1/4 CORNER OF SAID SECTION 7;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 7, SOUTH 88° 56' 59" EAST, 50.00 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 00° 14' 10" WEST, 280.04 FEET;
THENCE SOUTH 44° 37' 40" EAST, 575.09 FEET;
THENCE SOUTH 88° 56' 07" EAST, 352.75 FEET;
THENCE NORTH 00° 14' 08" EAST, 681.98 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 7;
THENCE ALONG SAID NORTH LINE, SOUTH 88° 56' 59" EAST, 1833.28 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 07' 33" WEST, 1336.95 FEET, TO THE NORTH 1/16 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 26" WEST, 1337.05 FEET, TO THE EAST 1/4 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, SOUTH 00° 06' 02" WEST, 2632.33 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 7;
THENCE ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18, SOUTH 01° 12' 13" WEST, 364.70 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, NORTH 68° 05' 53" WEST, 4698.69 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 21° 54' 07" EAST, 430.97 FEET;
THENCE SOUTH 68° 05' 53" EAST, 456.20 FEET;
THENCE NORTH 00° 52' 44" EAST, 1093.98 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7;
THENCE ALONG SAID SOUTH LINE, SOUTH 88° 47' 44" EAST, 1124.31 FEET, TO THE CENTER 1/4 CORNER OF SAID SECTION 7;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 14 13" EAST, 1333.35 FEET, TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 7;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 52 18" WEST, 1321.15 FEET, TO THE NORTHWEST 1/16 CORNER OF SAID SECTION 7;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 00° 15 04" WEST, 1331.59 FEET, TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 7;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 88° 47 40" WEST, 1376.35 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 7;
THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, NORTH 00° 20 05" EAST 2659.42 FEET, TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED AREA OF LAND CONTAINS 479.70 ACRES, MORE OR LESS.

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

GC KUNA LAND LC

BY: _____
CHRISTIAN GARDNER, MANAGING MEMBER

Acknowledgment

STATE OF IDAHO)
) SS
COUNTY OF ADA)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRISTIAN GARDNER, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF GC KUNA LAND, L.C., 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 IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR
RESIDING IN _____

_____
MY COMMISSION EXPIRES

Certificate of Surveyor

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

PROFESSIONAL LAND SURVEYOR
LICENSED
13550
STATE OF IDAHO
MICHAEL S. FEMENIA

04/15/2022

THE LAND GROUP

462 East Shore Drive, Suite 100
Eagle, ID 83616
PH:(208) 939-4041

Final Plat for

Novak Industrial Subdivision

Approval of Central District Health Department

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

_____

CENTRAL DISTRICT HEALTH DEPARTMENT, REHS DATE

Certificate of County Surveyor

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

_____

COUNTY SURVEYOR

PLS _____

DATE _____

Approval of City Engineer

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

_____

KUNA CITY ENGINEER DATE

Certificate of the County Treasurer

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

_____ _____

DATE COUNTY TREASURER

Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A

REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____ , _____ , THIS PLAT WAS DULY

ACCEPTED AND APPROVED.

_____

CITY CLERK, KUNA, IDAHO

County Recorder's Certificate

STATE OF IDAHO)
) SS
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT ____ MINUTES PAST ____ O'CLOCK ____.M., ON THIS ____ DAY OF _____ , _____ , IN

BOOK _____ OF PLATS AT PAGES _____ THROUGH _____ , INSTRUMENT NO. _____.

_____ _____

DEPUTY EX-OFFICIO RECORDER

FEE: _____



THE LAND GROUP

462 East Shore Drive, Suite 100
Eagle, ID 83616
PH:(208) 939-4041

Doug Hanson

From: Doug Hanson
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Beky Rone (Kuna USPS Addressing); Bobby Withrow; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Central District Health Department ; Chief Fratusco; COMPASS; David Reinhart; DEQ; Eric Adolfson; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; Jace Hellman; Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Nampa Meridian Irrigation District ; New York Irrigation; Paris Dickerson; PWoffice; Robbie Reno; Sarah Arjona ITD; Scott FCCNWI; Stacey Yarrington (Ada County); TLawrence Kuna Fire
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal
Attachments: 22-01-CPF (Combo Plat) Novak Industrial Subdivision Agency Transmittal.pdf

April 26, 2022

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

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision
Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
Representative	**The Land Group, Inc.** 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041 tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, **June 28, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 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. *No response within 15 business days will indicate you have no objection or comments for this project*.

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

Doug Hanson

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Tuesday, April 26, 2022 4:06 PM
To: Doug Hanson
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

Good afternoon,
ITD has received application SD2019-0010 for review. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS). ITD has no objections to the proposed rezone and plat as presented.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhart@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: [EXTERNAL] 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
April 26, 2022

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

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision

Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
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Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 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. *No response within 15 business days will indicate you have no objection or comments for this project*.	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

Doug Hanson

From: TRitthaler@boiseproject.org
Sent: Wednesday, April 27, 2022 8:57 AM
To: Doug Hanson
Subject: RE: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

No comment on this as it is out of our service area.

Tom

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhart@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona ITD <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

April 26, 2022

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

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Representative	**The Land Group, Inc.** 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041

	tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, **June 28, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 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. *No response within 15 business days will indicate you have no objection or comments for this project*.	

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 # _____

Preliminary / Final / Short Plat 22-01-CPF

Development Name/Section Novak Industrial

☐ 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: Ron Bass Date: 5/3/2022

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

May 13, 2022

By e-mail: dhanson@kunaid.gov

City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Novak Industrial Subdivision, 22-01-CPF

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 Pollutant 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 Rebecca Blankenau, 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#: 2022AEK105

Received 05.16.2022

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 10, 2022

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 22-01-CPF/ Novak Industrial Subdivision

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

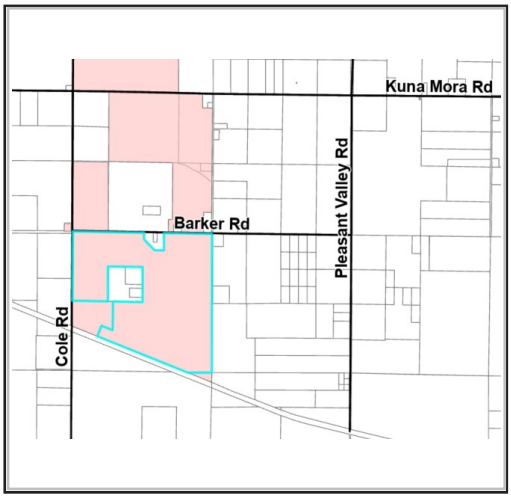
Cc:
Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Communities in Motion 2050 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 2050* (CIM 2050), 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 2050 goals.



Development Name: Novak Industrial

CIM Vision Category: Rural

New Jobs: ± 2400

CIM Corridor: None

New Households: 0



Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes, and travel speeds.

Pedestrian level of stress	✗
Bicycle level of stress	✗



Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access	✗
Farmland Preservation	✗
Net Fiscal Impact	✓
Within CIM Forecast	✗



Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations.

Nearest bus stop	✗
Nearest public school	✗
Nearest public park	✗



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation	☐
Automobile Transportation	☐
Public Transportation	☐
Roadway Capacity	☐

✓ **Improves performance**

✓ **Does not improve or reduce performance**

✗ **Reduces performance**

Comments:

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. The location may also be in the Wildland Urban Interface. Consider becoming a certified "Firewise Community" to reduce exposure to wildfire damage. Find out more here: https://idahofirewise.org/firewise-communities/

Communities in Motion 2050
2020 Change in Motion Report
Development Review Process

Web: www.compassidaho.org
Email: info@compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all. More information about the COMPASS Fiscal Impact Tool is available at: www.compassidaho.org/prodserv/fiscalimpact.htm.

Overall Net Fiscal Impact

Net Fiscal Impact, by Agency

City 

County 

Highway District 

School District 

Break Even: 1 Year

Doug Hanson

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Thursday, May 26, 2022 3:48 PM
To: Doug Hanson
Subject: 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

Good afternoon,
ITD has received application 22-01-CPF for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, April 26, 2022 3:42 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhart@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: [EXTERNAL] 22-01-CPF (Combo Plat) Novak Industrial Subdivision City of Kuna Agency Transmittal

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
April 26, 2022

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

File Number & Case Name:	22-01-CPF (Combination Preliminary and Final Plat) – Novak Industrial Subdivision

Project Description	The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S200711102).
Representative	**The Land Group, Inc.** 462 E Shore Drive, Ste 100 Eagle, ID 83616 208.939.4041 tamara@thelandgroupinc.com
Tentative Public Hearing Date	Tuesday, **June 28, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208.287.1771 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. *No response within 15 business days will indicate you have no objection or comments for this project*.	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

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

MEMORANDUM

To: **Doug Hanson** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **22 June 2022**

RE: **Public Works Comments**

Novak Industrial Subdivision, 22-01-CPF (Combination Preliminary and Final Plat)

The Novak Industrial Subdivision, 22-01-CPF, combination preliminary and final plat request dated 26 April 2022 has been reviewed. The applicant wishes to subdivide approximately 479 acres zoned M-2 (heavy industrial) into two lots. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support approval of this application.

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) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The resultant projected population for this subdivision will be determined at the time of building permit.

b) At least two access points are required in Phase I and subsequent phases per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.

c) A plan approval letter will be required if this project affects any local irrigation districts.
d) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
e) All positional information shall be from the most recent state plane coordinate system.
f) Provide engineering certification on all final engineering drawings.
g) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
h) Fire suppression shall be available and approved by KRFD.
i) No building permits will be issued and no construction can begin without adequate fire protection.

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 the representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The applicant has been coordinating the sewer layout with City staff.
b) 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.
c) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
d) Sewer must provide connectivity for surrounding developments.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 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. The associated costs shall be paid by the developer.
h) Sewer connection fees apply to each lot containing a home or other facility.
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. The applicant has been coordinating the water layout with City staff.

b) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
c) 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. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
d) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water connection fees apply to each lot containing a home or other facility.
g) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. The applicant has been coordinating the pressurized irrigation layout with City staff.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

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.

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/06/22	21880

1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
245728	22-01-CPF	06/08/22	06/08/22	1	

LEGAL NOTICE

Case No. 22-01-CPF (Combination Preliminary & Final Plat): Novak Industrial Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, June 28, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Combination Preliminary & Final Plat (CPF) request by The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

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

June 8, 2022 245728

We Appreciate Your Business!

AD# 245728

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

NEOPOST
06/08/2022
US POSTAGE $000.00º

FIRST-CLASS MAIL

ZIP 83634
041M11460992

JR 6.8.22

CITY OF KUNA
751 W 4TH ST
KUNA ID 83634

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **June 28, 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:

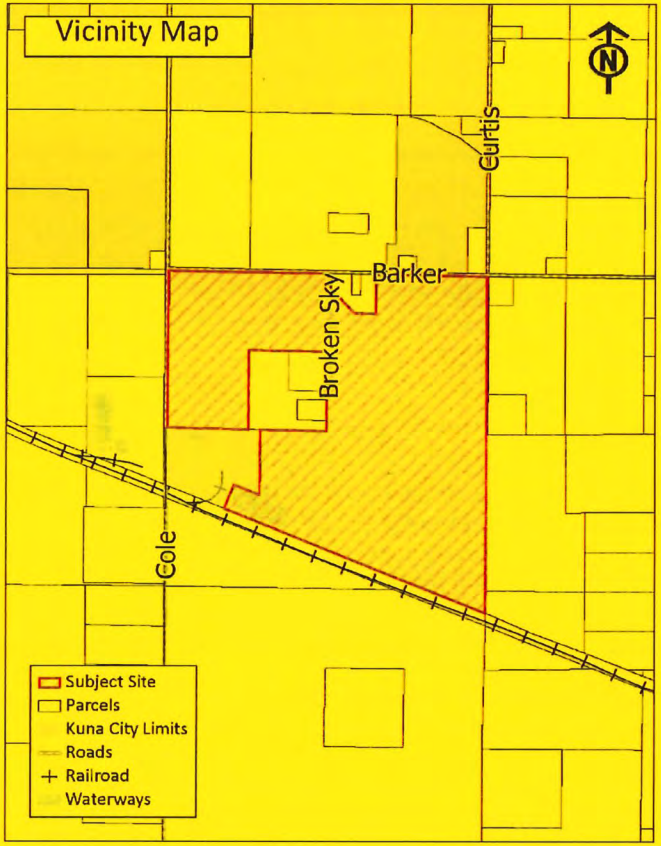
Case No. 22-01-CPF (Combo Plat) for the Novak Industrial Subdivision

The Land Group, Inc., on behalf of GC Kuna Land LC, requests approval for a Combination Preliminary and Final Plat to subdivide approximately 479 acres, zoned M-2 (Heavy Industrial), into two (2) lots. The subject site is located on the SEC of S Cole Road and W Barker Road, Kuna, ID 83634 (APN: S2007111102).

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 **June 22, 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 06.08.2022



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 22-01-CPF (Case No.)
Novak Industrial Subdivision (Project Name) was posted, as required per Kuna City Code 5-1A-8, on 06/15/2022 (Date). 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 16 day of June, 22.

Signature: [signature] (Owner/Developer)

State of Idaho)
) ss
County of Ada)

On this 16th day of June, 22, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer). Weston Amell

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.

Kenneth L Spencer (Print Name)

Residing at: 800 W Main St STE 100
Boise (City) ID (State) 83702

My Commission expires: 12/16/2027

[signature]
Signature

KENNETH L SPENCER
NOTARY PUBLIC
STATE OF IDAHO
Comm No. 20216065


CITY OF KUNA PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
HE CITY OF KUNA will hold a public hearing on
une 28, 2022 at the Kuna City Hall, at 6:00 p.m.
URPOSE: Preliminary Plat Application for Novak Industrial
ubdivision - Zoning M-2 - Combined Preliminary and Final
lat, 475 acres, 2 lots.
OCATION: SE Corner of W. Cole Road & Barker Road -
S2007111102
APPLICATION BY: KC Gardner Company, LC


CITY OF KUNA PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on
June 28, 2022 at the Kuna City Hall, at 6:00 p.m.
PURPOSE: Preliminary Plat Application for Novak Industrial
Subdivision - Zoning M-2 - Combined Preliminary and Final
Plat; 475 acres; 2 lots.
LOCATION: SE Corner of W. Cole Road & Barker Road
S2007111102
APPLICATION BY: KC Gardner Company, LC

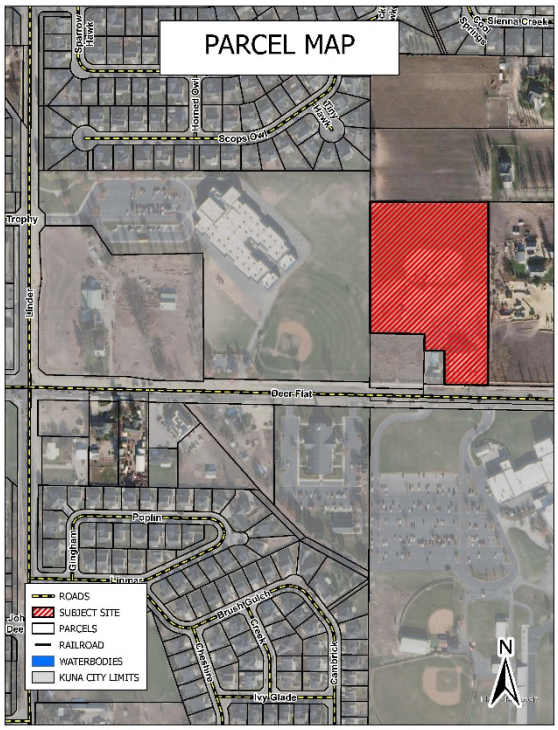

Barker Rd
Barker Rd
Barker Rd
S Cole Rd
S Cole Rd
Broken Sky Ln
Sign 1
Sign 2
Darling Ingredients
Google

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **BIG D BUILDERS** *For a Design Review for the new Changed Life Church Sanctuary, Landscaping, and Parking Lot.*	)	**Case No. 21-34-DR (DESIGN REVIEW)** **STAFF REPORT FOR THE CHANGED LIFE CHURCH DESIGN REVIEW APPLICATION.**

TABLE OF CONTENTS

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 Map			X
2.5	Aerial Map			X
2.6	Corporate Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Elevations, Materials & Site Plan			X
2.9	Photometrics & Lighting Cutsheets			X
2.10	Landscape Plan			X
2.11	Conceptual Drainage Plan			X
2.12	Record of Survey			X
2.13	Updated Site Plan			X
2.14	Parking Explanation Letter from Pastor Stan Johnson			X
2.15	Public Works Memo			X
2.16	Public Works Addendum			

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new commercial 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: January 20, 2022
2.2.2 Agency Notifications: January 20, 2022
2.2.3 Agenda: June 28, 2022

III
APPLICANTS REQUEST

3.1 Rick Bugatsch of RBA Architects, on behalf of Big D Builders, requests Design Review Approval for an approximately 24,754 square foot pre-engineered metal building to be used as the primary sanctuary for Changed Life Church, as well as the associated parking lot and landscaping. This further development of the site is the second portion of their previously approved Special Use Permit and Design Review (Case Nos. 06-12-SUP, 07-01-DR; Approved February 2007). The approximately 6.23-acre subject site is located at 500 E Deer Flat Road (APN: R7702700502) with an R-2 (Low Density Residential) zone.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site is located approximately 1/3-mile East of the N Linder and E Deer Flat Roads intersection, and is currently zoned R-2 (Low Density Residential). The subject site has historically been used as a church, with ballfields open to local coed ball clubs, and has

an approximate bedrock depth of greater than 60-inches, and an average slope of 0 – 0.9%.

4.2 Surrounding Land Uses

North	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
South	P	Public – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	R-6 C-1	Medium Density Residential – Kuna City Neighborhood Commercial – Kuna City

4.3 Parcel Size, Current Zoning and Parcel Number

4.3.1 Approximately 6.23-acres
4.3.2 R-2 (Low Density Residential)
4.3.3 R7702700502

4.4 Services

Sanitary Sewer – City of Kuna
Potable Water – 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 an existing church; paved parking lot; gravel parking lot; ball fields with dugouts; single-family residence; and storage shed. The site is generally flat with vegetation consisting of grass, bushes and trees.

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 Comprehensive Plan Future Land Use Map (FLUM) serves as a development *guide* and is not the actual zone. The subject site is designated as Public; however, the current zone is R-2 (Low Density Residential) which Staff views as appropriate due to the zone(s) of the surrounding properties.

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via a fully developed ingress/egress on the southeast corner, onto E Deer Flat Road; there is also an undeveloped gravel drive at the southwest corner, providing ingress/egress to the single-family residence. There are no other ingress/egress proposed with this application.

VI
STAFF ANALYSIS

6.1 The subject site currently serves as an active community church with ballfields used by community coed leagues. This Design Review application is for the second Phase of a previously approved Special Use Permit in which a new, larger church sanctuary and associated parking lot is to be developed.

The proposed new church is an approximately 24,754 square foot, pre-engineered metal building offering wall panels in multiple colors and textures, architectural outcroppings and multi-leveled rooflines which result in the structure being aesthetically pleasing. The proposed building maxes out at a height of just over 27-feet & 7-inches.

The proposed North Elevation, which faces the ballfields, is a broad expanse of 24-gauge vertical metal panels in grey and is visually broken up with 6 windows, two (2) sets of double doors in dark grey, and an equipment platform with an 8-foot by 10-foot rollup door in dark grey. The white roof slants back towards this elevation. In regards to the ball fields, the dugouts are planned to be removed during construction and to be replaced later.

The proposed East Elevation reflects the colors and materials of the North Elevation, and has one (1) double door and four (4) windows, as wells as a man-door and ladder providing access to the dual level roof. Additionally, there is an approximately 10-foot by 16.5-foot outcropping which is a storage space; this portion of the elevation has smooth white panels in Opal and panels which look like medium-dark vintage wood.

The proposed West Elevation has the vertical metal panels on approximately 2/3, along with a man-door, double door and a roll-up door. The remaining approximately 1/3 transitions into smooth white panels and accent panels in vintage wood; this portion also has black storefront windows topped with metal awnings of the same color.

The proposed South Elevation and focal point offers a modern look with black storefront windows with metal awnings and roll-up doors, as well as vertical grey metal panels, smooth white panels and vintage wood panels. Additionally, there is a proposed outdoor space between the two sets of main entry doors, with possible outdoor firepits; the proposed roll-up doors facilitate an indoors/outdoors effect between the two spaces for some of the events the church holds.

The accompanying mechanical units are proposed to be placed on the lower side of the main sloped roof and have prefinished wall screens, ensuring they are not visible from the ground. An existing trash enclosure is on the West side of the existing sanctuary and will be utilized by both buildings.

Currently, there are 23 existing standards stalls, three (3) ADA stalls and a gravel overflow lot surrounding the original sanctuary. The new proposed parking lot provides an additional 117 standard stalls and five (5) ADA accessible stalls; staff finds this amount generally complies with Kuna City Code (KCC) 5-9-3. The parking lot is to be fully paved and striped with additional ADA paint indicators and signage. Five (5) new streetlights are proposed to be installed in the landscape islands within the main parking area on the West.

The proposed landscaping for the site includes sod, black and tan topsoil and a variety of deciduous and coniferous trees as wells as shrubs, grasses and perennials. The proposed new parking lot is ringed in fully landscaped planting beds and has multiple landscaped parking islands. Furthermore, five (5) planting beds, some with sod, are proposed at the main entrance,

wrapping around to the East side. The proposed new building provides pedestrian sidewalks for safe entrance into multiple access points around the building.

The proposed project was originally set to go before the Planning and Zoning Commission on March 22, 2022, and was tabled to a date certain of April 12, 2022, pending additional review of serviceability issues. On April 12, 2022, the project was again tabled to a date certain of April 26, 2022, pending Public Works comments; the case was not heard at that time as Planning and Zoning and Public Works Staff reviewed serviceability issues more in depth.

Initially, Public Works was unable to support the Design Review request as the Danskin Lift Station was at capacity until the 18-inch force main project could be completed (Exhibit 2.15). In an effort to move forward with a successful project, the Applicant chose to wait to move forward with their request until favorable bids were received on the 18-inch force main project. Per Public Works Addendum (Exhibit 2.16), City Council approved (June 21, 2022) the 18-inch force main project for construction; the force main project and Changed Life Church construction timelines are anticipated to align. Overall, the future sanctuary is estimated to create a sewer demand of 5.25 EDUs at build-out, with the sewer flows normally occurring outside of peak-hour flows. Therefore, Public Works can support this proposed project now moving forward.

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. However, based on lack of sewer services available, staff would recommend the Planning and Zoning Commission Deny Case No. 21-34-DR.

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. 21-34-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. 21-34-DR, a request by Rick Bugatsch of RBA Architects, on behalf of Big D Builders, for an approximately 24,754 square foot pre-engineered metal building to be used as the primary sanctuary for Changed Life Church, as well as the associated parking lot and landscaping on the approximately 6.23-acre subject site located at 500 E Deer Flat Road (APN: R7702700502) with an R-2 (Low Density Residential) 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. 21-34-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, its orientation, materials and relationship of openings is appropriate for the subject site.*

7.3 Based on the evidence contained in Case No. 21-34-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designates the subject as Public; however, the current zone is R-2 (Low Density Residential) which Staff views as appropriate due to the zone(s) of the surrounding properties as well as the previously approved Special Use Permit (Case Nos. 06-12-SUP, 07-01-DR; Approved February 2007).

7.4 The overall proposed project ***is/is not*** appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed facility is an appropriate fit for the property's 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 proposed parking lot and the amount of regular and ADA parking spaces provided meets KCC 5-9 and safe pedestrian access is provided via sidewalks surrounding the proposed new sanctuary.*

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. 21-34-DR (Design Review), a request by Rick Bugatsch of RBA Architects, on behalf of Big D Builders, for an approximately 24,754 square foot pre-engineered metal building to be used as the primary sanctuary for Changed Life Church, as well as the associated parking lot and landscaping on the approximately 6.23-acre subject site located at 500 E Deer Flat Road (APN: R7702700502) with an R-2 (Low Density Residential) zone, subject to the following Conditions of Approval:

8.1 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 irrigation system.

d. Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

8.2 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

8.3 Developer/Owner/Applicant shall provide a utility site layout showing proposed modifications to the water/sewer/pressurized irrigation lines and how they connect to the proposed building, to Public Works prior to construction or Building Permit application.

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 Applicant/Owner/Developer shall submit civil design drawings to Public Works at pwoffice@kunaid.gov for review.

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 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).

8.10 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.

8.11 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.

8.12 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.

8.13 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.

8.14 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

8.15 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.

8.16 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.

8.17 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

8.18 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 28th 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): 21-34-DR

Project Name: Changed Life Church

Date Received: 11.23.2021, Updated Site Plan 01.07.2022

Date Accepted as Complete: 01.20.2022

Type of review requested (check all that apply):

☐	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: GC Kuna Land LC

Address: W Cole Road, Kuna, ID 83634

Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Applicant (Developer) Information

Name: Tamara Thompson

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Engineer/Representative Information

Name: GC Kuna Land LC

Address: 462 E. Shore Drive, Ste 100, Eagle, ID 83616

Phone: (208) 484-4029 Email: rick@rbaoffice.com

Subject Property Information

Site Address: 500 E. Deer Flat Rd, Kuna, Idaho 83634

Nearest Major Cross Streets: Linder Rd.

Parcel No.(s): S2007111102

Section, Township, Range: 2N1W13

Property Size: 6.233 total acres

Current Land Use: Church Proposed Land Use: Church

Current Zoning: R-2 Proposed Zoning: R-2

Project Description

Project Name: Changed Life Church - New Building

General Description of Project: A new ± 24,754 s.f. church (pre-engineered bldg.)

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: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: Existing church

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: _____

Gross floor area square footage: ± 24,754 Existing (if applicable): _____

Building height: ± 27'-8" Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: 623

Proposed Parking

ADA accessible spaces: 7 new / 3 exist. Dimensions: 9'-0" x 20'-0"

Regular parking spaces: 107 new / 20 exist. Dimensions: 9'-0" x 20'-0"

Width of driveway aisle: 24-0" min.

Proposed lighting: Parking lights / Exterior motion on building

Is lighting "Dark Sky" compliant? YES NO

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

See submitted Landscape Plan and Site Plan

_____

_____

_____

Applicant Signature: _____ Date: 04/05/2022

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 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).: 21-34-DR

Project Name: Changed Life Church

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

Date Received: 11.23.2021, Updated Site Plan 01.07.2022

Date Accepted as Complete: 01.20.2022

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:

- 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 ***all*** 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: Life Center Assembly of God, Inc.

Address: 500 E. Deer Flat Rd, Kuna, Idaho 83634

Phone: (208) 922-5985 **Email:** PS1441@msn.com

Applicant Information

Name: Big D Builders (Dennis Durrant)

Address: 1465 E. Bird Dog Drive, Ste 110, Meridian, Idaho 83642

Phone: (208) 888-2068 **Email:** dennis@bigdbuilders.com

Engineer/Representative

Name: RBA Architects (Rick Bugatsch)

Address: 508 South Pine Street, Nampa, Idaho 83686

Phone: (208) 484-4029 **Email:** rick@rbaoffice.com

Property Information

Address: 500 E. Deer Flat Rd, Kuna, Idaho 83634

Parcel No(s).: R7702700502

Closest Major Cross Streets: Linder 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:** A new ± 24,754 s.f. church (pre-engineered bldg.)

2. **Dimension of property:** 456.92' x 709.33'

3. **Current land use(s):** Church

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

   North: Residential **South:** Deer Flat Rd.

   East: Residential **West:** Reed Elementary

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

   No

6. Number and use(s) of all structures: 1 building, Church

7. Building Height: ± 27'-8"

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: 12% (3) existing & new church

Exterior Building Materials and Colors

	Material	Color
Roof:	Standing Seam metal	White
Walls: (include percentage of wall coverage of each material)	55% 26 ga. metal	Ash Gray
% of Wood Application:	20% Nichiha Vintage wood	Bark
% EIFS: (Exterior Insulation Finish System)	N/A	
% Masonry:	N/A	
% Face Block:	N/A	
% Stucco:		
Other:	5% Nichiha ribbed / 20% Novenary	Ivory / Opal
Windows/Doors:	Storefront, full glass, HM doors	Black frame
Soffits and Fascia:	Metal	Black
Trim, etc.:	Metal	Black

Mechanical Units

Please identify mechanical unit(s) size and placement: (2) Vertical furnaces in Mech. rm, (4) split systems, (3) rooftop units, (1) indoor airhandler & (3) vertical furnaces in Equip. rm.

Proposed screening method? Landscaping for ground units / pre-finished screen wall panels on roof top units

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: Existing trash enclosure on site. See site plan.

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? Sub-Surface, see Site Plan site consideration notes in general notes.

Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? Chain link fence for the existing softball fields

What is the fencing material for all new fencing? N/A

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?	9%	new building
% of site devoted to landscaping? (Include landscaped rights-of-way)	5%	**Square Footage:** 13,255 s.f. (new)
% of site that is hard surface? (paving, driveways, walkways)	17%	**Square Footage:** 48,110 s.f. (new)
% of site devoted to other uses:	49%	**Describe:** (2) existing baseball fields north of the new church location. 20% - existing church site south of new building.

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: See Site and landscape plans

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: Bike rack, serpentine style for (8) bicycles.

Updated Site Plan 01.07.2022: Existing - 23 Reg., 3 ADA. New - 97 Reg., 5 ADA. GRAND TOTAL: 140 Reg. & 8 ADA. JLR

Parking

Total number of parking spaces? 107 new / 20 exist Dimensions? 9'-0" x 20'-0"

Total number of ADA accessible spaces? 7 new / 3 exist. Dimensions? 9'-0" x 20'-0"

Total number of compact spaces (8' x 17')? N/A

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: 11/22/2021

Additional Information

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

November 18th, 2021

Kuna Planning & Zoning

751 W. 4th Street, P.O. Box 13

Kuna, Idaho 83634

Subject: Detailed Narrative – 500 E. Deer Flat Rd.

To Whom It May Concern:

My name is Stan Johnson and pastor of Changed Life Church in Kuna, Idaho.

CLC is our current "known as" name, but the church was originally started in 1950 with a legal name of Life Center Assembly of God. I have been the pastor of CLC for 24 years. We have been at our current location at 500 E. Deer Flat road since 2007. We are well known in our community for a variety of things, including softball leagues (both city & church leagues) hosting AA weekly, The Zone after school program (temporarily halted during the building project for safety reasons) and more. When we built the current facility (designed as a gymnasium) it was the first of the two buildings of the original plan. We are now ready to build the Phase 2 building, as we've grown as a congregation enough that we now need the larger facility and to better serve the church family & community. With growth we've seen in Kuna, we expect the attendance to continue to climb.

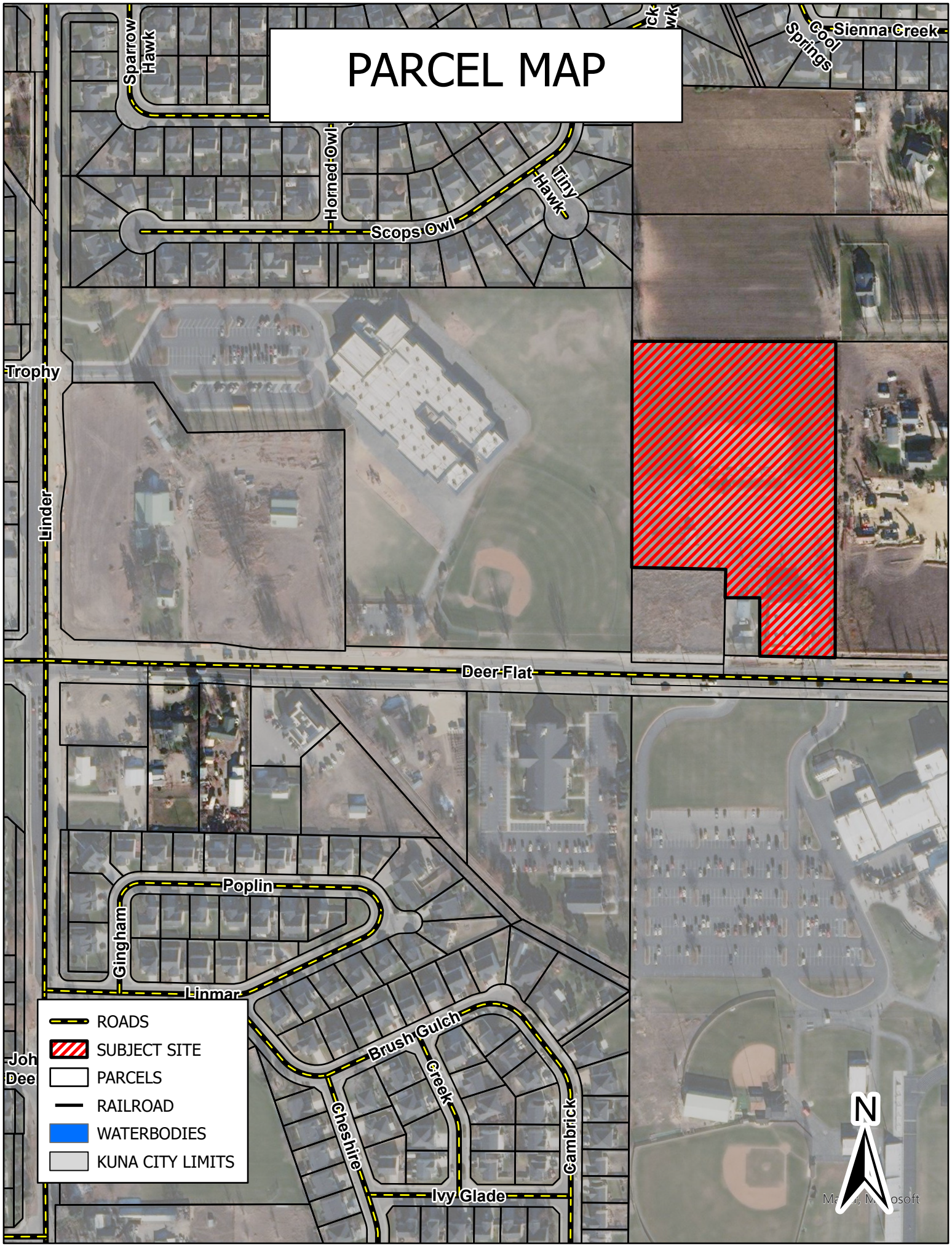
The location is already existing except for new sidewalks, asphalt parking, and landscaping that will be adjacent to the new church building. An existing storage building, and softball dugouts will be removed for the new pre-engineered church building and additional parking; the softball dugouts will be relocated adjacent to the existing softball fields at a later time. Access and parking will be completed along with utility services, curbing, sidewalks, parking, lighting, and landscaping. There is an existing trash enclosure already on site that will accommodate the new church as well as the existing facility. Also, there is an existing power easement that is currently in the process of being vacated.

The building itself will be approximately 24,754 square feet to be used for a new church. The shell of the building is to be built with various wall panel finishes on the entrance of the church to provide a modern and welcoming look. The tallest height of the building is approximately 27'-8" high with various shorter heights on the entry (south) side of the building. Finishes for the proposed building will consist of 'Ash Gray' color vertical metal walls on the north, east, and west side behind the entry pop-outs including 'White / Cream' colored standing seam sloped roofs. Mechanical units will be installed on the lower side of the main sloped roof with pre-finished screened walls. The mechanical units are strategically located so that they are not visible from the ground line of sight. The entry pop-outs (south facing portion of the church) will have four specialty fiber cement wall paneling systems from Nichiha. The 'Ivory' ribbed wall panel is an horizonal ribbing panel that will span across the south face creating a nice linear shadow effect. The 'Opal' wall panel is a smooth faced panel to contrast with the horizontal ribbed wall panel. The "Steel' wall panel is a smooth stone like finish for the wainscot that are on each end corner of the entry facade. The 'Bark' panel is a synthetic vintage wood wall panel that will protrude slightly on the entry pop-outs to create a shadow / depth effect with the 'Opal' wall paneling nestled in between them. The pop-out entry roofs will be parapet single ply roof at 42" minimum parapet wall height for hiding the roof top mechanical units from the ground line of sight. The entrances will have black storefront entrances and windows that will have suspended awnings. The outdoor space will include two fully glazed operable overhead doors that will be able to open to that space during particular events that the church will be able to provide. The location of the 210'-0" x 127'-0" new building will be approximately centered to the south of the existing facility in front of the existing softball fields.

If you have any questions, please feel free to call me at 208-870-1244.

Thank you,

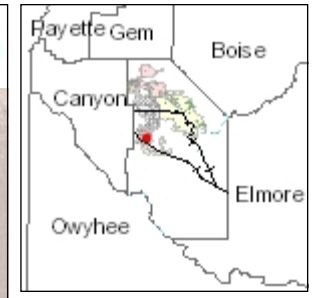
Stan Johnson


PARCEL MAP
Sparrow Hawk
Horned Owl
Tiny Hawk
Scops Owl
Sienna Creek
Cool Springs
Trophy
Linder
Deer Flat
Poplin
Gingham
Linmar
Brush Gulch
Creek
Cheshire
Cambrick
Ivy Glade
ROADS
SUBJECT SITE
PARCELS
RAILROAD
WATERBODIES
KUNA CITY LIMITS
N

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





Legend

- Schools
- Railroad
- Roads (<2,000 scale)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Address
- Record of Survey
- Subdivisions
- Townships
- Zoning
  - <all other values>
  - <Null>
  - A
  - A-1
  - A-1/DA
  - A-1C
  - A-1DD

10/19/2021

262342
DT/JB

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1
BOISE IDAHO 10/03/05 02:25 PM
DEPUTY Vicki Allen
RECORDED – REQUEST OF
Pioneer
105147266

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

C.W. Construction, Inc. an Idaho Corporation

a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto

Life Center Assembly of God

whose address is: 136 S. School Ave, Kuna, Idaho 83634, grantee, the following described real estate, to-wit:

Lot 5 in Block 1 of Sandpoint Heights Subdivision, according to the plat thereof, filed in Book 74 of Plats at pages 7676 and 7677, records of Ada County, Idaho.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this 30th day of September, 2005.

CW Construction

By: _____
Lon Saxton, Vice President

STATE OF Idaho, County of Ada, ss.

On this 30th day of September, in the year of 2005, before me The Undersigned, a notary public, personally appeared Lon Saxton known or identified to me to be the Vice President of the corporation that executed the instrument or the person/persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

_____
Denice B. Thornton
Notary Public of Idaho
Residing at Meridian, Idaho
Commission expires: August 3, 2010

DENICE B. THORNTON
NOTARY PUBLIC
STATE OF IDAHO

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, Pastor Stanley A. Johnson of Life Center Assembly of God, Inc. (Full Name),

500 E. Deerflat Rd. (Address) Kuna, (City) Idaho (State) 83634 (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

_____ (Full Name)

_____ (Address) Kuna, (City) Idaho (State) 83634 (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 18th (Date) day of November, 2021 (Year)

_____
Signature

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

Kelsie Rook
(Public)

Residing at: 1577 N. Linder Rd (Address)
Kuna ID 83634 (City, State, ZIP)

My Commission expires: 05/24/2027 (Date)

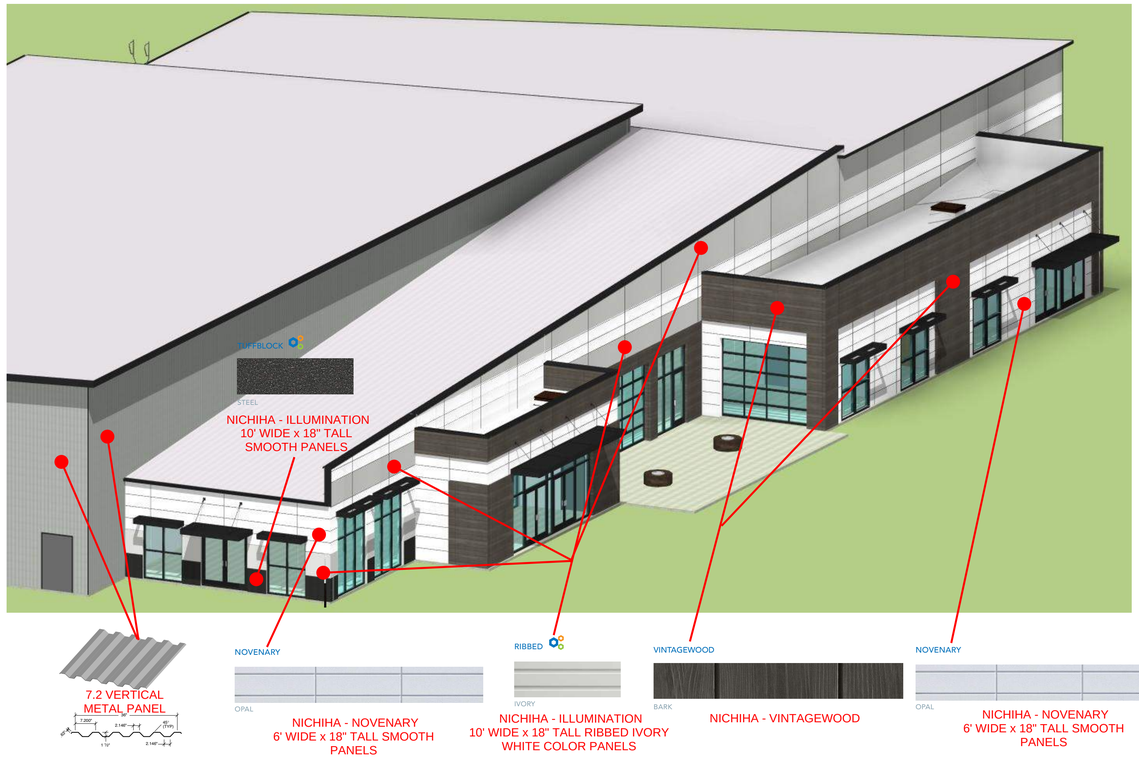
_____
Signature

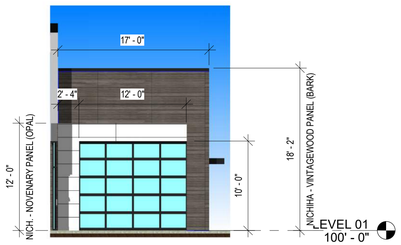
Affix Seal Here

KELSIE ROOK
Notary Public - State of Idaho
Commission Number 20212274
My Commission Expires 05-24-2027



OUTDOOR SPACE





3 WEST ELEVATION - OUTDOOR SPACE
1/8" = 1'-0"



2 WEST ELEVATION - SIDE ENTRY
1/8" = 1'-0"



1 SOUTH ELEVATION - MAIN ENTRY
1/8" = 1'-0"

stamp

PRELIMINARY
NOT FOR
CONSTRUCTION

revisions:

NO.	DESCRIPTION	DATE

CHANGED LIFE CHURCH
NEW BUILDING

E. DEER FLAT RD.
KUNA, IDAHO 83634

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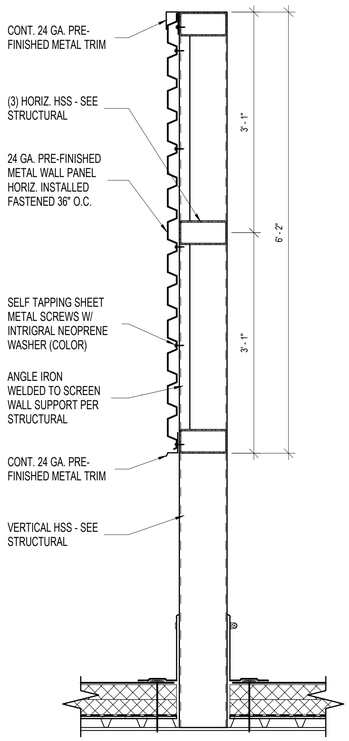
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NAMPA, ID 83686
PH: (208)484-4029
nick@RBAoffice.com

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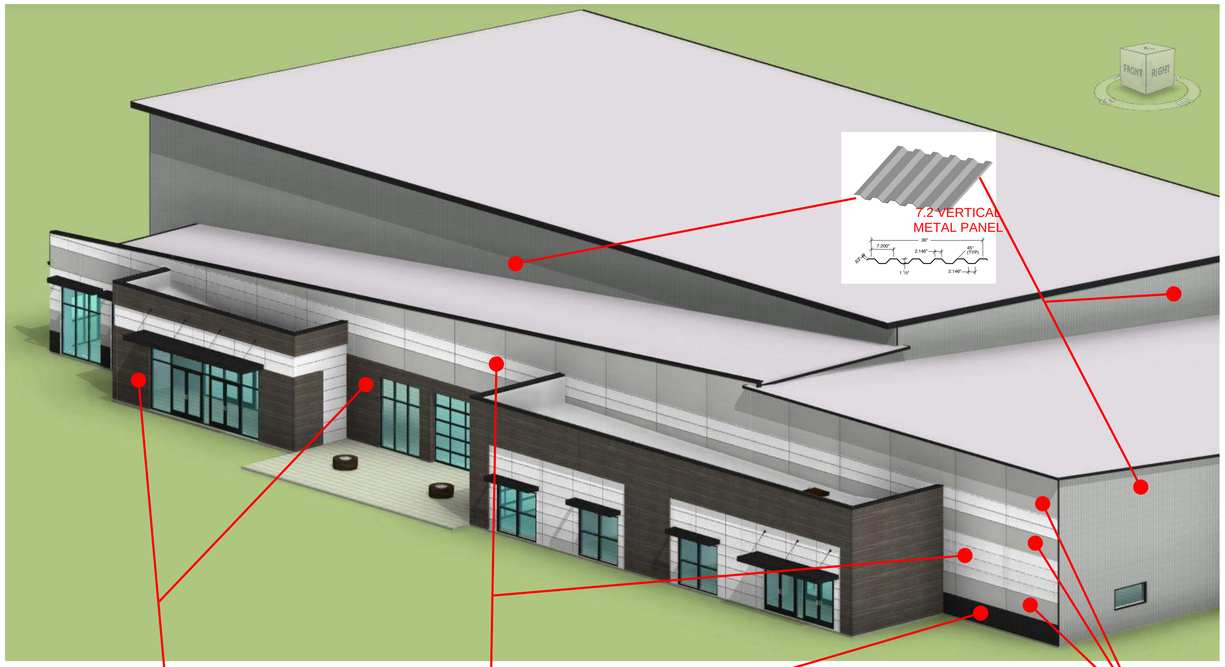
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date	10-26-2021
drawn	STY
job no.	21015
issued for	DESIGN REVIEW

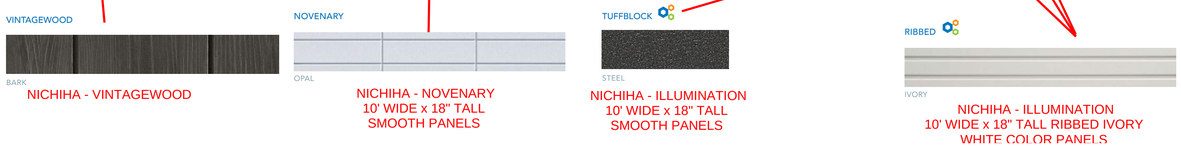
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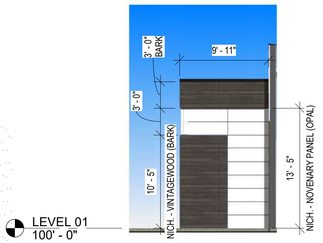
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A3.0



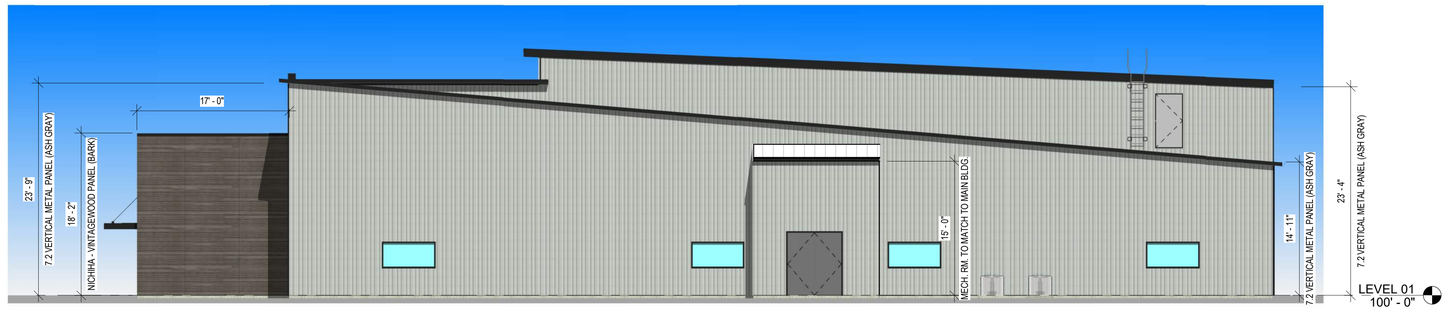
SCREENWALL SECTION



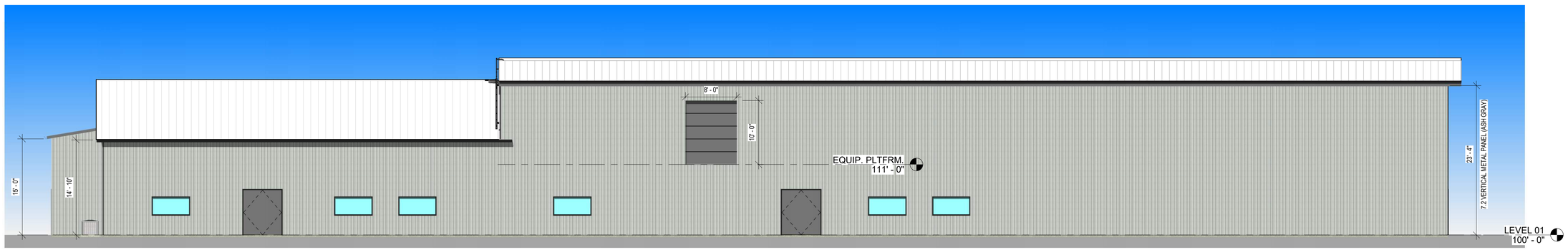




3 EAST ELEVATION - OUTDOOR SPACE
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

stamp

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CHANGED LIFE CHURCH
NEW BUILDING
E. DEER FLAT RD.
KUNA, IDAHO 83634

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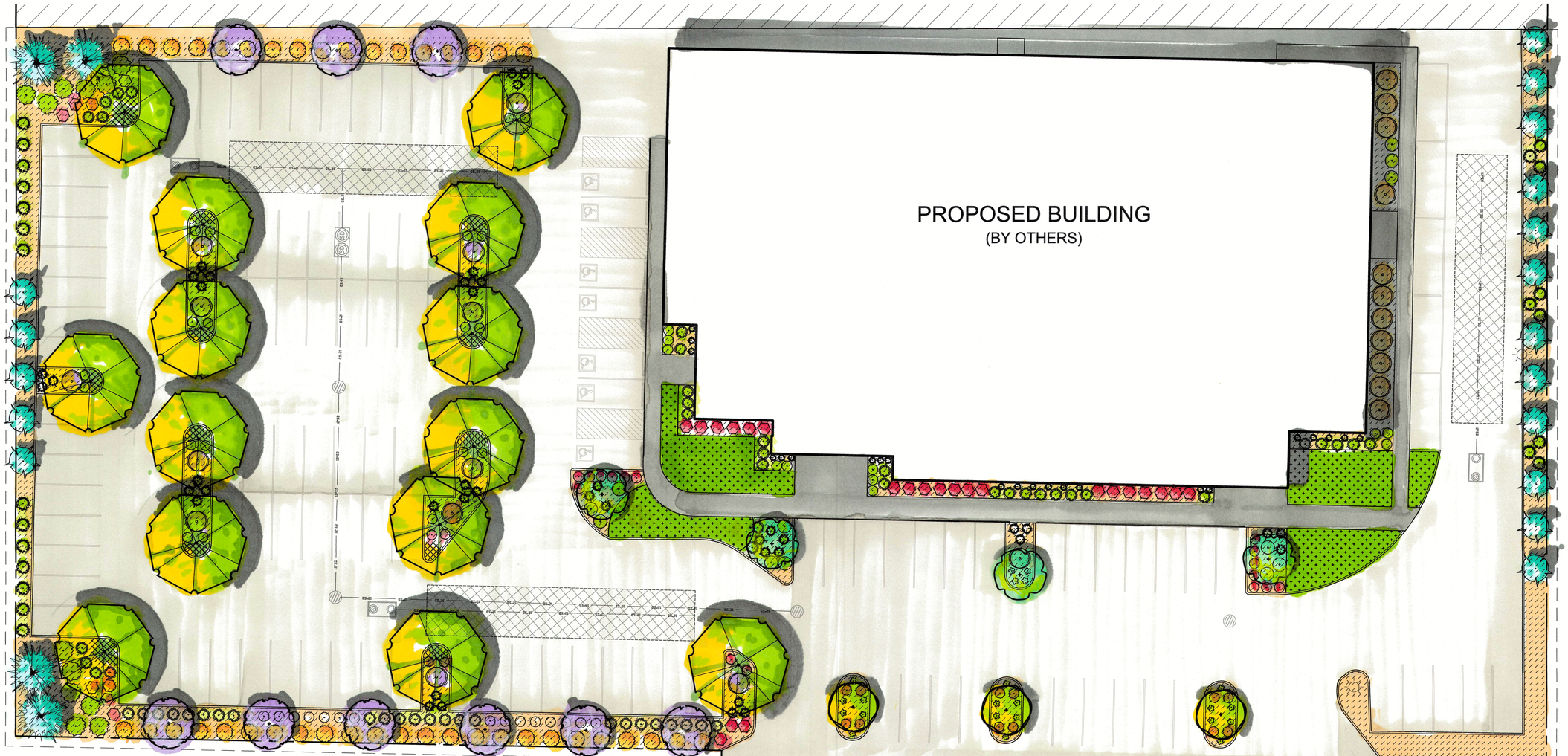
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PH: (208)484-4029
ricke@RBAoffice.com

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job no.	21015
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sheet title:
EXTERIOR ELEVATIONS

sheet number:
A3.1



PLEASE SEE EXHIBIT 2.10 FOR DETAILED LANDSCAPE PLAN

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- PROPERTY LINE (VERIFY)
- LIMIT OF CONSTRUCTION
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- MEDIUM BLACK AND TAN OVER APPROVED TOPSOIL AS SPECIFIED

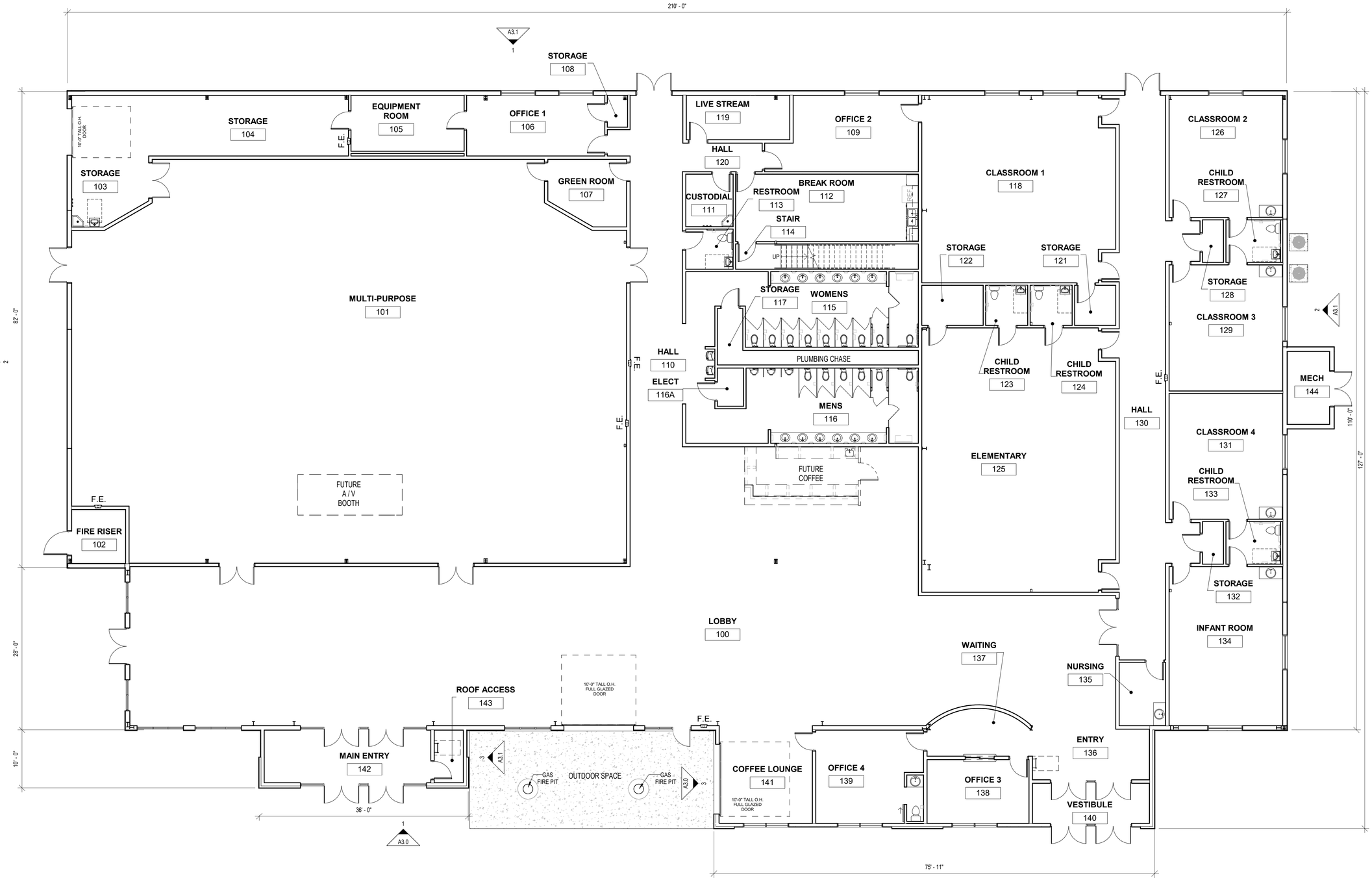
NOT A PART

ILLUSTRATIVE RENDERING

0' 16' 32' 64'

SCALE: 1" = 16'-0"

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgm.com
www.sbbgm.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.



OVERALL FLOOR PLAN

1/8" = 1'-0"

NORTH

stamp

PRELIMINARY NOT FOR CONSTRUCTION

revisions:

NO.	DESCRIPTION	DATE

CHANGED LIFE CHURCH
NEW BUILDING

E. DEER FLAT RD.
KUNA, IDAHO 83634

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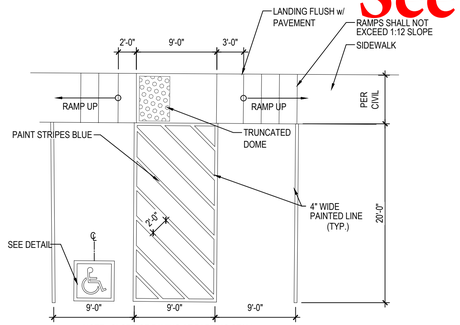
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OVERALL FLOOR PLAN

sheet number:

A2.0 - D.R.

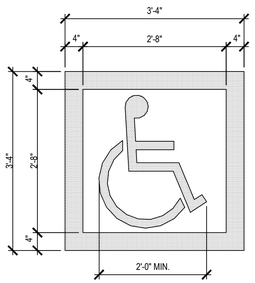
See Exhibit 2.15 for Updated Site Plan



NOTE: SLOPE OF PAVING AT PARKING STALL NOT TO EXCEED 2% IN ANY DIRECTION. COORD. w/ CIVIL DRAWINGS FOR PAVING AND CONCRETE SLOPES BEFORE CONSTRUCTION BEGINS.

ACCESSIBLE PARKING

SCALE: N.T.S.



NOTE:

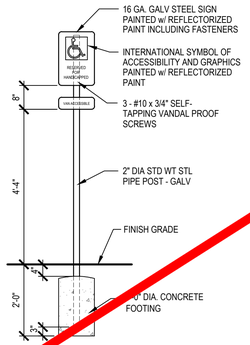
ALL STROKES TO BE 4" WIDE.

PROVIDE TWO (2) COATS OF TRAFFIC PAINT.

LOCATE SYMBOL AT END OF STALL WHERE SHOWN ON SITE PLAN.

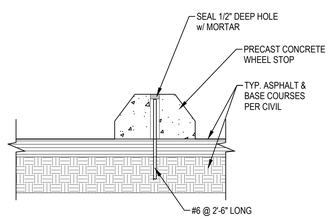
ACCESSIBLE PARKING DETAILS

SCALE: N.T.S.



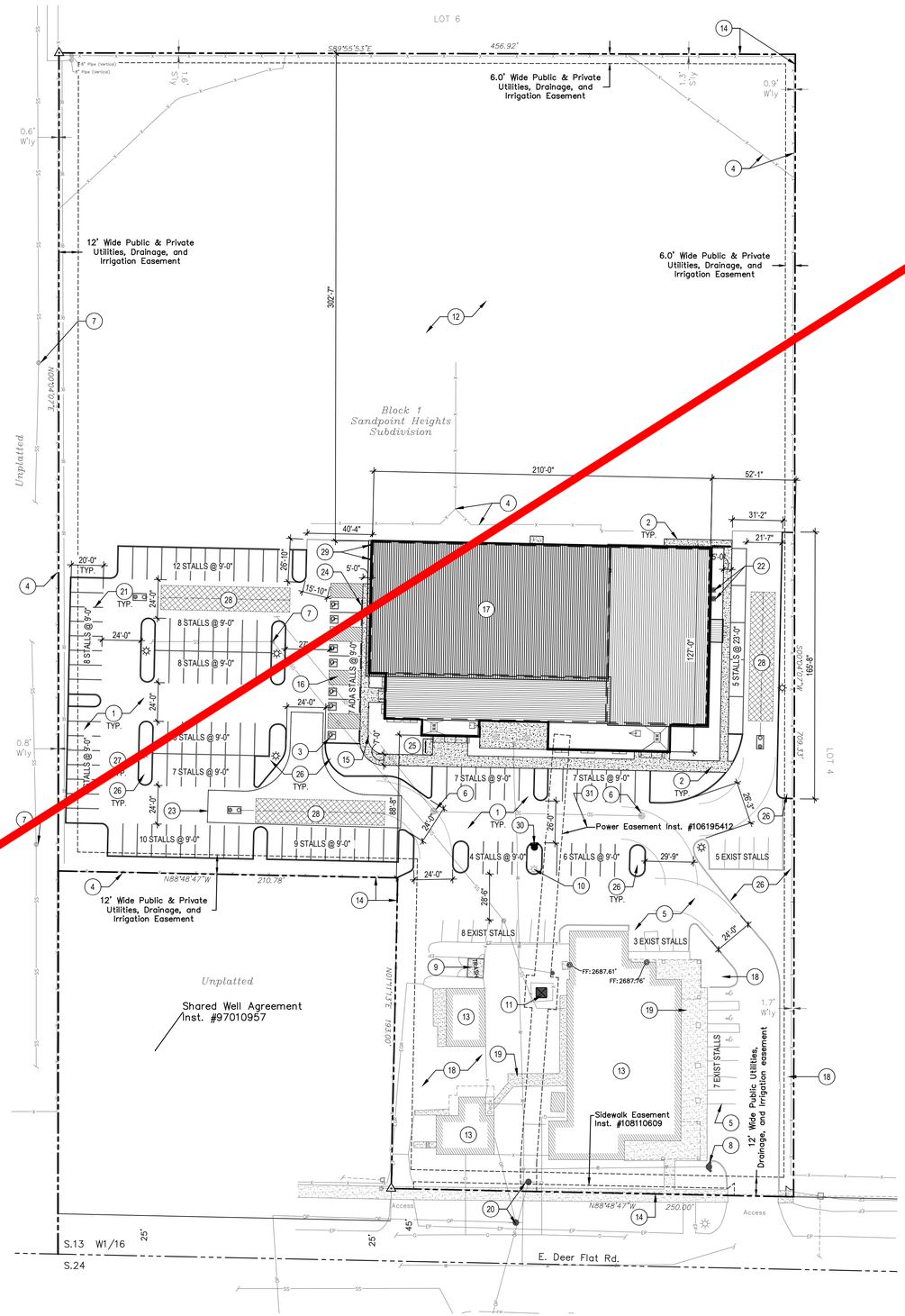
ACCESSIBLE PARKING DETAILS

SCALE: N.T.S.



WHEEL STOP DETAIL

SCALE: 1-1/2" = 1'-0"



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

NORTH

GENERAL NOTES

A. SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR DIMENSIONS, UTILITIES, GRADING, AND PARKING DIMENSIONS.

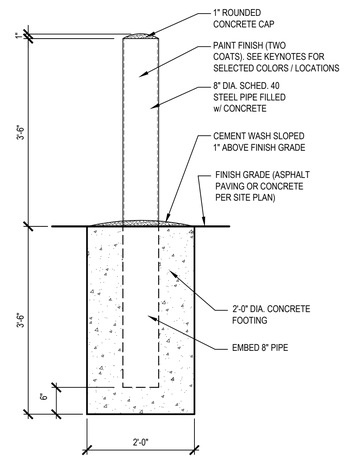
B. CONTRACTOR SHALL REFER TO FINAL CIVIL ENGINEERING DOCUMENTS FOR LOCATIONS OF BUILDINGS, STREETS, SIDEWALKS, AND ALL UTILITIES IN RELATION TO THE BUILDING PRIOR TO CONSTRUCTION.

C. CONTRACTOR IS RESPONSIBLE FOR REPLACING DAMAGED MATERIALS AND SYSTEMS NOT INDICATED TO BE DEMOLISHED. PROTECT MATERIALS AND SYSTEMS ADJACENT TO THE WORK LIMITS AND THE MATERIALS AND SYSTEMS WITHIN THE WORK LIMITS NOT INDICATED FOR DEMOLITION.

D. SITE CONSIDERATIONS: STORM WATER TO BE RETAINED ON-SITE WITH SUB-SURFACE FACILITIES PER BMP's. ALL BUILDING MOUNTING AND SITE LIGHTING TO BE 'CUT-OFF' STYLE AND COMPLY WITH CITY 'DARK SKY' POLICY.

KEYNOTES

1. NEW ASPHALT PARKING AND DRIVE.
2. NEW CONCRETE SIDEWALK.
3. ACCESS PARKING SYMBOL. PAINT AS REQUIRED.
4. EXISTING FENCE TO REMAIN. PROTECT DURING CONSTRUCTION PHASE. IF DAMAGE OCCURS, CONTRACTOR RESPONSIBLE FOR REPLACING ALL ITEMS TO 'NEW' FINISH.
5. EXISTING PARKING.
6. EXISTING STORM WATER DRAIN.
7. EXISTING MAN HOLE.
8. EXISTING FIRE HYDRANT.
9. EXISTING TRASH ENCLOSURE.
10. EXISTING STREET LIGHT.
11. EXISTING POWER TRANSFORMER.
12. EXISTING SOFTBALL FIELDS TO REMAIN.
13. EXISTING BUILDING.
14. PROPERTY LINE.
15. A.D.A. SIGN. SEE DETAILS.
16. 4" WIDE ACCESSIBLE HATCHED SPACE, PAINT AS REQUIRED. SEE DETAILS.
17. NEW BUILDING. COORDINATE WITH FLOOR PLANS FOR ADDITIONAL INFORMATION.
18. EXISTING LANDSCAPING TO REMAIN.
19. EXISTING SIDEWALK.
20. EXISTING POWER POLE.
21. 4" WIDE PAINTED PARKING STALL LINE, TYP.
22. CONDENSING UNIT WITH CONCRETE PAD.
23. HAMMERHEAD TURN-AROUND.
24. WHEEL STOP, TYP.
25. NEW BIKE RACK PER CITY REQUIREMENTS.
26. NEW LANDSCAPING. SEE LANDSCAPE PLAN.
27. NEW PARKING LOT LIGHT PER CITY REQUIREMENTS.
28. NEW SEEPAGE BED & TRAP.
29. 8" DIAMETER PIPE BOLLARD. BOLLARDS TO BE PAINTED GLOSS EMERGENCY YELLOW. SEE BOLLARD DETAIL FOR SIMILAR CONDITION.
30. NEW FIRE HYDRANT.
31. EXISTING POWER EASEMENT TO BE VACATED.



BOLLARD DETAIL

SCALE: 3/4" = 1'-0"

stamp:

revisions:

no.	remarks

CHANGED LIFE CHURCH NEW BUILDING

E. DEER FLAT RD.
KUNA, IDAHO 83634

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rick@RBAoffice.com

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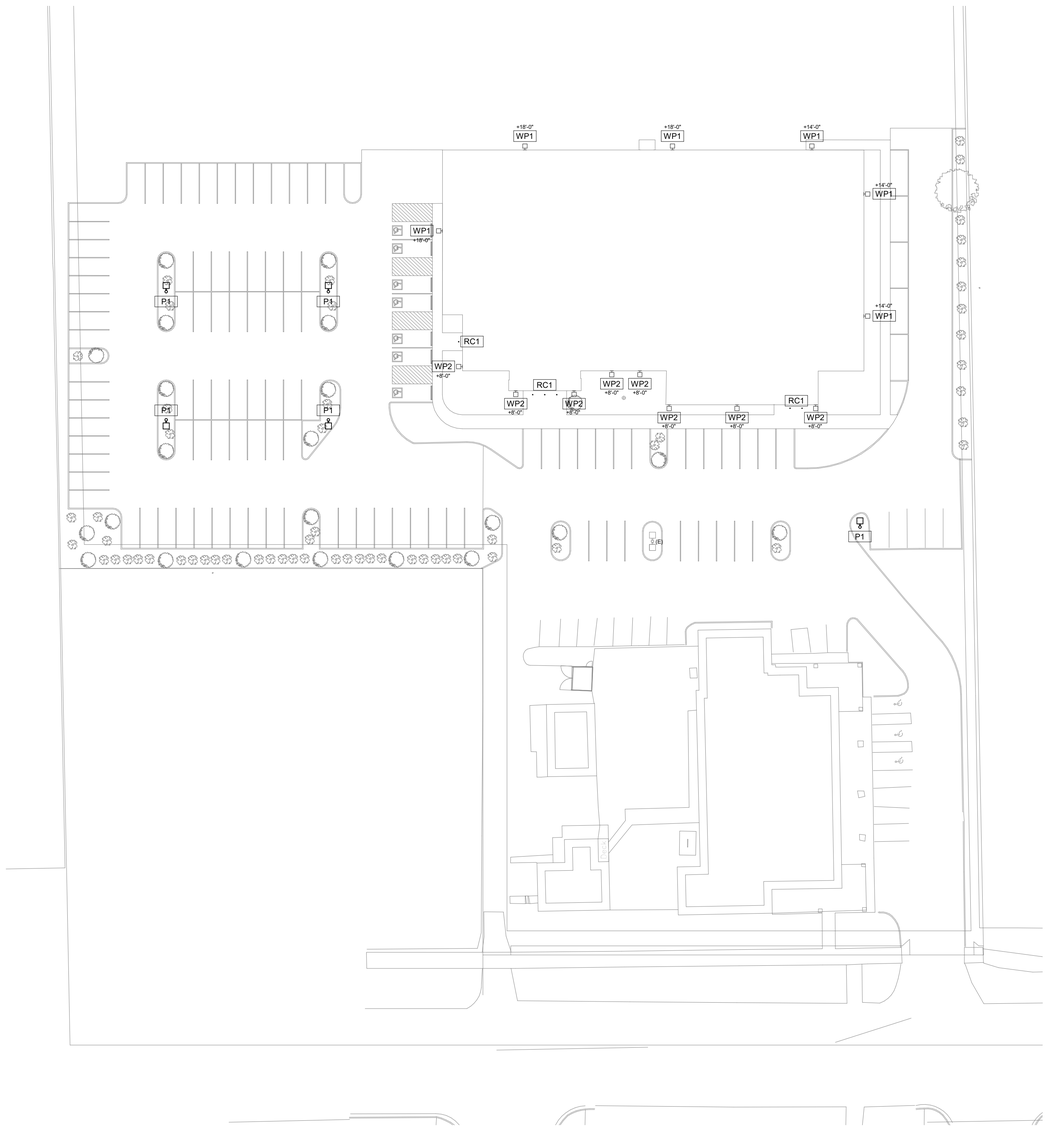
checked	RB
date	10/26/2021
drawn	STY
job no.	21015
issued for	DESIGN REV.

sheet title:

OVERALL SITE PLAN

sheet number:

A1.0



1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

NORTH

SITE GENERAL NOTES

1. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITY LOCATING SERVICE PRIOR TO EXCAVATION FOR ELECTRICAL WORK.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER SITE DISCIPLINES INCLUDING BUT NOT LIMITED TO TRADES ASSOCIATED WITH WATER, SEWER, AND GAS INSTALLATIONS.
3. ROUTE ALL EXTERIOR LIGHTING THROUGH A LIGHTING CONTROL PANEL. LOCATE LIGHTING CONTROL PANEL IN BREAK ROOM. PROVIDE PHOTO-CELL ON ROOF AND ELECTRO-MECHANICAL 7-DAY TIME CLOCK ADJACENT TO CONTACTOR CABINET. REFER TO DETAIL 2, SHEET E4.0.

KEYED NOTES

DC ENGINEERING
Careful listening. Dynamic solutions.
www.dcengineering.net
Phone:208.288.2181 Project:21HBA03

stamp

PROFESSIONAL ENGINEER LICENSE PRELIMINARY STATE OF IDAHO IHAN A. GORANSON

revisions:

NO.	DESCRIPTION	DATE

CHANGED LIFE CHURCH
NEW BUILDING

E. DEER FLAT RD.
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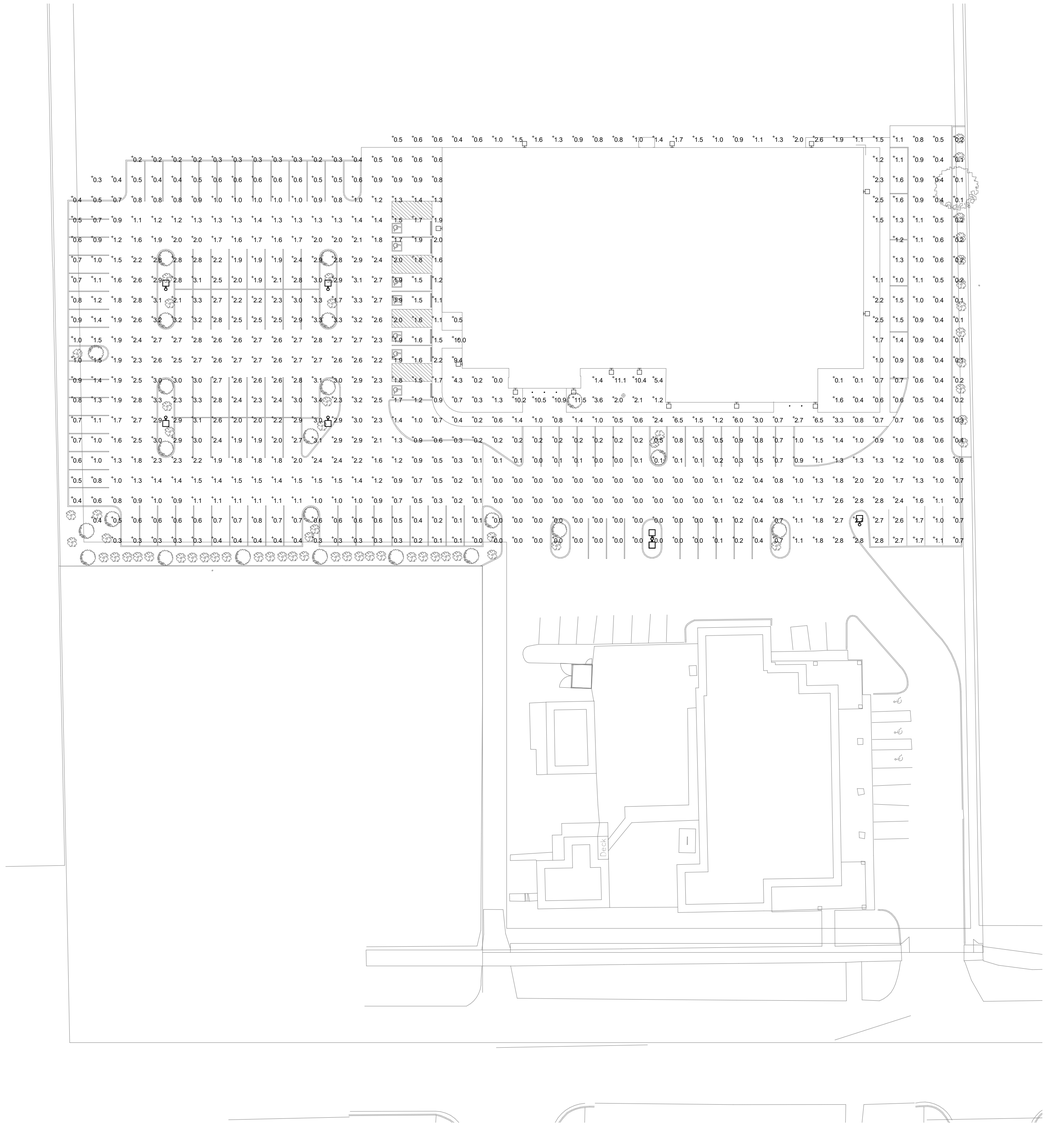
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date	6-14-2021
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sheet title:
ELECTRICAL SITE PLAN

sheet number
E1.0



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

NORTH

GENERAL PHOTOMETRIC NOTES

A. VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVEL AT GRADE IN FOOT-CANDLES.
B. 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 E3.0.

Schedule						
Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	P1	Lithonia Lighting	DSX1 LED P5 30K T5M MVOLT	DSX1 LED P5 30K T5M MVOLT	15256	138
	RC1	Lithonia Lighting	LDN6 30/10 L06AR LSS	6IN LDN, 3000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	938	10.44
	WP1	Lithonia Lighting	DSXW2 LED 20C 530 30K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 530mA DRIVER, 3000K LED, TYPE 3 MEDIUM OPTIC	4044	36
	WP2	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	2035	16.7843

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.4 fc	11.5 fc	0.0 fc	N/A	N/A

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revisions:

NO.	DESCRIPTION	DATE

CHANGED LIFE CHURCH
NEW BUILDING

E. DEER FLAT RD.
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D-Series Size 1
LED Area Luminaire

Buy American

Catalog Number

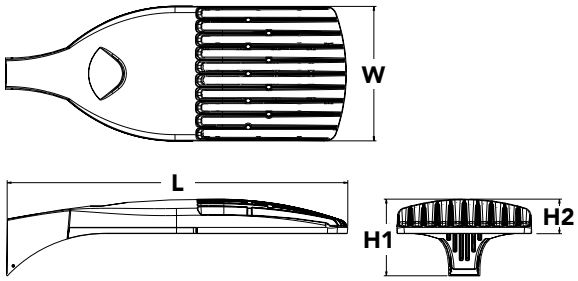
Notes 21HBA03

Type WP1

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series

DSX1 LED

LEDs

Forward optics

P1, P4[1], P7[1], P2, P5[1], P8, P3, P6[1], P9[1]

Rotated optics

P10[2], P12[2], P11[2], P13[1,2]

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I short (Automotive)
T2S	Type II short
T2M	Type II medium
T3S	Type III short
T3M	Type III medium
T4M	Type IV medium
TFTM	Forward throw medium
T5VS	Type V very short[3]
T5S	Type V short[3]
T5M	Type V medium[3]
T5W	Type V wide[3]
BLC	Backlight control[4]
LCCO	Left corner cutoff[4]
RCCO	Right corner cutoff[4]

Voltage

MVOLT[5], XVOLT (277V-480V)[6,7,8], 120[9], 208[9], 240[9], 277[9], 347[9], 480[9]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting[10]
WBA	Wall bracket[3]
SPUMBA	Square pole universal mounting adaptor[11]
RPUMBA	Round pole universal mounting adaptor[9]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[13]
PIRHN	Network, high/low motion/ambient sensor[14]
PER	NEMA twist-lock receptacle only (controls ordered separate)[15]
PER5	Five-pin receptacle only (controls ordered separate)[15,16]
PER7	Seven-pin receptacle only (controls ordered separate)[15,16]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]
DS	Dual switching[18,19,20]
PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21]
PIRH	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21]
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21]
FAO	Field adjustable output[20,21]

Other options

Shipped installed

HS	House-side shield[23]
SF	Single fuse (120, 277, 347V)[9]
DF	Double fuse (208, 240, 480V)[9]
L90	Left rotated optics[2]
R90	Right rotated optics[2]
HA	50°C ambient operations[1]
BAA	Buy America(n) Act Compliant

Shipped separately

BS	Bird spikes[24]
EGS	External glare shield

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [25]
DSHORT SBK U	Shorting cap [25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 [23]
DSX1HS 40C U	House-side shield for P6 and P7 [23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 [23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX1EGS (FINISH) U	External glare shield

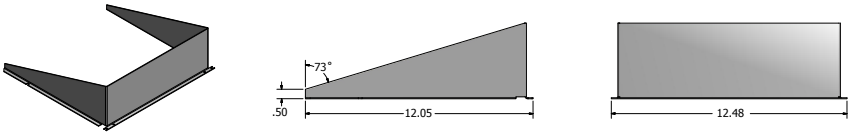
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

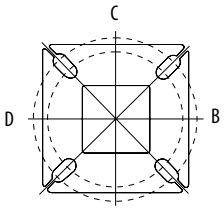
Options

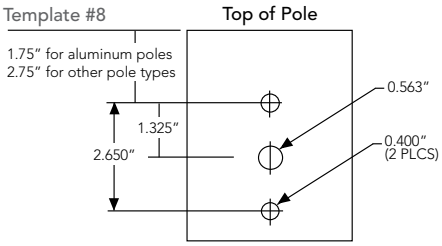
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

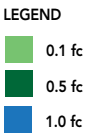
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

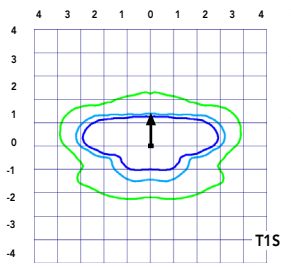
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Photometric Diagrams

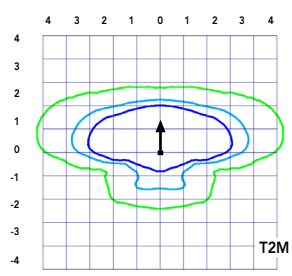
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

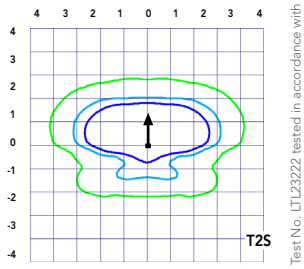




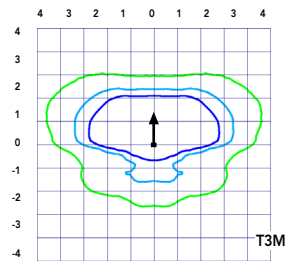
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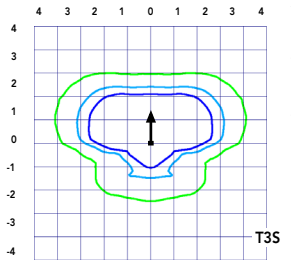
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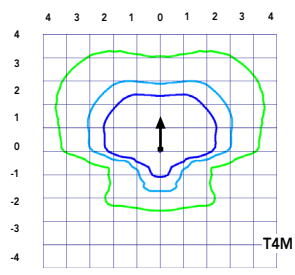
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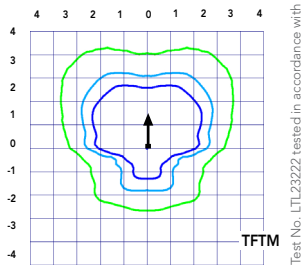
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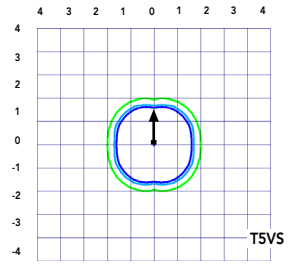
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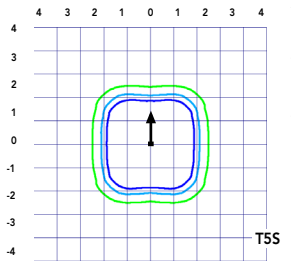
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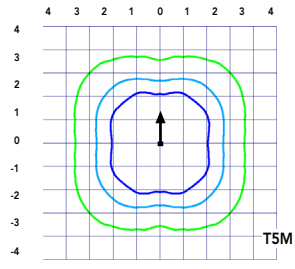
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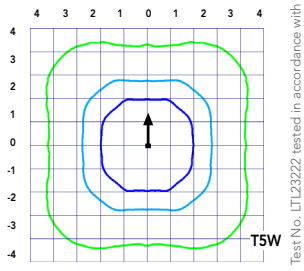
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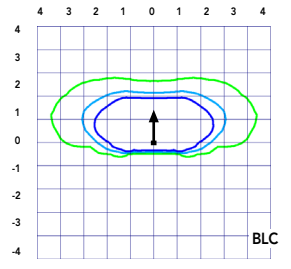
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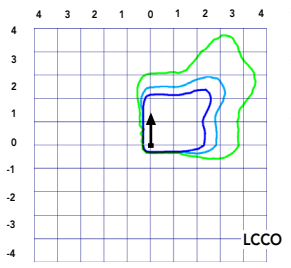
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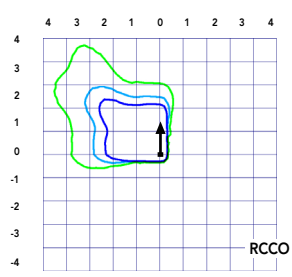
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Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options				
Nomenclature	**Description**	**Functionality**	**Primary control device**	**Notes**
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P1**	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	**P2**	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	**P3**	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	**P4**	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	**P5**	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	**P6**	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	**P7**	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	**P8**	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	**P9**	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

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Performance Data

Lumen Output

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Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	**P10**	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				T5VS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				T5W	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	**P11**	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				T5VS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	**P12**	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				T5VS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	**P13**	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				T5VS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				T5W	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX1 LED area luminaire has a number of control options. DSX Size 1, comes standard with 0-10V dimming drivers. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS
UL listed 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 minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

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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LITHONIA LIGHTING®

Catalog Number	
Notes	21HBA03
Type	P1

LDN6



6" Open and WallWash LED
Non-IC
New Construction Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

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/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.

A+ Capable options indicated by this color background.

Buy American | battery pack | ENERGY STAR

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT EZ10

LDN6													
Series		**Color temperature**		**Lumens**[1]				**Aperture/Trim Color**				**Finish**		**Voltage**	
LDN6	6" round	27/	2700K	05	500 lumens	25	2500 lumens	LO6	Downlight	AR	Clear	LSS	Semi-specular	MVOLT	Multi-volt
		30/	3000K	07	750 lumens	30	3000 lumens	LW6	Wallwash	WR[2]	White	LD	Matte diffuse	120	120V
		35/	3500K	10	1000 lumens	40	4000 lumens			BR[2]	Black	LS	Specular	277	277V
		40/	4000K	15	1500 lumens	50	5000 lumens							347[3]	347V
		50/	5000K	20	2000 lumens										

Driver		Options		Options	
GZ10	0-10V driver dims to 10%	SF[4]	Single fuse	N80[8]	nLight™ Lumen Compensation
GZ1	0-10V driver dims to 1%	TRW[5]	White painted flange	JOT[13]	Wireless room control with "Just One Touch" pairing
D10	Minimum dimming 10% driver for use with JOT	TRBL[5]	Black painted flange	NPS80EZ[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
D1	Minimum dimming 1% driver for use with JOT	EL[6]	Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPS80EZER[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
EZ10	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	ELR[6]	Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	HAO[11]	High ambient option
EZ1	0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELSD[6]	Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	CP[12]	Chicago Plenum
EDAB	eldoLED DALI SOLDRIVE dim to dark	ELRSD[6]	Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only in RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on www.acuitybrands.com for the RELOC product specifications.
		E10WCP[6]	Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB	NLTAIR2[9,10]	nLight® Air enabled
		E10WCPR[6]	Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB	NLTAIRER2[9,10]	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
		NPP16D[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	NLTAIREM2[9,10]	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.
		NPP16DER[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA	Buy America(n) Act Compliant
				90CRI	High CRI (90+)

Accessories: *Order as separate catalog number.*

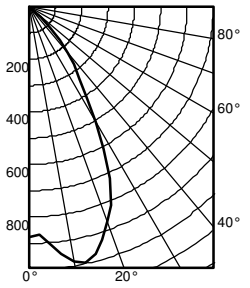
PS1055CP	FMC Power Sentry batterypack, T20 compliant, field installable, 10w constant power
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter[1]

Notes
1. Overall height varies based on lumen package; refer to dimensional chart on page 3.
2. Not available with finishes.
3. Not available with emergency options.
4. Must specify voltage 120V or 277V.
5. Available with clear (AR) reflector only.
6. 12.5" of plenum depth or top access required for battery pack maintenance.
7. Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
9. Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
10. NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
11. Fixture height is 6.5" for all lumen packages with HAO.
12. Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
13. Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.

PHOTOMETRY

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

LDN6 35/10 LO6AR, input watts: 10.44, delivered lumens: 987.10, LM/W = 94.54, spacing criterion at 0= 1.02, test no. ISF 30716P262.



	Ave	Lumens
0	876	
5	905	89
15	971	269
25	720	322
35	330	214
45	110	87
55	1	4
65	1	1
75	0	0
85	0	0
90	0	

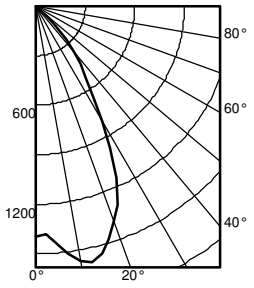
Zone	Lumens	% Lamp
0° - 30°	680.7	69.0
0° - 40°	895.0	90.7
0° - 60°	986.0	99.9
0° - 90°	987.0	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	987.0	*100.0

*Efficiency

pf / pc / pw	80%			70%			50%		
	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	29.0	5.7	14.5	9.6	2.9
10.0	15.6	7.7	7.8	13.1	1.6
12.0	9.7	9.8	4.9	16.6	1.0
14.0	6.6	11.8	3.3	20.1	0.7
16.0	4.8	13.9	2.4	23.6	0.5

LDN6 35/15 LO6AR, input watts: 17.52, delivered lumens: 1572.9, LM/W = 89.77, spacing criterion at 0= 1.02, test no. ISF 30716P265.



	Ave	Lumens
0	1396	
5	1442	142
15	1547	429
25	1147	514
35	526	342
45	176	139
55	2	6
65	1	1
75	1	1
85	0	0
90	0	

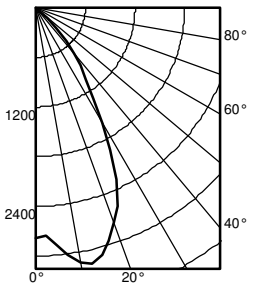
Zone	Lumens	% Lamp
0° - 30°	1084.6	69.0
0° - 40°	1426.2	90.7
0° - 60°	1571.3	99.9
0° - 90°	1572.9	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	1572.9	*100.0

*Efficiency

pf / pc / pw	80%			70%			50%		
	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	46.2	5.7	23.1	9.6	4.6
10.0	24.8	7.7	12.4	13.1	2.5
12.0	15.5	9.8	7.7	16.6	1.5
14.0	10.6	11.8	5.3	20.1	1.1
16.0	7.7	13.9	3.8	23.6	0.8

LDN6 35/30 LO6AR, input watts: 34.75, delivered lumens: 3138.5, LM/W = 90.31, spacing criterion at 0= 1.02, test no. ISF 30716P274.



	Ave	Lumens
0	2786	
5	2877	284
15	3087	855
25	2289	1025
35	1049	682
45	350	277
55	5	12
65	2	2
75	1	1
85	0	0
90	0	

Zone	Lumens	% Lamp
0° - 30°	2164.3	69.0
0° - 40°	2845.9	90.7
0° - 60°	3135.3	99.9
0° - 90°	3138.5	100.0
90° - 120°	0.0	0.0
90° - 130°	0.0	0.0
90° - 150°	0.0	0.0
90° - 180°	0.0	0.0
0° - 180°	3138.5	*100.0

*Efficiency

pf / pc / pw	80%			70%			50%		
	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	111	108	106	109	106	104	104	103	101
2	103	99	95	101	97	94	98	95	92
3	96	91	87	94	90	86	92	88	85
4	89	84	79	88	83	79	86	81	78
5	83	77	73	82	77	73	81	76	72
6	78	72	68	77	72	67	76	71	67
7	73	67	63	73	67	63	71	66	62
8	69	63	59	68	62	58	67	62	58
9	65	59	55	64	59	55	63	58	54
10	61	55	51	61	55	51	60	55	51

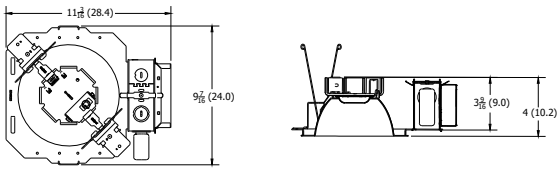
Mounting Height	Inital FC Center Beam	50% beam - 54.5° Diameter	50% beam - 54.5° FC	10% beam - 82.2° Diameter	10% beam - 82.2° FC
8.0	92.1	5.7	46.1	9.6	9.2
10.0	49.5	7.7	24.8	13.1	5.0
12.0	30.9	9.8	15.4	16.6	3.1
14.0	21.1	11.8	10.5	20.1	2.1
16.0	15.3	13.9	7.6	23.6	1.5

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LDN6

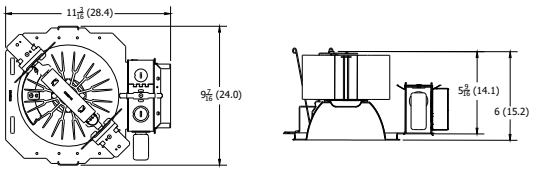
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500 - 1500 LUMENS



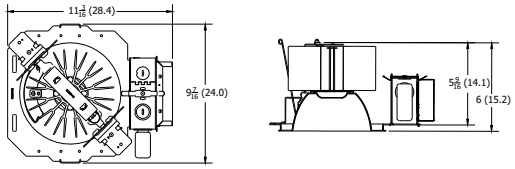
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 2000 - 3000 LUMENS



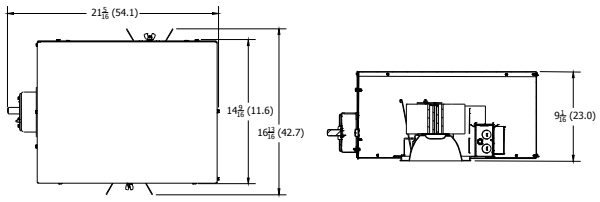
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 4000 - 5000 LUMENS



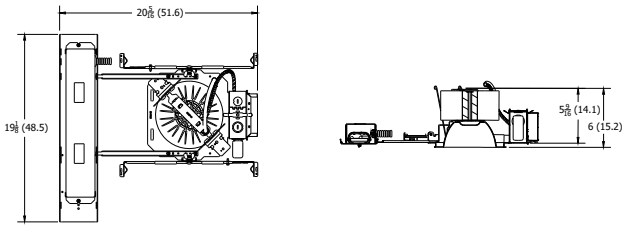
Marked Spacing: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 CP



Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6 EL



Marked Spacing above 3000 Lumens: 24 x 24 x 10
Aperture: 6-1/4 (15.9)
Ceiling Opening: 7-1/8 (18.1)
Overlap Trim: 7-1/2 (19.1)

LDN6			
Nominal Lumens	**Lumens**	**Wattage**	**Lm/W**
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Ouput power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.
The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	**White (WR)**	**Black (BR)**
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	**3000K**	**3500K**	**4000K**	**5000K**
80CRI	0.950	0.966	1.000	1.025	1.101

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

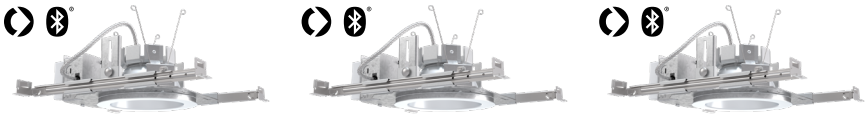
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ADDITIONAL DATA

JOT
JUST ONE TOUCH

The Sensor Switch JOT enabled solution offers a wireless, app-free approach to single room lighting control. JOT enabled products use Bluetooth® Low Energy (BLE) technology to enable wireless dimming and switching.

Diagram



LDN6 Series



Sensor Switch
WSXA JOT

1. **Power:** Install JOT enabled fixtures and controls as instructed.
2. **Pair:** Insert the pairing tool into the pinhole on the wall switch; press and hold any button for 6 seconds.
3. **Play:** Once paired, each fixture will individually dim down to 10% brightness. All products will be fully functional.

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

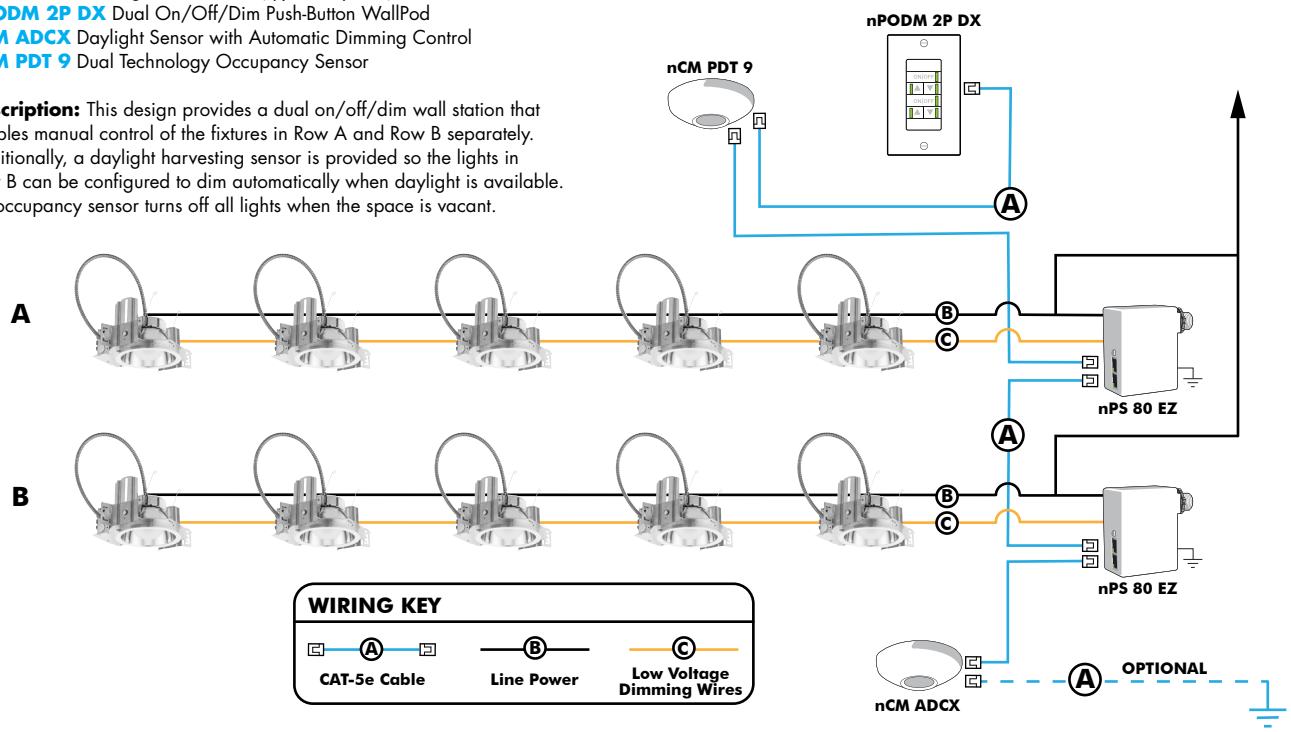
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LDN6

EXAMPLE
Group Fixture Control*
*Appiication diagram applies for fixtures with eldoLED drivers only.

nPS 80 EZ Dimming/Control Pack (qty: 2 required)
nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:			
Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.			
WallPod Stations	**Model number**	**Occupancy sensors**	**Model Number**
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model Number**	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model Number**
		10', CAT5 10FT	CAT5 10FT J1
		15, CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories: *Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.*	
Wall switches	**Model number**
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH[1]

Notes
1 Can only be ordered with the RES7Z zone control sensor version.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome



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d-series

D-Series Size 2
LED Wall Luminaire

Buy American

Catalog Number	
Notes	21HBA03
Type	P1

Hit the Tab key or mouse over the page to see all interactive elements.

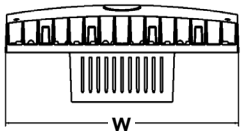
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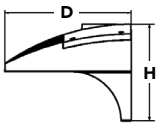
Luminaire

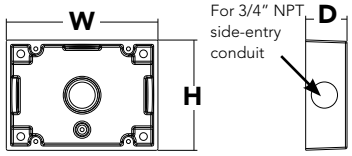
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA[1] (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4,5] 480[4,5]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[6] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[7] PER NEMA twist-lock receptacle only (control ordered separate)[8] PER5 Five-wire receptacle only (control ordered separate)[8,9] PER7 Seven-wire receptacle only (control ordered separate)[8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options

Shipped installed

SF	Single fuse (120, 277, 347V)[3]
DF	Double fuse (208, 240, 480V)[3]
HS	House-side shield[4]
SPD	Separate surge protection[13]

Shipped separately[13]

BSW	Bird-deterrent spikes
VG	Vandal guard

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [14]
DSHORT SBK U	Shorting cap (Included when ordering PER, PER5 or PER7) [14]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 1000mA is not available with AMBPC.
2 AMBPC is not available with 1000mA.
3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
4 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
6 Also available as a separate accessory; see Accessories information.
7 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
8 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
9 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
10 Reference Motion Sensor table on page 3.
11 Reference PER Table on page 3 for functionality.
12 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Separate on/off required.
13 See the electrical section on page 2 for more details.
14 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item. See PER Table.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350 mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,008	1	0	1	120
			T2M	2,709	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,969	1	0	1	119
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,977	1	0	1	119
			TFTM	2,753	1	0	1	110	2,956	1	0	1	118	2,975	1	0	1	119
	530 mA	36W	T2S	4,030	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118
			T3S	3,978	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119
			T3M	4,044	1	0	2	112	4,343	1	0	2	121	4,370	1	0	2	121
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,310	1	0	1	120
			TFTM	3,987	1	0	1	111	4,281	1	0	1	119	4,308	1	0	1	120
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118
			T2M	4,991	1	0	2	106	5,360	1	0	2	114	5,393	1	0	2	115
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116
			T3M	5,148	1	0	2	110	5,529	1	0	2	118	5,563	1	0	2	118
			T4M	5,080	1	0	2	108	5,455	1	0	2	116	5,488	1	0	2	117
			TFTM	5,075	1	0	2	108	5,450	1	0	2	116	5,484	1	0	2	117
	1000 mA	73W	T2S	7,147	2	0	2	98	7,675	2	0	2	105	7,723	1	0	1	104
			T2M	6,954	2	0	2	95	7,467	2	0	2	102	7,514	2	0	2	103
			T3S	7,057	1	0	2	97	7,579	1	0	2	104	7,627	1	0	2	104
			T3M	7,172	2	0	3	98	7,702	2	0	3	106	7,751	2	0	3	106
			T4M	7,076	1	0	2	97	7,599	1	0	2	104	7,646	1	0	2	105
			TFTM	7,071	1	0	2	97	7,594	1	0	2	104	7,641	1	0	2	105
30C (30 LEDs)	350 mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,494	1	0	1	125
			T2M	4,048	1	0	1	112	4,346	1	0	2	121	4,373	1	0	2	121
			T3S	4,108	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123
			T3M	4,174	1	0	2	116	4,483	1	0	2	125	4,510	1	0	2	125
			T4M	4,119	1	0	1	114	4,423	1	0	2	123	4,450	1	0	2	124
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,446	1	0	1	124
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,484	1	0	1	120
			T2M	5,838	1	0	2	108	6,270	2	0	2	116	6,308	2	0	2	117
			T3S	5,926	1	0	2	110	6,364	1	0	2	118	6,403	1	0	2	119
			T3M	6,023	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121
			T4M	5,942	1	0	2	110	6,380	1	0	2	118	6,420	1	0	2	119
			TFTM	5,937	1	0	2	110	6,376	1	0	2	118	6,415	1	0	2	119
	700 mA	71W	T2S	7,403	2	0	2	104	8,170	2	0	2	115	8,221	2	0	2	116
			T2M	7,609	2	0	2	107	7,949	2	0	2	112	7,998	2	0	2	113
			T3S	7,513	1	0	2	106	8,068	1	0	2	114	8,118	1	0	2	114
			T3M	7,635	2	0	3	108	8,199	2	0	3	115	8,250	2	0	3	116
			T4M	7,534	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115
			TFTM	7,527	1	0	2	106	8,082	2	0	2	114	8,134	2	0	2	115
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104
			T2M	10,184	2	0	3	93	10,936	2	0	3	100	11,005	2	0	3	101
			T3S	10,335	2	0	2	95	11,099	2	0	2	102	11,169	2	0	2	102
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104
			T4M	10,365	2	0	2	95	11,129	2	0	2	102	11,198	2	0	2	103
			TFTM	10,356	2	0	2	95	11,121	2	0	3	102	11,190	2	0	3	103

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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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

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

⊘ Will not work

⚠ Alternate

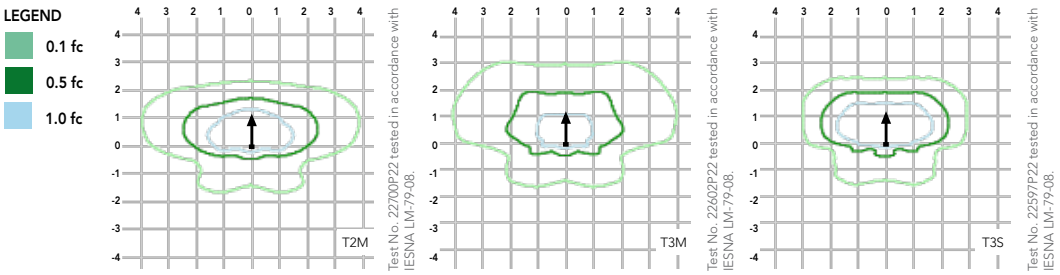
*Futureproof means: Ability to change controls in the future.

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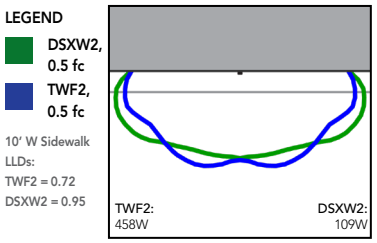
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

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. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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ARC1 LED

Architectural Wall Luminaire

Catalog Number

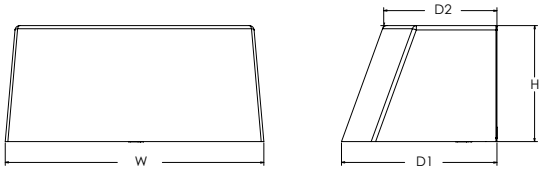
Notes 21HBA03

Type WP2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: (without options) 7 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSBBW DDBXD U Surface - mounted back box (specify finish)

NOTES

1 347V not available with E4WH.
2 FAO not available with DMG.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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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.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

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
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

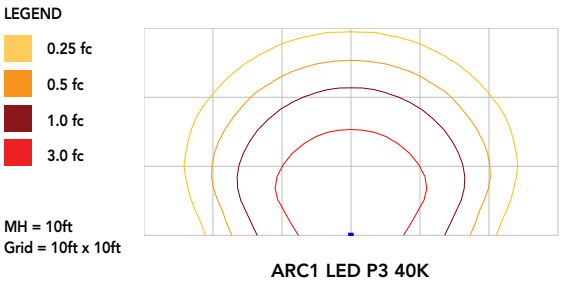
Projected LED Lumen Maintenance

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	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



ARC1 LED P3 40K

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Emergency Egress Options

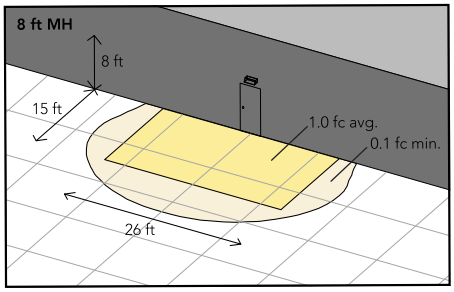
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

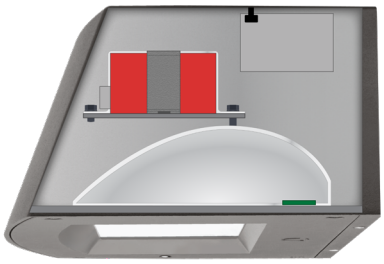
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

Grid = 10ft x 10ft



ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

Mounting, Options & Accessories

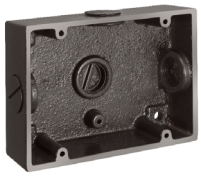


E4WH – 4W Emergency Battery Backup

D = 6.5″

H = 5″

W = 11″



BBW – Standard Back Box

D = 1.5″

H = 4″

W = 5.5″

For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted 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 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED 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 consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

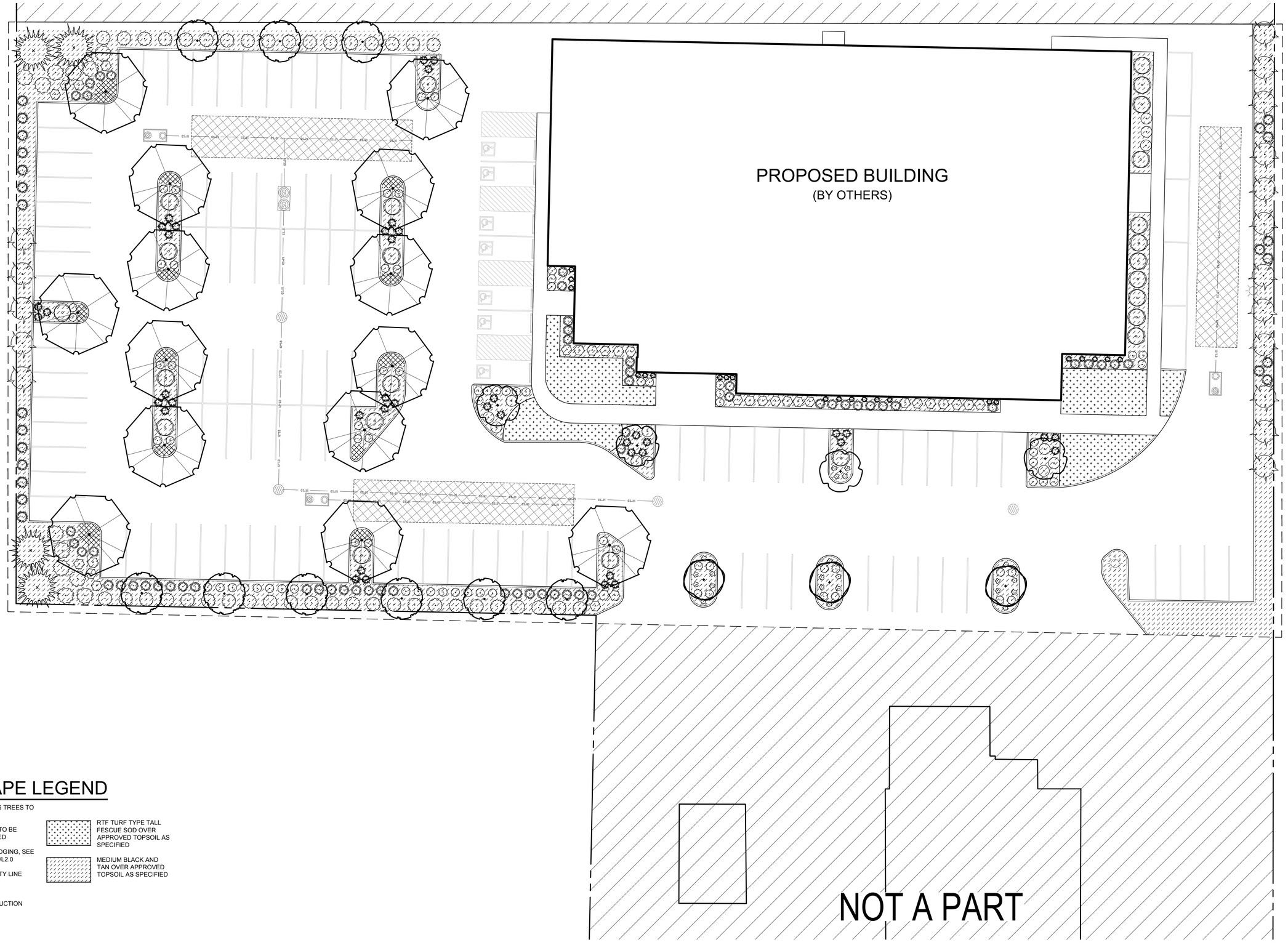
INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. 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 DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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LANDSCAPE LEGEND

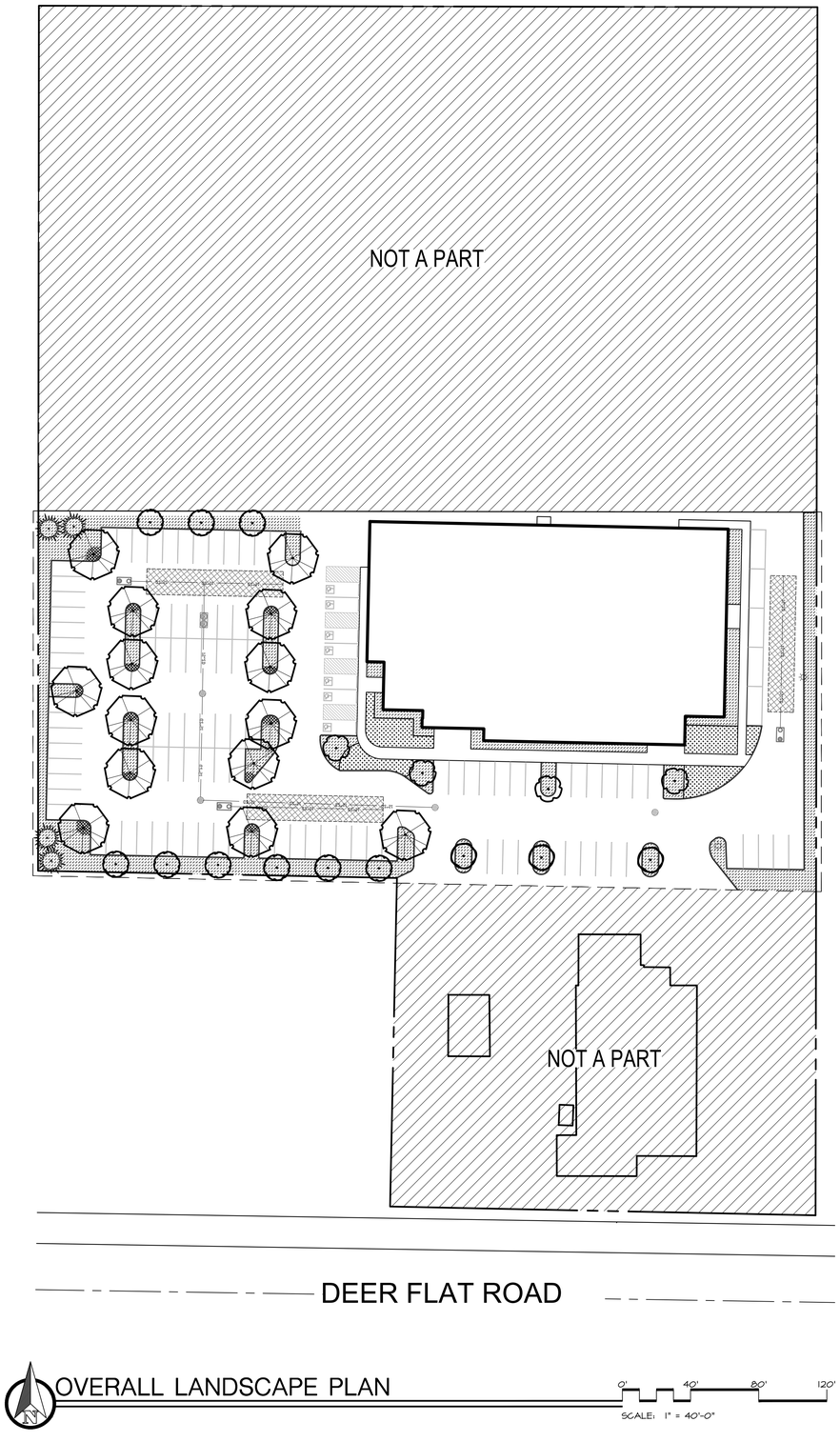
- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- PROPERTY LINE (VERIFY)
- LIMIT OF CONSTRUCTION
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- MEDIUM BLACK AND TAN OVER APPROVED TOPSOIL AS SPECIFIED

ILLUSTRATIVE RENDERING

0' 16' 32' 64'

SCALE: 1" = 16'-0"

SOUTH BECK & BAIRD
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info@sbbgo.com
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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.



OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

KUNA LIFE CHURCH
A PARCEL OF LAND; 500 E DEER FLAT RD
LOCATED IN
SANDPOINT HEIGHTS SUBDIVISION
SECTION 1, T. 2N., R. 1W13.,
ADA COUNTY; KUNA, IDAHO
OCTOBER 2021



VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

TOTAL AREA	6.233 ACRES TOTAL
ZONING	R-2
TOTAL CONSTRUCTION AREA	2.32 ACRES
TOTAL LANDSCAPE AREA	13,974 SQFT
PERCENTAGE OF CONST. AREA	13.8%

LANDSCAPING INFORMATION

* MITIGATION FOR REMOVAL OF EXISTING TREES:
ALL EXISTING TREES WITHIN CONSTRUCTION LIMITS ARE IN POOR HEALTH OR NUISANCE TREES - NO MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.
ALL EXISTING TREES ADJACENT TO BUT OUTSIDE CONSTRUCTION LIMITS SHALL BE SAVED AND PROTECTED PER MITIGATION NOTES, SEE SHEET L2.0

ARCHITECT

RBA ARCHITECTS, LLC
RICK BUGATSCH
508 S PINE ST
NAMPA, ID 83686
208-XXX-XXXX

LANDSCAPE ARCHITECT

SOUTH BECK AND BAIRD
JIM MIHAN
2002 S. VISTA AVENUE
BOISE, ID 83705
208-342-2999

SEE SHEET L1.1 FOR DETAILED LANDSCAPE PLAN
SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS

STAMP:

DATE:
10/08/2021

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CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

CHANGED LIFE CHURCH
KUNA, IDAHO
OVERALL LANDSCAPE PLAN

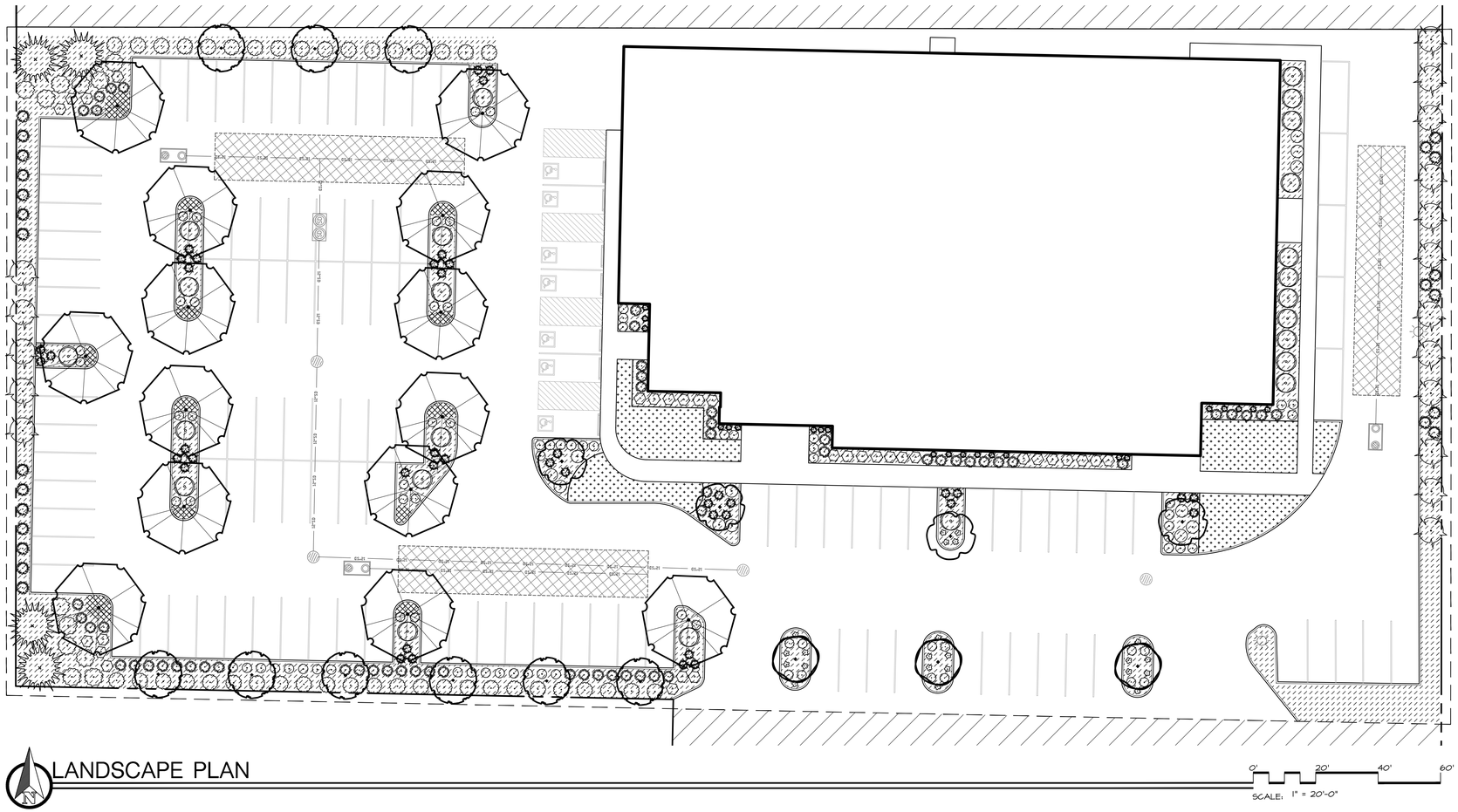
DRAWN BY: JRB

CHECKED BY: JM

PROJECT NUMBER SBB21-122

SHEET: L1.00

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL RELATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT THE CLIENT.



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- PROPERTY LINE (VERIFY)
- LIMIT OF CONSTRUCTION
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- MEDIUM BLACK AND TAN OVER APPROVED TOPSOIL AS SPECIFIED

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 5/L2.0	
AC	ACER PLATANOIDES 'COLUMNAR' COLUMNAR NORWAY MAPLE	2" B&B	25'H X 15'W	CLASS II
AP	ACER PLATANOIDES 'EZESTRE' EASY STREET MAPLE	2" B&B	25'H X 25'W	CLASS II
PC	PYRUS CALLERYANA 'GLENS FORM' CHANTICLEER PEAR	2" B&B	40'H X 15'W	CLASS II
PS	PRUNUS SARGENTII 'COLUMNARIS' COLUMNAR SARGENT CHERRY	2" B&B	30'H X 15'W	CLASS I
CONIFEROUS TREES			SEE DETAIL 4/L2.0	
PF	PINUS F. 'VANDERWOLF'S PYRAMID" VANDERWOLF'S LIMBER PINE	7-8' B&B	25'H X 15'W	CONIF.
SHRUBS			SEE DETAIL 3/L2.0	
	EUONYMOUS F. 'EMERALD N GOLD" EMERALD N GOLD WINTERCREEPER	2 GAL.	2'H X 4'W	
	BUXUS M. VARIETY 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	5'H X 5'W	
	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	2 GAL.	6'H X 6'W	
	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	2 GAL.	3'H X 6'W	
	JUNIPERUS S. 'BLUE ARROW' BLUE ARROW JUNIPER	7 GAL.	10"H X 2'W	
	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER	5 GAL.	15'H X 5'W	
	HYDRANGEA PANICULATA 'JANE' LITTLE LIME HARDY HYDRANGEA	2 GAL.	4'H X 4'W	
	ROSA X 'NERALY WILD' NEARLY WILD ROSE	2 GAL.	3'H X 3'W	
	SPIREA JAPONICA 'NEON FLASH' NEON FLASH SPIREA	2 GAL.	2'H X 3'W	
	WEIGELA FLORIDA 'DARK HORSE' DARK HORSE WEIGELA	2 GAL.	3'H X 3'W	
	JUNIPERUS S. 'MOONGLOW" MOONGLOW JUNIPER	5 GAL.	20'H X 8'W	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 2/L2.0	
	CALAMAGROSTIS X. 'OVERDAM' DWARF FEATHER GRASS	1 GAL.	3'H X 2'W	
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILLY	1 GAL.	18"H X 2'W	
	PENNISETUM A. 'LITTLE BUNNY" LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	2'H X 3'W	
	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX	4" POT; 2'O.C.	6"H X 3'W	

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 SPECIFIED MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA).
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. 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 EDGED PER DETAIL 1/L2.0 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. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
12. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
13. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES PER MANAGING AGENCY.
14. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
15. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK..
16. TRIM ALL TREES WITHIN VISION TRIANGLES PER MANAGING AGENCY.

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. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE.
4. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

DISCLAIMER

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DATE: 10/08/2021

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REVISIONS:

No.	Date	Description

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL RELATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT THE CLIENT.

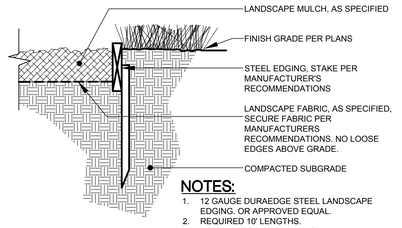
CHANGED LIFE CHURCH
KUNA, IDAHO
LANDSCAPE PLAN

DRAWN BY: JRB

CHECKED BY: JM

PROJECT NUMBER SBB21-122

SHEET: L1.1

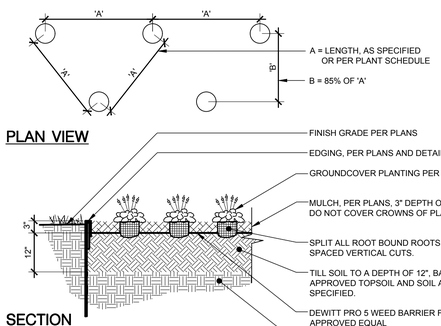


NOTES:

1. 12 GAUGE DURAEDGE STEEL LANDSCAPE EDGING. OR APPROVED EQUAL.
2. REQUIRED 10' LENGTHS.
3. FOUR (4) STAKES PER LENGTH.

1 DURA EDGE STEEL EDGING

NOT TO SCALE

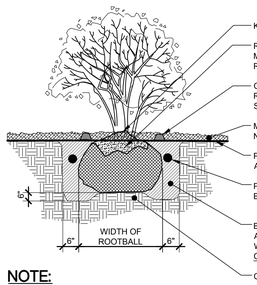


NOTES:

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

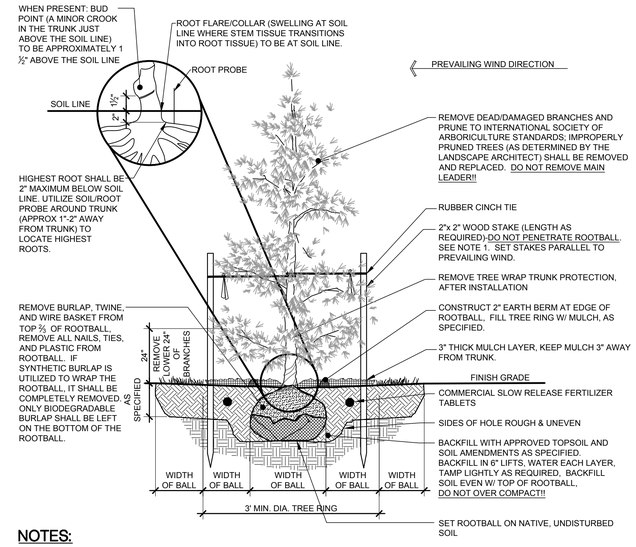


NOTE:

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

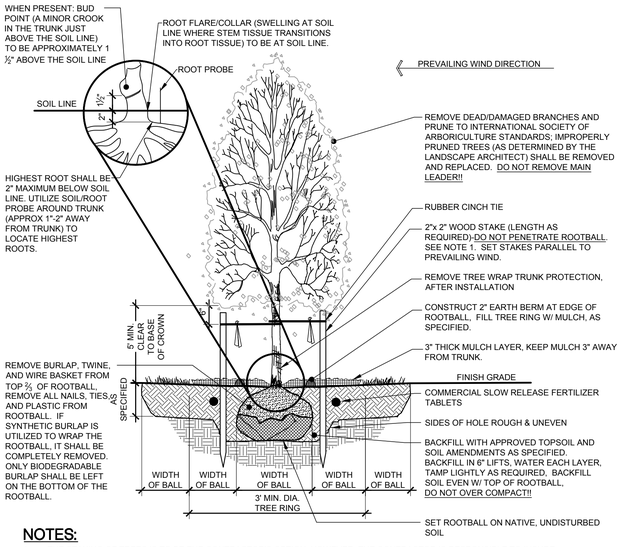


NOTES:

1. 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.

4 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 8'-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.

5 DECIDUOUS TREE PLANTING

NOT TO SCALE

TREE PROTECTION NOTES:

1. PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
   a. CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
   b. NOT ALLOWING COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
   c. NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.
   d. NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
   e. WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTYRE AREA PER WEEK.
   f. NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE.
   g. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
2. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
   a. OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
   b. HAVING TREES PRUNED BY A LICENSED ARBORIST.
3. ALL TREES THAT ARE DAMAGED, DESTROYED OR REMOVED DURING CONSTRUCTION SHALL BE MITIGATED USING THE MITIGATION STANDARDS AS SET FORTH IN THE CURRENT CITY CODE.

TREE MITIGATION NOTES:

1. THE LANDSCAPE ARCHITECT WILL MEET WITH THE CITY ARBORIST TO ESTABLISH MITIGATION REQUIREMENTS FOR REMOVAL OF EXISTING TREES.

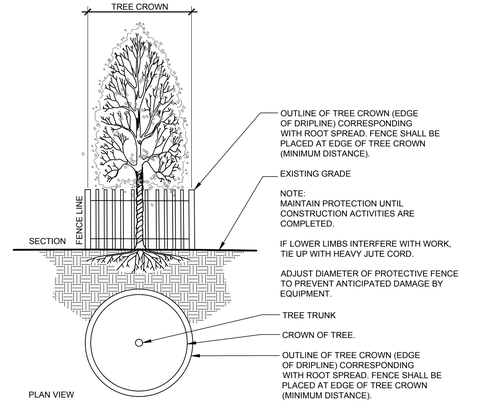
TREE TRANSPLANT NOTES:

TREES NOTED SHALL BE REMOVED AND REPLACED WITH HYDRAULIC TREE SPADE. SPADE SHALL HAVE A CAPACITY FOR A MINIMUM ROOT BALL DIAMETER AS NOTED AND A MINIMUM ROOT BALL DEPTH AS NOTED. ONE FULL DAY BEFORE TRANSPLANT, ALL DECIDUOUS TREES SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT (WILT-PRUF OR EQUAL) TO ALL OF THE FOLIAGE (TOP AND BOTTOM) AS PER MANUFACTURER'S RECOMMENDATIONS. THE TREE TRANSPLANT SHALL BE DONE IN ONE CONTINUOUS PROCESS AND THE PREVIOUSLY DUG RECEIVING THE NEW LOCATION FILL. HOLE SIDES SHALL BE SCARIFIED. A PLANTING MIXTURE OF ONE PART PEAT MOSS TO THREE PARTS TOPSOIL WITH AGRO 'TRANSPLANTER', 4-2-4 (OR APPROVED EQUAL, USE AS PER MANUFACTURER'S RECOMMENDATIONS) SHALL BE MIXED WITH WATER TO FORM A SLURRY. THE SLURRY MIXTURE SHALL FILL ANY VOIDS AROUND THE ROOTBALL, ELIMINATING ANY AIR POCKETS. AGRIFORM PLANTING TABLETS 20-15-5 (OR APPROVED EQUAL) SHALL BE INSTALLED. TABLET QUANTITY BASED UPON PLANT SIZE AS PER MANUFACTURER'S RECOMMENDATIONS.

TREE SPADE SIZE	DECIDUOUS TREE - TRUNK DIAMETER	EVERGREEN TREE - HEIGHT
44 INCHES	2 TO 4 INCHES	5 TO 7 FEET
66 INCHES	4 TO 6 INCHES	7 TO 10 FEET
92 INCHES	6 TO 10 INCHES	12 TO 15 FEET

TRUNK DIAMETERS ARE MEASURED USING A CALIPER, SIX INCHES ABOVE THE GROUND FOR TREE FOUR INCHES IN DIAMETER OR SMALLER AND 12 INCHES ABOVE THE GROUND FOR TREES WITH A LARGE DIAMETER.

NOTE: THE INDUSTRY STANDARD IS 1:10. (10 INCHES OF ROOTBALL FOR EVERY INCH OF TRUNK CALIPER)



6 TREE PROTECTION DETAIL

NOT TO SCALE

STAMP:

DATE: 10/08/2021

811 Know what's below. Call before you dig. CALL AT LEAST TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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2002 S. Vista Ave
Boise, ID 83705
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info@sbbgeo.com
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Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

CHANGED LIFE CHURCH
KUNA, IDAHO
DETAILS AND NOTES

DRAWN BY: JRB

CHECKED BY: JM

PROJECT NUMBER SBB21-122

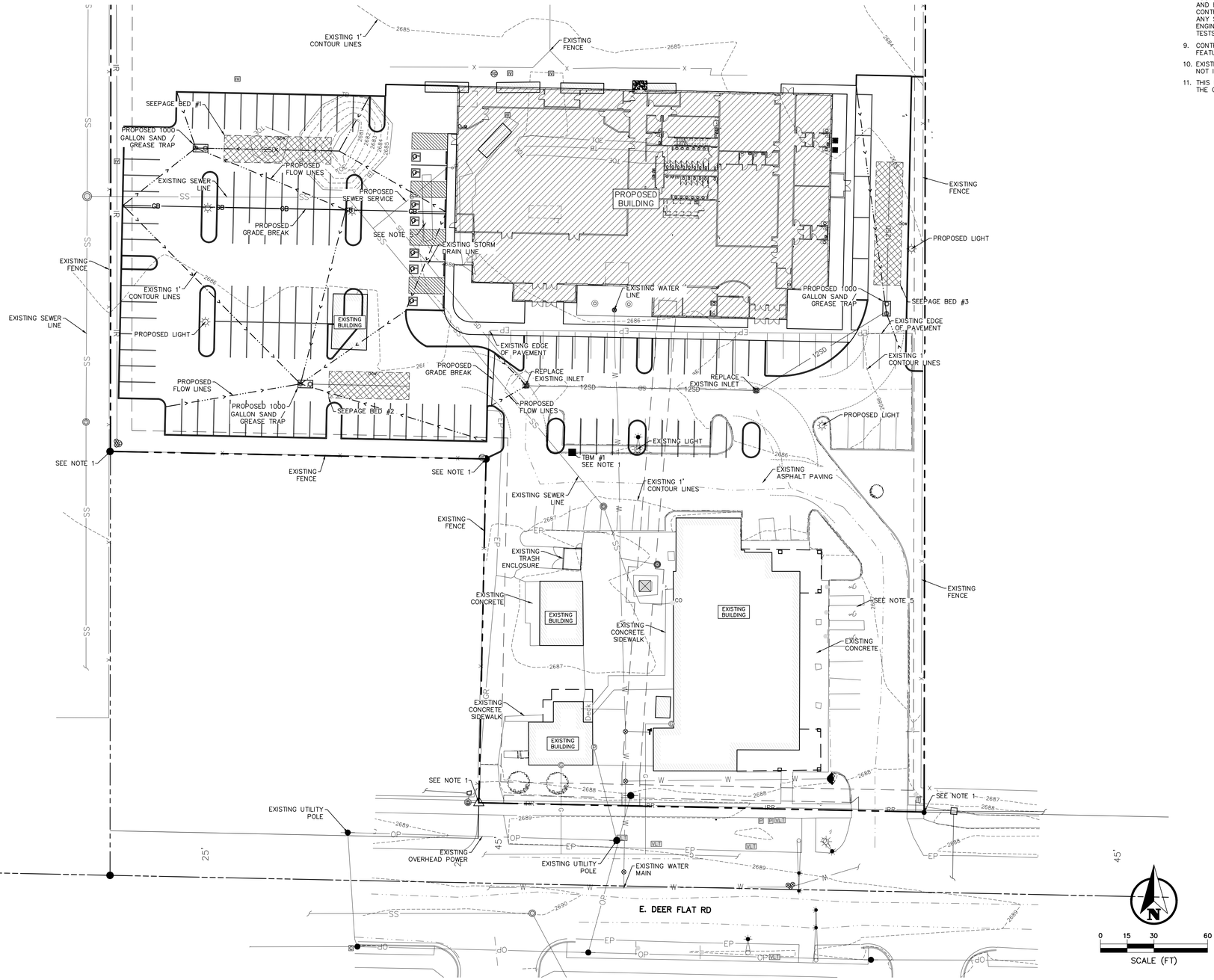
SHEET: L2.0

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CONCEPTUAL DRAINAGE PLAN DRAWINGS FOR

CHANGED LIFE CHURCH
NEW BUILDING

LOCATED IN A PORTION OF THE SE 1/4 OF THE SW 1/4
OF SECTION 13, T.2N, R.1E, B.M.
CITY OF KUNA, ADA COUNTY, IDAHO



NOTES

1. CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS ENCOUNTERED DURING CONSTRUCTION. ANY MONUMENT DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
2. COORDINATE WITH LANDSCAPERS AND LANDSCAPE PLAN FOR LOCATION OF SLEEVES FOR ONSITE PRESSURE IRRIGATION DISTRIBUTION SYSTEM. CONTRACTOR SHALL INSTALL SLEEVES PRIOR TO PLACING PAVING AND CONCRETE.
3. ADA ACCESSIBLE SIDEWALKS SHALL NOT EXCEED 2.0% CROSS-SLOPE OR 5.0% GRADE IN ACCORDANCE TO ADA AND ANSI STANDARDS. CONTRACTOR SHALL FIELD VERIFY SLOPE PRIOR TO PLACING CONCRETE OR PAVING.
4. ADA RAMPS SHALL NOT EXCEED 1:12 (8.33%) SLOPE AND SHALL BE SIZED BY THE CONTRACTOR TO MEET ADA AND ANSI STANDARDS (E.G., 2.0% MAX LANDING AND 4.0' MIN WIDTH).
5. ADA ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION AND SHALL BE IN ACCORDANCE WITH ADA AND ANSI STANDARDS. CONTRACTOR SHALL FIELD VERIFY SLOPE PRIOR TO PLACING PAVING.
6. GRADE AWAY FROM BUILDING IN ACCORDANCE WITH SECTION 1804.3 OF THE INTERNATIONAL BUILDING CODE.
7. SEE ARCHITECTURAL PLAN FOR HORIZONTAL CONTROL DRAWING AND DEMOLITION PLAN.
8. ABANDONED BUILDINGS, TEST PITS, STORM DRAINS, WATERWAYS OR ANY OTHER DISTURBED EXCAVATIONS LOCATED WITHIN THE PROPOSED BUILDING FOOTPRINT OR PARKING LOT SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WIT STRUCTURAL FILL PER ISPWC SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL OR ANY SOURCE USED FOR BACKFILL MEETS THE REQUIREMENTS OF ENGINEERED FILL PER ISPWC AND PROVIDE A COPY OF ALL COMPACTION TESTS TO THE CITY.
9. CONTRACTOR SHALL REMOVE AND DISPOSE (OR RELOCATE AS NEEDED) ALL FEATURES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS.
10. EXISTING SITE FEATURES AND STRUCTURES ARE CALLED OUT. THE SITE IS NOT IN THE FLOODPLAIN.
11. THIS IS A CONCEPTUAL DRAINAGE PLAN INTENDED FOR ENTITLEMENT WITH THE CITY. THIS PLAN IN NOT FOR CONSTRUCTION USE.

THIS DRAWING IS A CONCEPTUAL DRAINAGE PLAN INTENDED FOR LAND USE ENTITLEMENTS ONLY AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION. AFTER THE LAND AND BUILDING USE IS APPROVED BY THE CITY, THIS PLAN WILL HAVE MORE INFORMATION ADDED TO BECOME PART OF A PLAN SET INTENDED FOR REVIEW BY CITY AND EVENTUAL CONSTRUCTION.

ASPEN ENGINEERS
1619 N. Linder Rd, Suite 110 · Kuna, Idaho 83634
Phone: 208-466-8181 · AspenEngineers.com

ASPEN PROJECT: 21040

stamp

PROFESSIONAL ENGINEER REGISTERED 10077 10/22/2021 STATE OF IDAHO LANCE WARR C.W.

revisions:
A 10/22/21 REVIEW

CHANGED LIFE CHURCH
NEW BUILDING
E. DEER FLAT RD.
KUNA, IDAHO 83634

508 S. PINE ST.
NAMPA, ID 83686
PH: (208) 484-4029
rick@RBAoffice.com
rba ARCHITECTS

checked	LBW
date	10/22/21
drawn	BRW
job no.	21015
issued for	A

sheet title:
CONCEPTUAL DRAINAGE PLAN

sheet number:
C5.1
1 OF 1

P:\2021\21040\Drawings\Civil\Draft10\21040_C5.1.dwg - Bruce - Oct 22, 2021 - 7:48am

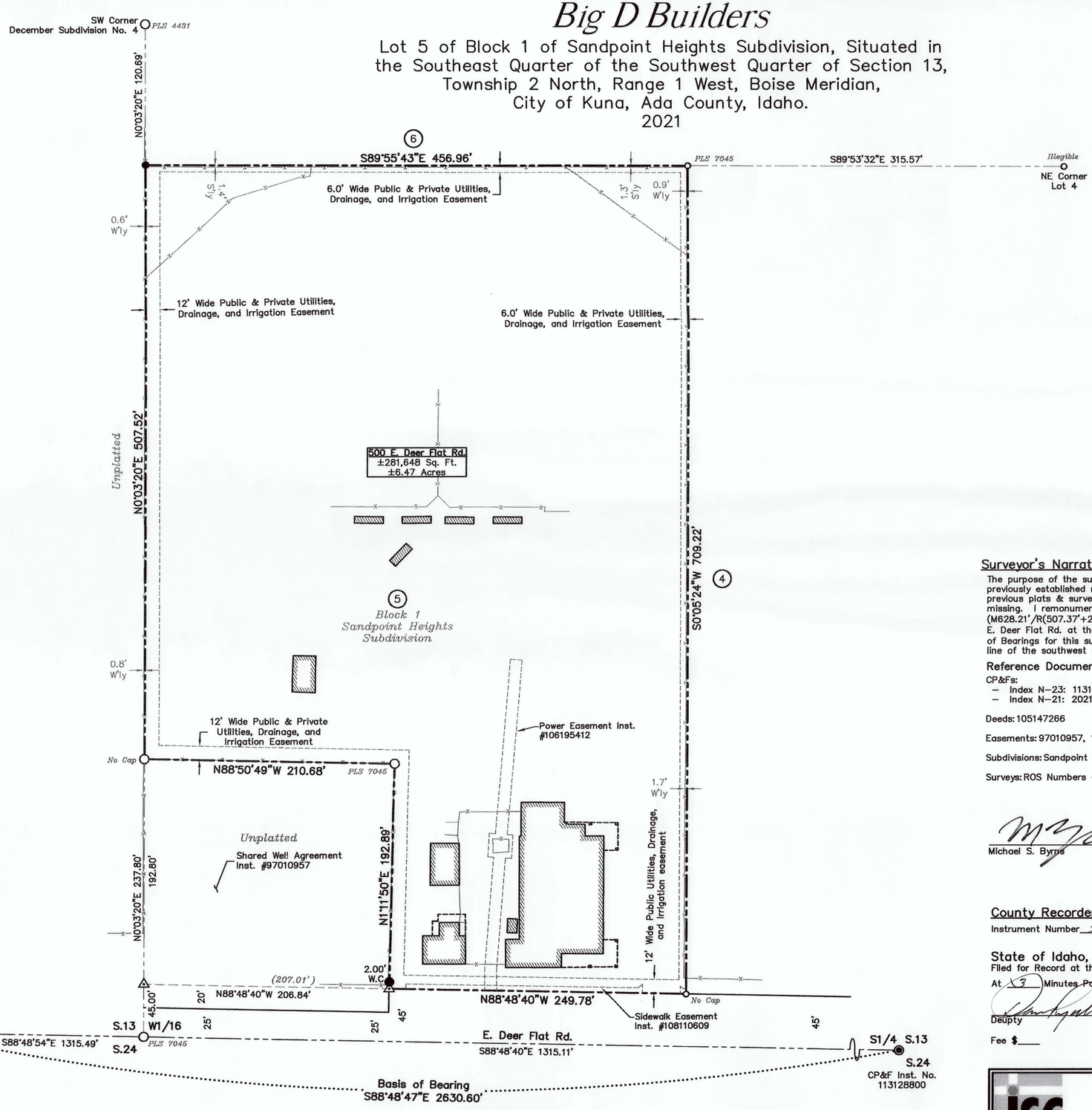
Record of Survey for

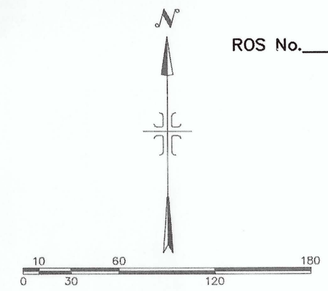
Big D Builders

Lot 5 of Block 1 of Sandpoint Heights Subdivision, Situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2021

ROS No. 13060





Scale: 1" = 60'

Legend

o	Found 1/2" Rebar, as noted
○	Found 5/8" Rebar, as noted
◉	Found Aluminum Cap Monument
●	Set 1/2"x24" Rebar with Plastic Cap, "ISG 11334"
●	Set 5/8"x24" Rebar with Plastic Cap, "ISG 11334"
W.C.	Witness Corner
(200.00')	Record Distance
(7)	Lot Number
	Property Boundary Line
	Parcel Line
	Section Line
	Right-of-way Line
	Calculated Line
	Easement Line as noted
	Fence
	Existing Building

Surveyor's Narrative:

The purpose of the survey is to locate the property prior to new construction. We located the previously established monuments, and found their locations to be in conformance with the previous plats & surveys except most monuments along the west line of the subdivision were missing. I remonumented the northwest corner at the proportionate position (M628.21'/R(507.37'+285.04'-164.38')*R507.37'=R507.52' and the southwesterly-most corner along E. Deer Flat Rd. at the proportionate position (M456.62'/R457.01')*R250.00'=249.78'. The Basis of Bearings for this survey is S88°48'47"E between found monuments at the corners of the south line of the southwest quarter of Section 13.

Reference Documents

CP&Fs:
- Index N-23: 113128800
- Index N-21: 2021-056862

Deeds: 105147266

Easements: 97010957, 106195412, 108110609

Subdivisions: Sandpoint Heights Subdivision, December Subdivision No. 4

Surveys: ROS Numbers – 2060, 3684, 4934, 9004, 11646, 12824

Michael S. Byrns — License No. 11334 — 9/16/21

PROFESSIONAL LAND SURVEYOR REGISTERED 11334 STATE OF IDAHO MICHAEL S. BYRNS

County Recorder's Certificate

Instrument Number 2021-137824

State of Idaho, County of Ada, SS.

Filed for Record at the request of Idaho Survey Group, LLC.

At 3 Minutes Past 12 O'clock P.m., On This 20 Day Of Sep., 2021.

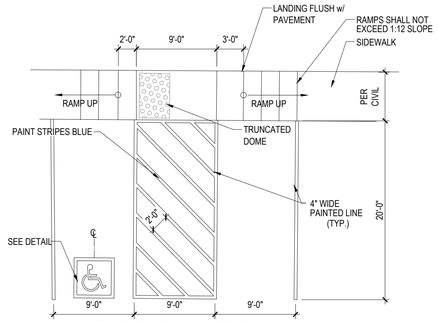
Deputy — Ex-officio Recorder

Fee $____

Index Number: 214-13-3-2-0-74-7676

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

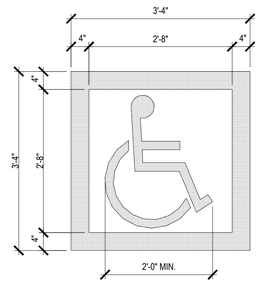
P:\500 E Deer Flat 21-358\dwg\21358ROS.dwg 9/16/2021 4:19:00 PM



NOTE: SLOPE OF PAVING AT PARKING STALL NOT TO EXCEED 2% IN ANY DIRECTION. COORD. w/ CIVIL DRAWINGS FOR PAVING AND CONCRETE SLOPES BEFORE CONSTRUCTION BEGINS.

ACCESSIBLE PARKING

SCALE: N.T.S.



NOTE:

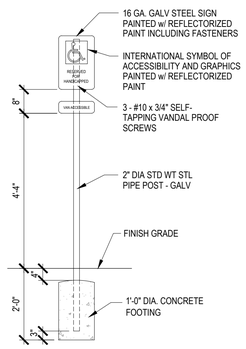
ALL STROKES TO BE 4" WIDE.

PROVIDE TWO (2) COATS OF TRAFFIC PAINT.

LOCATE SYMBOL AT END OF STALL WHERE SHOWN ON SITE PLAN.

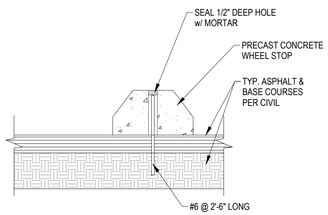
ACCESSIBLE PARKING DETAILS

SCALE: N.T.S.



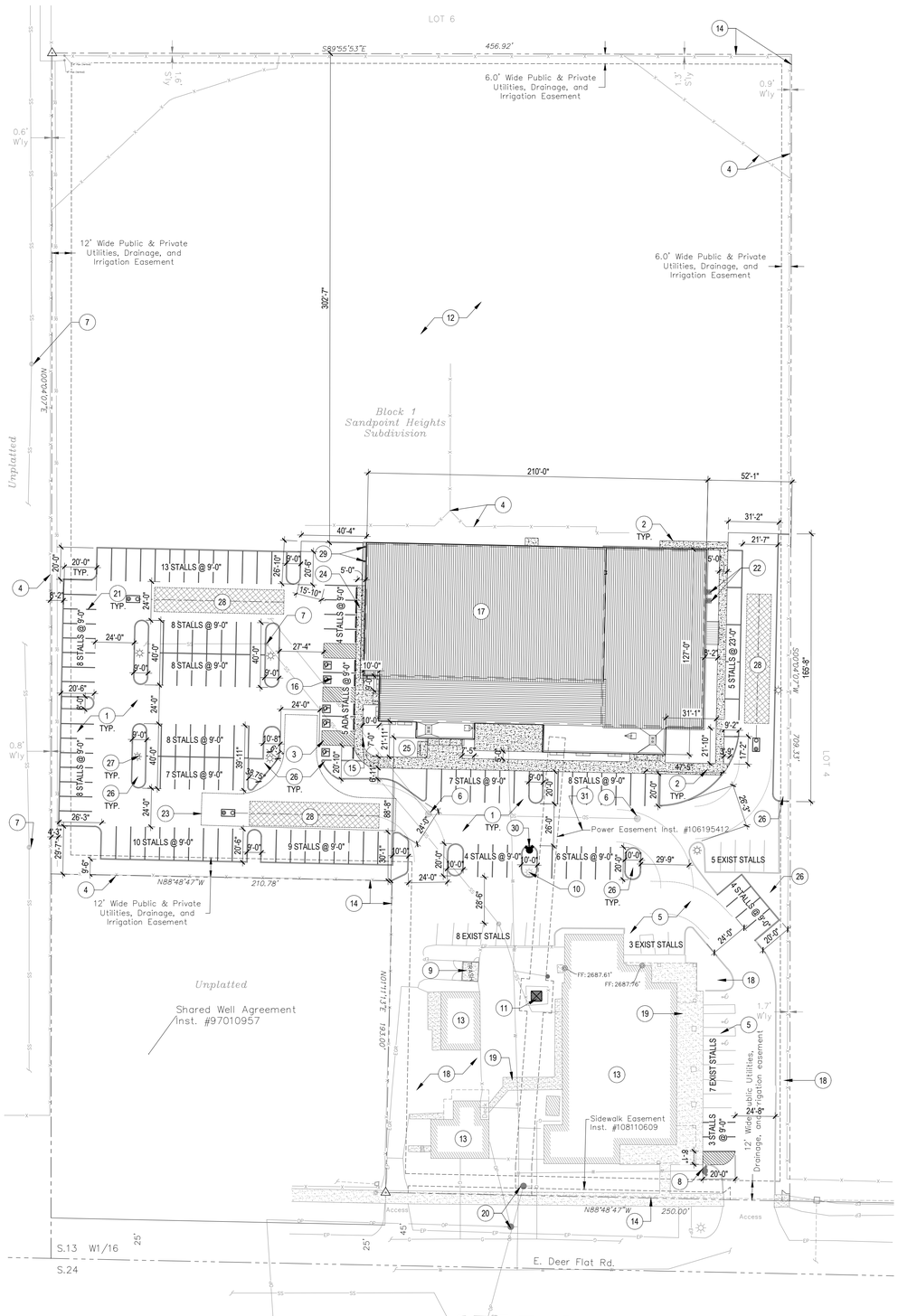
ACCESSIBLE PARKING DETAILS

SCALE: N.T.S.



WHEEL STOP DETAIL

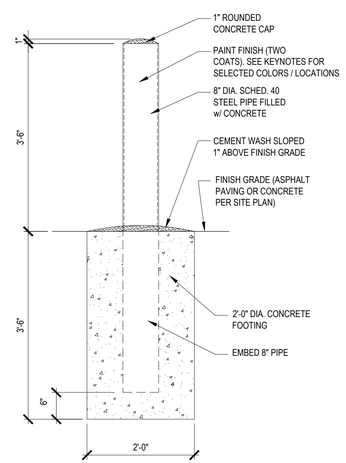
SCALE: 1-1/2" = 1'-0"



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

NORTH



BOLLARD DETAIL

SCALE: 3/4" = 1'-0"

GENERAL NOTES

A. SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR DIMENSIONS, UTILITIES, GRADING, AND PARKING DIMENSIONS.

B. CONTRACTOR SHALL REFER TO FINAL CIVIL ENGINEERING DOCUMENTS FOR LOCATIONS OF BUILDINGS, STREETS, SIDEWALKS, AND ALL UTILITIES IN RELATION TO THE BUILDING PRIOR TO CONSTRUCTION.

C. CONTRACTOR IS RESPONSIBLE FOR REPLACING DAMAGED MATERIALS AND SYSTEMS NOT INDICATED TO BE DEMOLISHED. PROTECT MATERIALS AND SYSTEMS ADJACENT TO THE WORK LIMITS AND THE MATERIALS AND SYSTEMS WITHIN THE WORK LIMITS NOT INDICATED FOR DEMOLITION.

D. SITE CONSIDERATIONS: STORM WATER TO BE RETAINED ON-SITE WITH SUB-SURFACE FACILITIES PER BMP's. ALL BUILDING MOUNTING AND SITE LIGHTING TO BE 'CUT-OFF' STYLE AND COMPLY WITH CITY 'DARK SKY' POLICY.

KEYNOTES (#)

1. NEW ASPHALT PARKING AND DRIVE.
2. NEW CONCRETE SIDEWALK.
3. ACCESS PARKING SYMBOL. PAINT AS REQUIRED.
4. EXISTING FENCE TO REMAIN. PROTECT DURING CONSTRUCTION PHASE. IF DAMAGE OCCURS, CONTRACTOR RESPONSIBLE FOR REPLACING ALL ITEMS TO 'NEW' FINISH.
5. EXISTING PARKING LOT.
6. EXISTING STORM WATER DRAIN.
7. EXISTING MAN HOLE.
8. EXISTING FIRE HYDRANT.
9. EXISTING TRASH ENCLOSURE.
10. EXISTING STREET LIGHT.
11. EXISTING POWER TRANSFORMER.
12. EXISTING SOFTBALL FIELDS TO REMAIN.
13. EXISTING BUILDING.
14. PROPERTY LINE.
15. A.D.A. SIGN. SEE DETAILS.
16. 4" WIDE ACCESSIBLE HATCHED SPACE, PAINT AS REQUIRED. SEE DETAILS.
17. NEW BUILDING. COORDINATE WITH FLOOR PLANS FOR ADDITIONAL INFORMATION.
18. EXISTING LANDSCAPING TO REMAIN.
19. EXISTING SIDEWALK.
20. EXISTING POWER POLE.
21. 4" WIDE PAINTED PARKING STALL LINE, TYP.
22. CONDENSING UNIT WITH CONCRETE PAD.
23. HAMMERHEAD TURN-AROUND.
24. WHEEL STOP, TYP.
25. NEW BIKE RACK PER CITY REQUIREMENTS.
26. NEW LANDSCAPING. SEE LANDSCAPE PLAN.
27. NEW PARKING LOT LIGHT PER CITY REQUIREMENTS.
28. NEW SEEPAGE BED & TRAP.
29. 8" DIAMETER PIPE BOLLARD. BOLLARDS TO BE PAINTED GLOSS EMERGENCY YELLOW. SEE BOLLARD DETAIL FOR SIMILAR CONDITION.
30. NEW FIRE HYDRANT.
31. EXISTING POWER EASEMENT TO BE VACATED.

stamp:

revisions:

no.	remarks

CHANGED LIFE CHURCH NEW BUILDING

E. DEER FLAT RD.
KUNA, IDAHO 83634

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NAMPA, ID 83686
PH: (208) 484-4029
rick@RBAoffice.com

RBA ARCHITECTS

checked	RB
date	1/04/2022
drawn	STY
job no.	21015
issued for	DESIGN REV.

sheet title:

OVERALL SITE PLAN

sheet number:

A1.0

My name is Stan Johnson and I pastor Changed Life Church in Kuna, Idaho.

I am writing this letter in response to a question raised by the City of Kuna/Planning Zone regarding parking and the new building project. I understand the question has to do with the use of the current facility during Sundays (highest traffic days). Once we get into our new facility, we do not have any plans to use the existing facility for Sunday ministries, as all existing Sunday classes will be held in the new facility. There will be some Wednesday classroom use, but will not require additional parking as our Wednesday night attendance is significantly lower than Sundays.

If you have any questions, please feel free to call me at 208-870-1244

Thank you

Stan Johnson

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:	**8 March 2022**	
RE:	**Public Works Comments**	
	Changed Life Church – 21-34-DR (Design Review)	

The Changed Life Church property, 21-34-DR, design review request dated 20 January 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.

At this time, Public Works staff cannot support this design review. The sewer basin that this project is located in is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.

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 current hydrant flow testing and plat base fees 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) 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) 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.
e) City's building official must review and approve all building plans.

3) Right-of-Way

a) The Design Review does not affect existing Right-of-Way.

4) Sanitary Sewer Connection

a) This project is located within the Danskin Lift Station basin, which is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.
b) Provide a utility site layout to Public Works Department showing the location of the additional sewer service. The closest possible connection to sewer is directly to the west 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) Provide a utility site layout to Public Works Department showing the location of the additional water service. The closest possible connection to water is directly south of the proposed building.
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) Provide a utility site layout to Public Works Department showing the location of the additional pressure irrigation service. The closest possible connection to pressurized irrigation is located along the wester property line.
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.

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Public Works Director

DESIGN REVIEW MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Catherine Feistner, E.I.T.**	**- Assistant City Engineer**
	Paul A. Stevens, P.E.	**- Public Works Director**
Date:	**24 June 2022**	
RE:	**Addendum to Public Works Comments**	
	Changed Life Church – 21-34-DR (Design Review)	

The Public Works Department supports the Design Review application for the Changed Life Church (application 21-34-DR). 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.

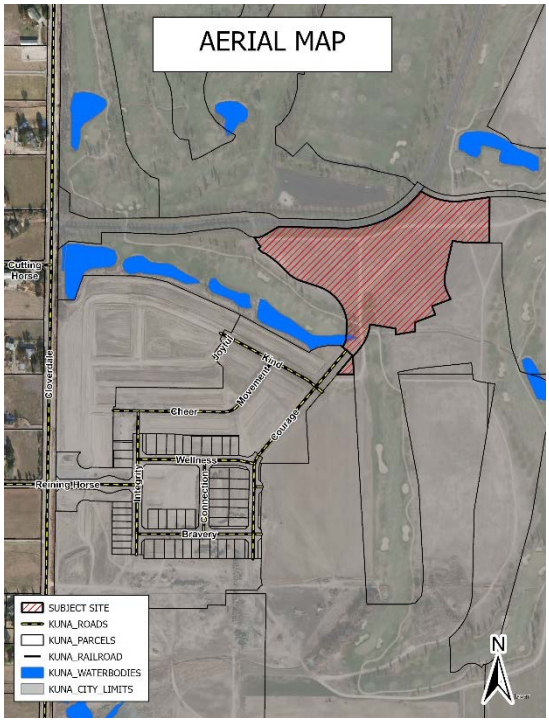
Kuna City Council recently approved the 18-in. force main project for construction. It is anticipated that the finished construction of the Changed Life Church will align with the completion of the 18-in. force main project. The Changed Life Church anticipates a build-out sewer demand of approximately 5.25 EDUs. The applicant's sewer flows will normally occur outside of peak-hour flows. As such, Public Works can support this project.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **SHEA HOMES** For a Design Review of the Trilogy Valor Social Club, associated parking lot and landscaping.	)	**Case No. 22-20-DR (DESIGN REVIEW)** **STAFF REPORT FOR THE TRILOGY VALOR SOCIAL CLUB DESIGN REVIEW APPLICATION.**

TABLE OF CONTENTS

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 Map			X
2.5	Aerial Map			X
2.6	Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Phase No. 1 Site Plan & Project Renderings			X
2.9	Welcome Center Elevations			X
2.10	Fitness Center Elevations			X
2.11	K&M Building Elevations			X
2.12	Electrical & Lighting Plan			X
2.14	Landscape Plan			X
2.15	Final Plat			X
2.16	Agency Transmittal			X
2.17	Confirmation of Structure Square Footages			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 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: June 07, 2022
2.2.2 Agency Notifications: June 08, 2022
2.2.3 Agenda: June 28, 2022

III
APPLICANTS REQUEST

3.1 Shea Homes requests Design Review approval for the Trilogy Valor Social Club within the Falcon Crest community. The project will be Phased with Phase No. 1 consisting of a 452 SF Welcome Center; 7,573 SF Fitness Club with resort style pool, lap pool & spa; 6,647 SF K&M (Co-Op) building with café; 6 pickle ball courts, bocce ball court, associated parking lot, fencing & landscaping. The subject site is located between S Courage Lane & Tiercel Lane, just East of S Cloverdale Road (APN: S1422244200); Section 22, Township 2 North, Range 1 East.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site is located within the Approved Falcon Crest community and is lots 1 – 3, Block 1 of the Falcon Crest Clubhouse Combination Preliminary and Final Plat, which has

not yet been recorded. The sites are currently zoned R-12 (High Density Residential). The subject sites have remained as undeveloped portions of the Falcon Crest Golf Course, has an average bedrock depth of 20 – 40 inches, and an average slope of 0 – 5.9%.

4.2 Surrounding Land Uses

North	R-6 R-12	Medium Density Residential – Kuna City High Density Residential – Kuna City
South	R-6 R-12	Medium Density Residential – Kuna City High Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

4.3 Parcel Size, Current Zoning and Parcel Number

4.3.1 15.20 acres
4.3.3 R-12 (High Density Residential)
4.3.4 S1422244200

4.4 Services

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Irrigation – Private
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 Mixed Use; the subject site is zoned as R-12 (High Density Residential). As part of the approved Falcon Crest Community, staff finds the subject site complies with the FLUM.

4.8 Agency Responses

Agency	Exhibit No.
Public Works	2.18

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via S Courage Lane which is a private road.

VI
STAFF ANALYSIS

6.1 The proposed Trilogy Valor Social Club is a two (2) Phased project, located within the Falcon Crest community. Phase No. 1 of this project will consist of three (3) buildings, pickle ball courts, bocce ball court, associated parking lot and landscaping; the future Phase No. 2 area will be turf until a future Design Review application is received.

The first proposed structure is a 452 SF Welcome Center that will be located on Courage Lane (Private). The elevation looking North will have a water wheel feature set in front of the structure, while the elevation as a whole provides a variety of materials, colors and textures. The structure begins with a thin stone veneer façade in Willard Rubble, then moves into an aluminum storefront man-doors and windows in Black, set into a recessed area. A covered area is proposed to go over the drive lane and will be composed of structural wood beam, steel column and have stone veneer around the concrete base where the column is set. The elevation looking south is proposed to be composed of stone veneer, board on board wood siding, have metal fascia and flush seam metal panels. The covered drive section will mirror the same materials as the elevation looking North. The elevation looking East is proposed to have ribbed metal roof and wall panels, prefinished metal coping, thin stone veneer, flush seam metal panels and an aluminum storefront. A steel water flume continues the water feature from the other side and water will drain into a basin. The elevation looking West is proposed to have ribbed metal roof and wall panels, flush seam metal panels, thin stone veneer and an aluminum storefront.

The second proposed structure is an approximately 7,573 square foot Fitness Center (5,278 SF conditioned, 2,295 SF non-conditioned). The North elevation, moving left to right, begins with a stained timber covered area, then moves into the building mass. Wood board on board siding in Ranchwood Greenhorn, is proposed for a majority of the elevation, with accents of Charwood Sage. The remaining portions of the elevation have wide flange steel columns, ribbed metal wall panels, and wood lap siding, then is topped by a standing seam metal roof in Slate Grey. A large bank if windows is near center while an aluminum storefront double man-door in Black, is to the left. The proposed South elevation continues these same materials. The stained timber covered area wraps around this side of the structure, and there are two (2) sets of aluminum storefront windows and a double man-door. The proposed East elevation again has the same materials but adds wood lap siding, metal downspouts, tube steel slats, two (2) overhead doors, and multiple aluminum storefront windows. The stained timber covered area wraps to the elevation as well and ends near the center. Finally, the proposed West elevation makes use of the same materials with the main materials being wood lap siding and ribbed metal wall panels. The stained timber covered portion ends on this elevation, and another covered area on the left has tube steel slats as its covering. Two (2) large aluminum storefront windows are centered on the elevation and a folding partition panel is on the left.

The final proposed structure is the 6,647 square foot K&M or Co-Op building (4,228 SF conditioned and 2,419 SF non-conditioned). The proposed North elevation materials are board on board wood siding, board form concrete panels, and thin stone veneer while the roof is metal standing seam. An aluminum storefront ingress/egress in to the right, while additional aluminum windows and hollow metal man-doors are spread across the remaining elevation. The South elevation reflects the same materials but also has a covered area the length of the building. An aluminum storefront ingress/egress is to the left, and three (3) stacking/folding door systems are from center to the right. The proposed East elevation is primarily wood board on board siding and the covered area wraps around to just past center; a stacking/folding door system is near center as well. The proposed West elevation has wood board on board siding, board form concrete and thin

stone veneer; an aluminum ingress/egress is near center. An approximately 1,808 square foot CMU pool equipment yard is proposed near the Fitness Building and will be an uncovered structure. Upon review of the three (3) proposed buildings, their mass, orientation, materials, and architectural aesthetic, staff finds the proposed structures to generally comply with Kuna City Code Title 5.

The proposed landscape plan for Phase No. 1 incorporates multiple proposed amenities which include six (6) pickle ball courts, bocce ball court, main pool, lap pool, spa, pathways, sitting areas, trellis, dock, raised planter walls, and outdoor shower, spread throughout the area. Proposed plantings for the subject site consist of ornamental, shade and conifer trees; ornamental and evergreen shrubs; various groundcovers; perennials; grasses; and vines. The remaining area which will become Phase No. 2 of the project will be installed with sod to provide a large open green area. Two (2) large raised planters are proposed, one (1) within the southern corner of the parking lot, and the second directly adjacent to the K&M Building. The raised planter within the parking lot is proposed to be approximately15-feet x 40 feet, and the raised planter adjacent to the K&M building is proposed to be approximately 15-feet x 35-feet; planters are proposed to be constructed of CMU with a stone veneer, and be three (3) feet tall. Staff would note that KCC 5-17-6 states that wire baskets, burlap, twine or rope must be removed from the top half of the root ball after being placed in the ground. Per review of the proposed landscape plan, staff finds the proposed plantings and landscape areas provide are above and beyond the requirements set forth in KCC Title 5.

Proposed fencing surrounding the pool areas is to be six (6) foot tall wrought iron while the entry gates are proposed to be six (6) foot tall, perforated 22-gauge steel, and have three (3) heavy duty hinges. Fencing along the pond edge of the pool deck is proposed to be six (6) feet tall, begin with wrought iron, change to perforated 22-guage steel, then to what appears to be solid metal over the water's edge; staff assumes this is to provide for public safety. The proposed fencing for the pickle ball courts is to be four (4) foot tall, 10-guage chain link that has been finished in Black PVC, and will have a green mesh windscreen installed on the interior; the gates will be four (4) feet wide. Staff was unable to locate the remaining perimeter fencing details within the provided documents and notes the perimeter fencing will be required to meet the requirements listed in KCC 5-5-5.

The proposed parking lot provides 116 standard stalls and four (4) ADA accessible stalls. Street lights have been provided approximately every 60-feet and will be installed within the landscaped islands. A trash enclosure is proposed within the southeast corner of the parking lot, is set into the landscaping, and is to be covered by a trellis. The enclosure is to be approximately 12-feet by 12-feet, has CMU walls with 4-inch by 4-inch tube steel trellis posts at each corner, and have a 6-foot-high double steel gate with cane bolts to hold the doors opened/closed. The proposed trellis cover will have 4-inch by 6-inch steel headers set onto the corner posts, then 4-inch by 4-inch steel trellis lattice on top; colors for the proposed trellis have not been provided. Upon review, staff views the proposed trash enclosure meets the design requirements set forth in KCC 5-4.

The proposed pickle ball courts will be lit with street lights, while the bocce ball courts will be lit with recessed lighting. A majority of the trees within the parking lot, landscape buffers/islands, and along pathways are proposed to have up lights and down lights. Recessed wall lights, step lights and trellis down lights will also be spread throughout the subject site. Upon review, staff finds the proposed lighting sufficient to provide areas safe for drivers and pedestrians.

Per Exhibit 2.16, Public Works has already reviewed and stamped the civil drawings and can support this application. Public Works staff also notes a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as the presently exist for the property. Additionally, Applicant must provide a storm water disposal and

treatment plan which accounts for increased onsite storm water runoff volumes; drawings must be detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.

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. 22-20-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. 22-20-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. 22-20-DR, a request from Shea Homes for the Trilogy Valor Social Club within the Falcon Crest community. The project will be Phased, with Phase No. 1 consisting of a 452 SF Welcome Center; 7,573 SF Fitness Club with resort style pool, lap pool & spa; 6,647 SF K&M (Co-Op) building with café; 6 pickle ball courts, bocce ball court, associated parking lot, fencing & landscaping, located between S Courage Lane & Tiercel Lane, just East of S Cloverdale Road (APN: S1422244200)

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. 22-20-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. 22-20-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the proposed subject site as Mixed Use; the subject site is currently zoned R-12 (High Density Residential). Based on the Development Agreement for the Falcon Crest Community, the Developer may reallocate any unused residential density originally allocated in the event that the Preliminary or Final Plat of a Village results in unused residential density, which results in the subject sites current R-12 designation.*

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 subject site.*

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 the proposed parking lot exceeds the requirements listed in KCC 5-9. Safe pedestrian access is provided via sidewalks and walkways throughout the project.*

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. 22-20-DR (Design Review), a request from Shea Homes for the Trilogy Valor Social Club within the Falcon Crest community. The project will be Phased, with Phase No. 1 consisting of a 452 SF Welcome Center; 7,573 SF Fitness Club with resort style pool, lap pool & spa; 6,647 SF K&M (Co-Op) building with café; 6 pickle ball courts, bocce ball court, associated parking lot, fencing & landscaping, located between S Courage Lane & Tiercel Lane, just East of S Cloverdale Road (APN: S1422244200), 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 provide a utility site layout showing existing/proposed water/sewer/pressurized irrigation lines and how they connect to the proposed building, to Public Works 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 (KRFD), or their 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 Developer/Owner/Applicant shall 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 the property.

8.10 Developer/Owner/Applicant shall provide a storm water disposal and treatment plan which accounts for increased onsite storm water runoff volumes; detained drawings of drainage and treatment facilities with supporting calculations for review and approval.

8.11 Kuna Rural Fire District or their representative shall approve fire access to the project before, during, and after construction.

8.12 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.

8.13 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.

8.14 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.

8.15 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.

8.16 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

8.17 Pursuant to Kuna City Code 5-4-13, Design Review approvals shall become null and void twelve (12) months following the date Approvals were given, unless prior to the expiration date, construction or development is commenced and diligently pursued toward completion on the subject site.

8.18 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.

8.19 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.

8.20 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

8.21 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 28th 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): 22-20-DR

Project Name: Trilogy Valor Social Club

Date Received: 04.21.2022

Date Accepted as Complete: 06.07.2022

Type of review requested (check all that apply):

☐	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: GC Kuna Land LC

Address: W Cole Road, Kuna, ID 83634

Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Applicant (Developer) Information

Name: Tamara Thompson

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Engineer/Representative Information

Name: GC Kuna Land LC

Address: 462 E. Shore Drive, Ste 100, Eagle, ID 83616

Phone: (208) 484-4029 Email: rick@rbaoffice.com

Subject Property Information

Site Address: 500 E. Deer Flat Rd, Kuna, Idaho 83634

Nearest Major Cross Streets: Linder Rd.

Parcel No.(s): S2007111102

Section, Township, Range: 2N1W13

Property Size: 6.233 total acres

Current Land Use: Church Proposed Land Use: Church

Current Zoning: R-2 Proposed Zoning: R-2

Project Description

Project Name: Changed Life Church - New Building

General Description of Project: A new ± 24,754 s.f. church (pre-engineered bldg.)

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: _____

See landscape plan for more detail.

Residential Project Summary (If Applicable)

Are there existing buildings? YES [NO]

If YES, please describe: Existing church

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: _____

Gross floor area square footage: ± 24,754 Existing (if applicable): _____

Building height: ± 27'-8" Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: 623

Proposed Parking

ADA accessible spaces: 7 new / 3 exist. Dimensions: 9'-0" x 20'-0"

Regular parking spaces: 107 new / 20 exist. Dimensions: 9'-0" x 20'-0"

Width of driveway aisle: 24-0" min.

Proposed lighting: Parking lights / Exterior motion on building

Is lighting "Dark Sky" compliant? (YES) NO

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

See submitted Landscape Plan and Site Plan

_____

_____

_____

Applicant Signature: _____ Date: 04/05/2022

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 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).: 22-20-DR

Project Name: Trilogy Valor Social Club

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

Date Received: 04.21.2022

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 ***all*** 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: GC Kuna Land LC

Address: W Cole Road, Kuna, ID 83634

Phone: 208.939.4041 Email: tamara@thelandgroupinc.com

Applicant Information

Name: Tamara Thompson

Address: 201 S Main St Ste 2000, Salt Lake City, UT 84111

Phone: 208.246.8909 Email: weston@gardnercompany.net

Engineer/Representative

Name: GC Kuna Land LC

Address: 462 E. Shore Drive, Ste 100, Eagle, ID 83616

Phone: (208) 484-4029 Email: rick@rbaoffice.com

Property Information

Address: 201 S Main St Ste 2000, Salt Lake City , UT 84111

Parcel No(s).: S2007111102

Closest Major Cross Streets: S Cloverdale Rd and Falcon Crest Golf Entrance

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: Seeking approval for construction of private clubhouse amenity and welcome center.

2. Dimension of property: 550' x 600'

3. Current land use(s): Bare land

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

   North: Future Residential South: Future Residential

   East: Future Residential West: Future Residential

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

   Yes; Phase 1 (buildings included in the submittal) to be completed over next 24 months. Phase 2 over next 4-5 years.

6. Number and use(s) of all structures: 2 - Cafe and Fitness structures

7. Building Height: 30'-10" at Entry tower, 21' for main buildings

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:

   4% of the total lot.

Exterior Building Materials and Colors

	Material	Color
Roof:	Standing Seam Metal	Slate Gray
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:	68%	This proposal exceeds
% EIFS: (Exterior Insulation Finish System)	0%	
% Masonry:	8% Board Form Concrete	Medium Grey
% Face Block:	6% Stone Veneer	Willard Rubble
% Stucco:		
Other:	23% Metal Panel	Gray, Corten, Galvalume
Windows/Doors:	Aluminum Storefront	Black
Soffits and Fascia:	Wood	Ranchwood Northern
Trim, etc.:	Wood	Ranchwood Northern

Mechanical Units

Please identify mechanical unit(s) size and placement: 5 ton split systems with condensers located in screen equipment yard next to the buildings

Proposed screening method? _____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: _____
14' x 14', 6' CMU walls with a metal gate and trellis above

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? Wrought iron, CMU and Wood

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?	None	20,000
% of site devoted to landscaping? (Include landscaped rights-of-way)	36%	Square Footage: 101,000
% of site that is hard surface? (paving, driveways, walkways)	± 2400	Square Footage: 1 Year
% of site devoted to other uses:	0	Describe: Pickleball courts, Bocce Pool Deck and Pool

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: None - it is all Private

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? N/A

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: Benches, trash receptacles, handicap ramps, tables, see landscape plans.

Parking

Total number of parking spaces? 116 Dimensions? 9'-0" x 20'-0"

Total number of ADA accessible spaces? 4 Dimensions? 9'-0" x 20'-0"

Total number of compact spaces (8' x 17')? 0

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: 04/05/2022

Additional Information

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

_____

_____

_____

_____

_____

_____

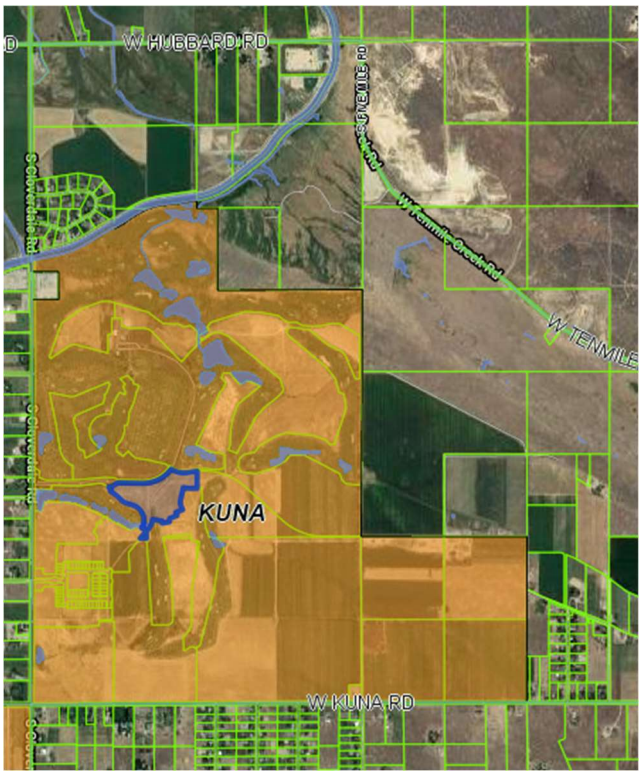
J·U·B ENGINEERS, INC.

City of Kuna
Design Review
751 W 4th Street
Kuna, ID 83634

RE: TV Social Club Clubhouse | Design Review Application | Falcon Crest Development

Dear Planning Commission,

We are pleased to submit the Design Review Application associated with the TV Social Clubhouse. Three buildings will be constructed with Phase 1 of TV Social Club; a Welcome Center, a Fitness Center, and a Social Club.



The project site is generally located between W. Hubbard Rd and W. Kuna Road on S. Cloverdale Rd. The site is a relatively flat bare dirt lot situated in the Falcon Crest development. No wetlands, steep slopes, archeological finds, etc. are currently known to be present on the site.

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Proposed:
Through the use of the PUD and the development agreement, the property is zoned R-12 (High-Density Residential). In the development agreement, it states that the Developer shall have the right to allocate residential density, and the Development Rights associated with such residential density from Parcels or Villages as shown on the master plan to other Villages as shown on the master plan at any time, and Developer may reallocate any unused residential density originally allocated to a Village in the event that the preliminary or final platting of a Village results in unused residential density, which is why this property is zoned R-12.

This approved project consists of one buildable lot, one common lot, and one private road on approximately 12.42 acres. The project will be accessed via a Welcome Center on Courage Lane, which is a private road in the Falcon Crest Subdivision. The Project will have 116 parking spaces with dimensions of 9' W x 20.5' D, with 4 ADA-accessible parking spaces dimensioned at 13.5'W x 20.5' D. This project will be completed in two phases. The following will be completed in phase 1. Phase 2 will be turfed, see L 2.6 in the landscape plans for turf detail.

- Welcome Center located off Courage Lane
- Parking Area
- Pickle Ball Courts
- Pickle Ball Court Fencing
- Bocce Ball Courts
- Trellis at Fitness Center Lap Pool
- Pool Equipment Yard - Not in a building
- Fitness Lap Pool
- Fitness Lap Pool Deck
- Main Pool and Spa
- Main Pool Decking
- Main Pool Fencing
- Raised Planters
- K&M Building
- Trash Enclosure

Welcome Center:
The Welcome Center located northwest of the TV Social Club development on Courage Lane will contain the highest quality building materials. Please see plans and elevations for more detail.

Social Club / Fitness Center Parking Area:
This development will have 116 parking spaces with dimensions of 9' W x 20.5' D, with 4 ADA-accessible parking spaces dimensioned at 13.5'W x 20.5' D. This meets the required number of parking spaces as stated in section 5-9-3, "Parking Space Requirements." No gravel or dirt surfaces are being proposed. The entrances and parking lots will be configured to be functional and inviting, with walkways conveniently tied to logical destinations. The parking area will be striped with double lines (six (6) inches on both sides of center) between stalls to facilitate the parking movement (see KCC 5-3-4-7:E). The parking area which is located in a residential district will be effectively screened on all of its sides

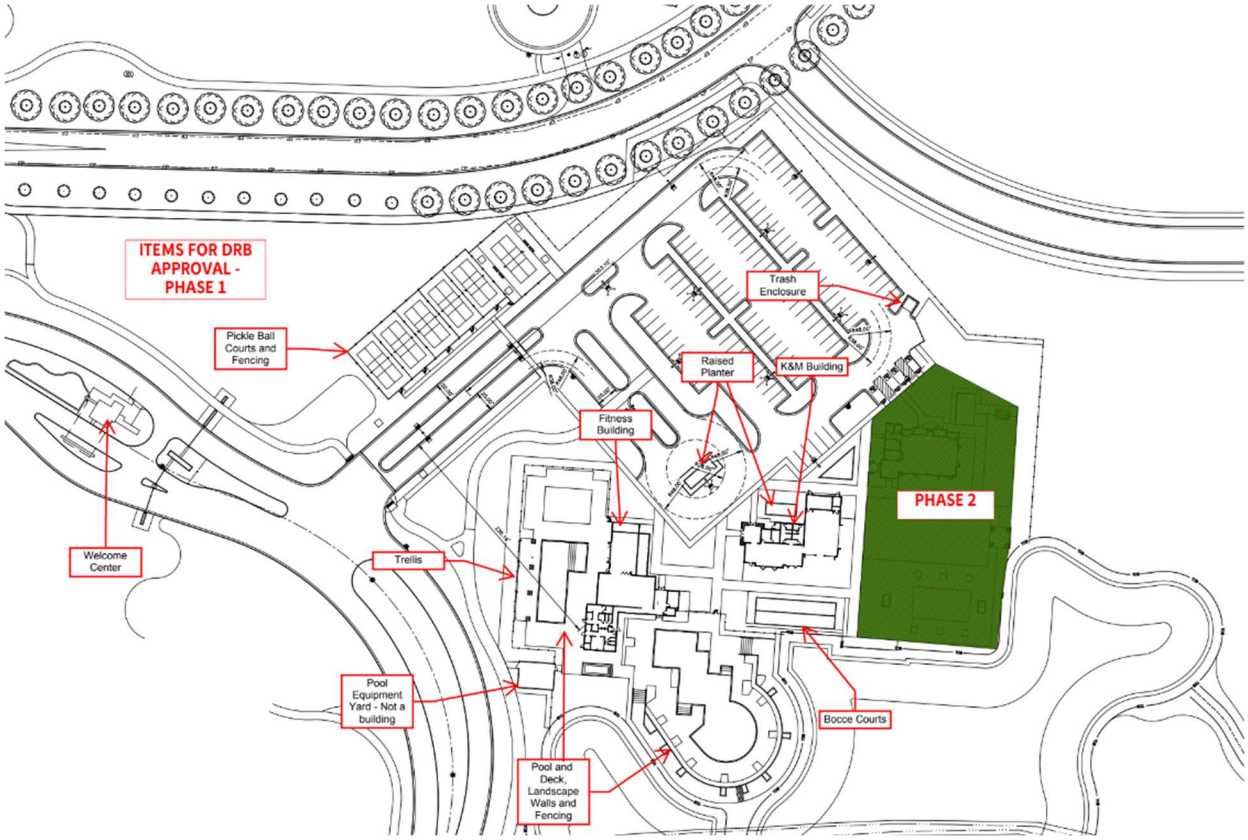
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adjoining or facing the residential district or residential use(s) by a wall, solid fence, or hedge that is approved by the city's design review committee or planning and zoning commission. The solid fence or wall will be five (5) feet in height and maintained in good condition and free of no parking-related signage/advertising. The placement of a fence or wall for buffer mitigation purposes will be according to the city's fencing or wall provisions found at KCC 5-5-5.

Social Club and Fitness Center :

This multimillion-dollar facility will offer ample opportunities for socializing, networking, dining, and recreation amidst the serene natural beauty of the Treasure Valley. Located in the Falcon Crest Development the TV Social Clubhouse will be one of the area's most family-friendly, full-service private clubs. This will be a place where residents will be proud to call their "home away from home" – a place to escape from the stresses of everyday life, connect with friends, forge lasting friendships, and create unforgettable memories. Phase 1 will feature a Welcome Center northwest of the TV Social Club development on Courage Lane. After arriving at the clubhouse, members are offered a myriad of ways to foster and maintain a healthy lifestyle. Phase 1 of the development will feature pickleball courts, a family-friendly main pool with pool decking and fencing, a fitness lap pool with deck, fencing, an elegant trellis on the westside of the fitness pool. There will be six pickleball courts with fencing, two bocce courts, and a pool equipment yard. A Fitness Center will be located just north of the main pool, The Social Club / K & M building will feature a family-friendly restaurant and bar. The trash enclosure will be located on the southeast side of the parking lot. There will be two raised planters located in the southwest parking lot area and at the north entrance of the Social Club / K & M Building. The detail below shows the location of the buildings and amenities in Phase 1.

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Pool:

Members can unwind or energize in our two resort-style pools with an expansive pool deck featuring chaise lounges, patio tables with large umbrellas and chairs while hanging out with friends and family. The fitness pool offers outdoor lap swimming and a lounge area. A large, covered pavilion provides shaded seating and a great community gathering spot for a day at the pool or special event. A changing area with a lavatory and an outdoor shower is located off the main pool deck. A pool equipment yard area will be located south of the fitness lap pool. The renderings below feature the main pool, lap pool, Fitness Center, and K & M building.

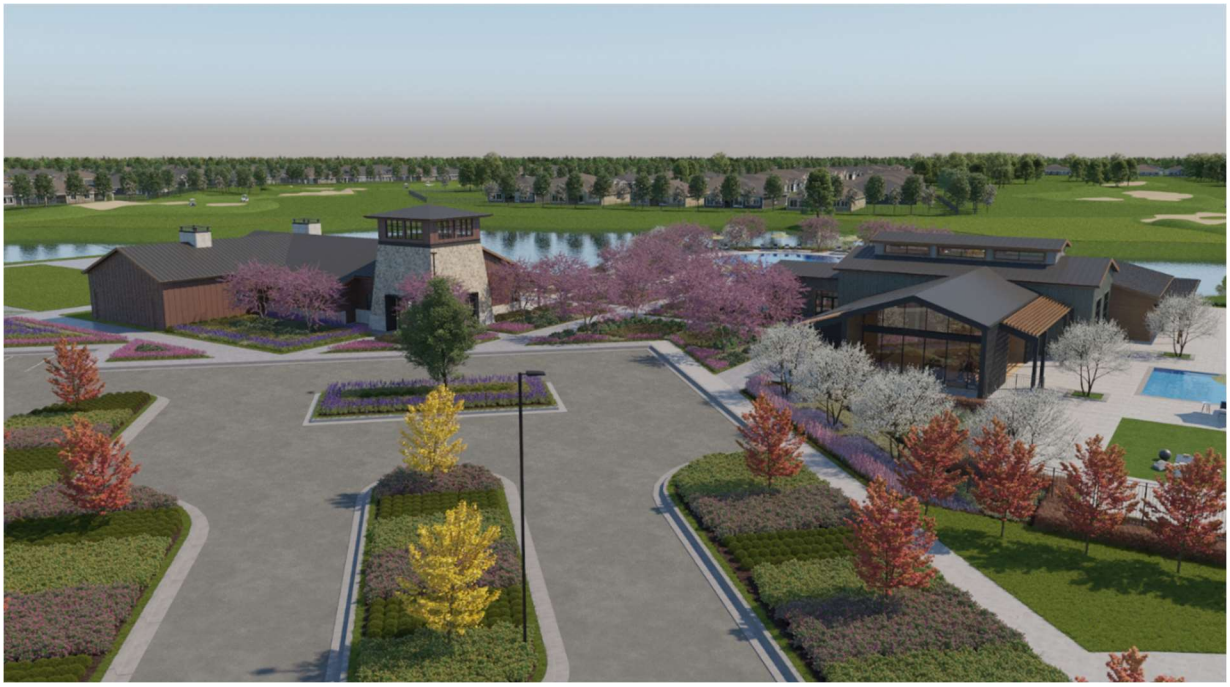




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K & M Building / Social / Social Club:

The TV Social Clubhouse Bar and Grill, located in the K & M Building will be a Welcome focal point for dining, hospitality, and socializing. The Social Club / K & M Building will have a social kitchen for cooking demonstrations, gathers and other member events. Below is a rendering of the K & M Building and fitness building.



Fitness Center:

The wellness center will feature state-of-the-art equipment, including treadmills, ellipticals, weight machines, and free weights.

Pickleball Courts:

Pickleball is one of the fastest-growing sports in the country and has found its way to the TV Social Clubhouse. There will be six outdoor permanently lined courts. One out of the six courts will be designed for tournament play and have a 65x10-foot paver section with tournament seating on both sides. A pickleball fence will be placed along the perimeter of the courts. See landscape plans for more detail.

Pedestrian Amenities:

This project will have many pedestrian amenities such as benches, trash receptacles, handicap ramps, neighborhood sidewalks, and micro paths leading to various buildings and amenities throughout the site. Pedestrian walkways will be anchored by special design features such as trellises, porticos, pedestrian light fixtures, planter walls, and other architectural elements that will define circulation ways and outdoor spaces.

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Building and Architectural Design:

The project will have three single-story stand-alone structures: a gatehouse, residence-only fitness and spa building, café, and a multi-purpose clubhouse. The openings in the buildings will provide interest using such features as covered entries, overhead structures, awnings, changes in building facade, and roofline alignment, to provide shadow relief. The color and finish of the buildings have been selected to lighten the visual mass of the building while providing a warm natural color base that relates to the surrounding area. This design has avoided monotonous flat planes. Please see landscape and elevations plans for more detail.

This project meets all design and architectural requirements outlined in building design, architectural requirements, building materials, fence and deck/patio materials, colors, and architectural appurtenance height limitation as defined in section 5-4-6-B Kuna City Code. The materials relate to building mass, shadow relief, existing area development, and use of color to blend materials with the surrounding area and building use. The height-to-width relationship of all new and existing structures will be compatible and consistent with the architectural character of the area and proposed use. The finishings on the exterior include thin, fully adhered veneer - color - willard rubble, flush seam metal panel - color - corten azp raw, ribbed metal roof/wall panels - color – galvalume, and board on board wood siding - color - ranchwood greenhorn. The Concrete (stamped finish and smooth finish), earthen tones, and flat and lot gloss finishes will be used. Any roof-mounted mechanicals, all vents protruding through the roof, and similar features will be painted to match the roof's color. All exposed metal flashing or trim will be anodized or painted to blend with the exterior colors of the building.

Lighting Plan:

The lighting fixtures in this project have been placed most efficiently to achieve the lighting and safety standards set forth by the City of Kuna. The parking area will be lit using foundation-mounted lights and measured by horizontal footcandles. The brightest point in the calculation zone will be 6.5 FC. The minimum will be 0.5 FC, which will produce an average of 1.7 FC, meaning the area will have very even lighting distribution and increase the visual comfort preventing the eyes from constantly dilating and contracting. The entry drive will have a maximum of 6.2 FC and a minimum of 0.5 FC, for an average of 1.7 FC. The majority of the trees throughout the development will uplight and downlight. A 12V Solid Pendant Centennial Brass will be used for the tree downlighting. The height for the downlight will have an ideal height of 8ft but will vary per tree. 12V 1 Light Mini Accent Light Textured Architectural Bronze will be used for the tree uplighting will have an offset of 4’-0" from the tree to the post mount. Wall-mounted LED lighting and recessed wall lighting will be also be utilized throughout the development. Please see landscape plans for exact locations and lighting control schematics.

Landscaping:

The open space will provide an excellent amenity for the Falcon Crest community. All landscaping within the proposed development meets all landscape requirements in chapters 5-17 of the Kuna City Code. Native and adaptive plantings have been carefully selected, emphasizing regionally appropriate, high-quality plants. Accepted nursery standards and practices will be followed in the planting and maintaining of all landscaped areas. All landscaped strips shall be provided between all building development and streets to lend continuity among different architectural styles, screen unsightly views, establish a pleasing view for motorists, and create a safe and pleasant corridor for pedestrians. The homeowner's

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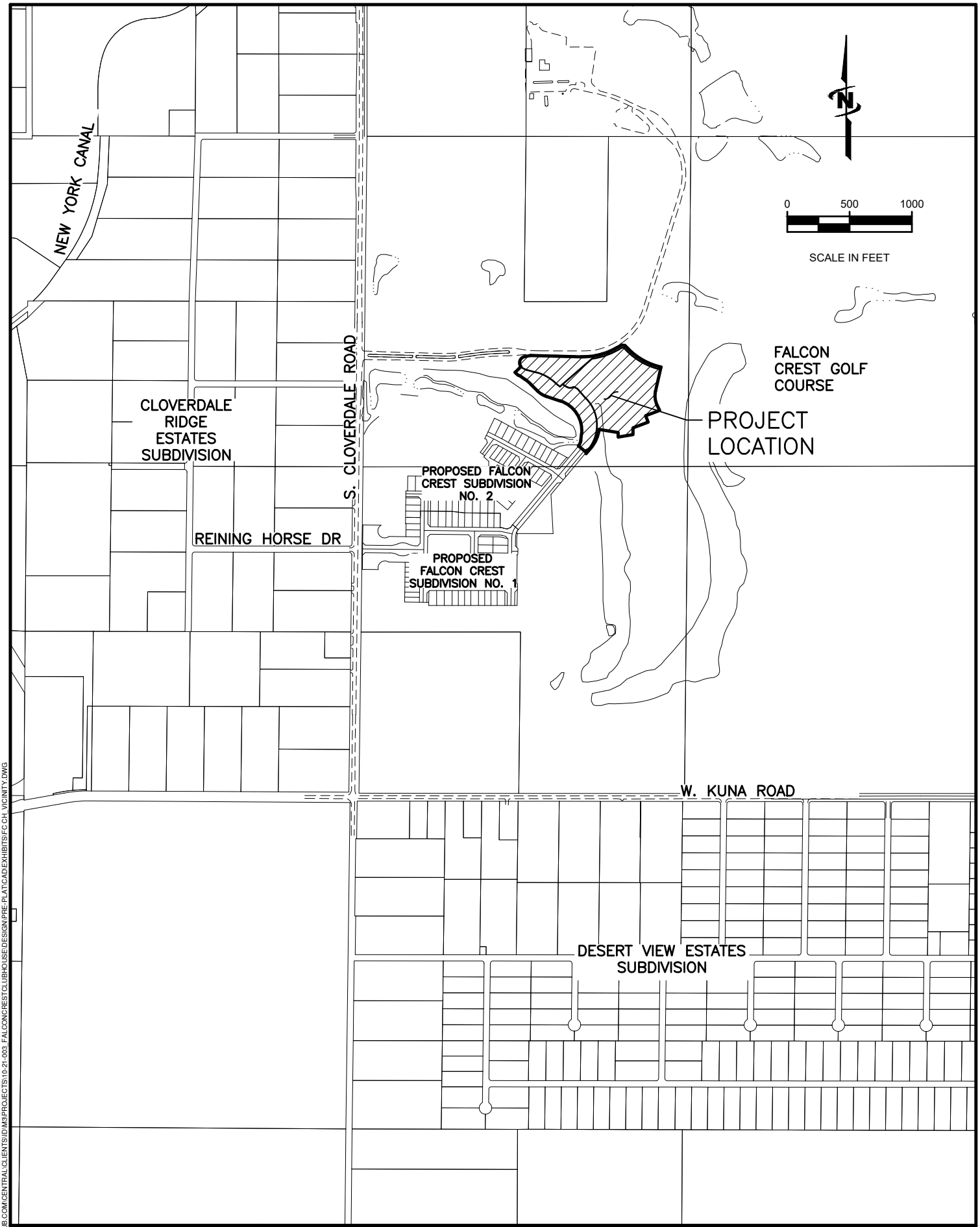
association will own and maintain all open spaces and common lots within this development. Please see the landscape plans for detail.

We appreciate the opportunity to present this application to the Design Review Committee. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email at bny@jub.com or 208-376-7330.

Sincerely,



Becky Yzaguirre
Land Use Planner



REUSE OF DRAWINGS
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NO	REVISION DESCRIPTION	BY	APR	DATE

FILE: FC CH_VICINITY
JUB PROJ. #:10-17-141
DRAWN BY: ####
DESIGN BY: ####
CHECKED BY: ####
LAST UPDATED: 3/9/2021

J-U-B ENGINEERS, INC.

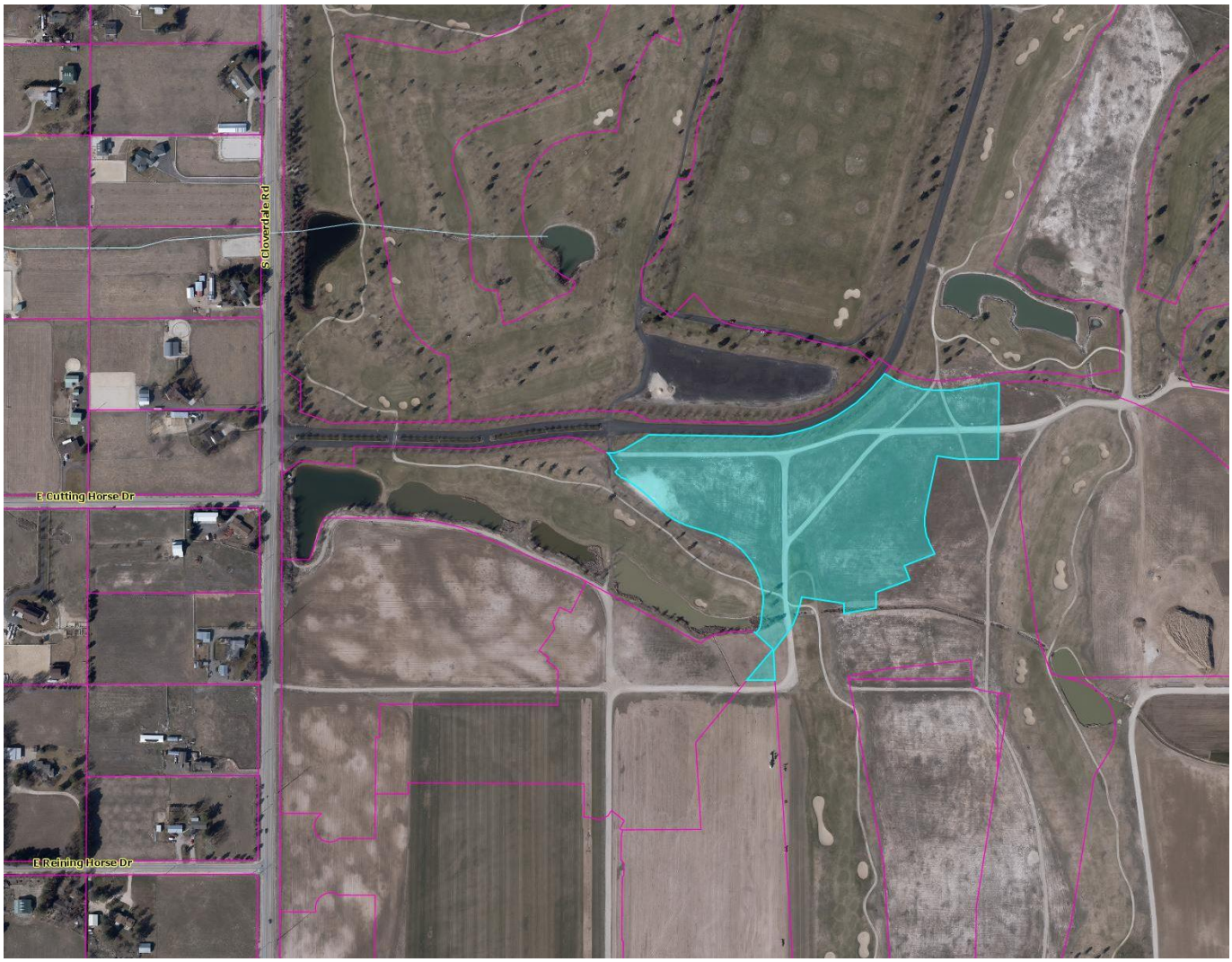
FALCON CREST CLUBHOUSE SUBDIVISION
KUNA, IDAHO

VICINITY MAP

SHEET 1

Plot Date:3/9/2021 12:40 PM Plotted By: Everett Earnest
Date Created:3/3/2021 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-21-003_FALCONCREST CLUBHOUSE\DESIGN\PRE-PLAT\CAD\EXHIBITS\FC CH_VICINITY.DWG

AERIAL MAP



PARCEL I

ADA COUNTY RECORDER
J. DAVID NAVARRO
GRANT: DEED

RECORDED - REQUEST OF
Edwards Borbonus
FEE 6.00 DEPUTY M Carden

100049801

2000 JN 26 PM 4:56

FOR VALUE RECEIVED

HANSGEORG BORBONUS, an unmarried man ("Grantor"), does hereby grant, bargain, sell and convey unto **FALCON CREST, LLC**, an Idaho limited liability company, whose current address is 2528 N. Cloverdale Road, Boise, Idaho 83713 ("Grantee"), all of Grantor's interest in the following described premises located in Ada County, Idaho, to-wit:

> The real estate more particularly described in Exhibit A attached hereto and by this reference incorporated herein
>
> Subject to taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations.

Together with appurtenances.

DATED EFFECTIVE: January 1, 1999

HANSGEORG BORBONUS

STATE OF IDAHO)
: ss
County of Ada)

On This 7th day of June, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HANSGEORG BORBONUS**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

Sarah E Scott
Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/14/2001

DOC 20284

EXHIBIT A

A portion of Lot 17 in Block 2 of GROUSE POINT SUBDIVISION, according to the official plat thereof, filed in Book 71 of Plats at Pages 7293 and 7294, records of Ada County, Idaho, said parcel of land being situated in the Southeast quarter of the Northwest quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to Sections 10 and 15; thence
along the North-South center section line of said Section 15
South 00°07'26" West a distance of 2657.25 feet to a 5/8 inch iron pin and cap marked "JJ HOWARD", marking the center of Section 15, the POINT OF BEGINNING; thence
North 89°59'53" West along the East-West center section line a distance of 758.27 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
along a non-tangent curve to the right having a delta of 13°43'48", a radius of 930.00 feet, a tangent of 111.97 feet, a chord bearing of North 77°31'55" East, a chord distance of 222.33 feet, and an arc length of 222.86 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
North 84°23'50" East a distance of 201.72 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
North 82°24'56" East a distance of 132.20 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
North 80°20'01" East a distance of 212.67 feet to a 5/8 inch iron pin and cap marked "RAJ 943" marking a point on the East line of the Southeast quarter of the Northwest quarter of said section; thence
South 00°07'26" West along said West line a distance of 120.88 feet to the POINT OF BEGINNING.

Parcels II, III & VI

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE IDAHO
GRANT DEED
2000 JN 26 PM 4:56

RECORDED-REQUEST OF
Eberle Berlin
FEE 6.00 DEPUTY Marson
100049803

FOR VALUE RECEIVED

HANSGEORGE BORBONUS, an unmarried man ("Grantor"), does hereby grant, bargain, sell and convey unto **FALCON CREST, LLC**, an Idaho limited liability company, whose current address is 2528 N. Cloverdale Road, Boise, Idaho 83713 ("Grantee"), all of Grantor's interest in the following described premises located in Ada County, Idaho, to-wit:

> The real estate more particularly described in Exhibit A attached hereto and by this reference incorporated herein
>
> Subject to taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations.

Together with appurtenances.

DATED EFFECTIVE: January 1, 1999

HANSGEORGE BORBONUS

STATE OF IDAHO)
: ss
County of Ada)

On This 7th day of June, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HANSGEORGE BORBONUS**, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

Sarah E Scott
Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/14/2001

EXHIBIT A

PARCEL 1 Parcel II & III

The Northeast quarter of the Southwest quarter and the West one-half of the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT THEREFROM a parcel of land situated in the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the quarter corner common to Sections 10 and 15; thence
along the North-South center section line of said Section 15
South 00°07'26" West a distance of 2657.25 feet to a 5/8 inch iron pin and cap marked "JJ HOWARD", marking the center of Section 15; thence
North 89°59'53" West along the East-West center section line a distance of 758.27 feet to a 5/8 inch iron pin and cap marked "RAJ 943", the POINT OF BEGINNING; thence
along a non-tangent curve to the left having a delta of 11°35'52", a radius of 930.00 feet, a tangent of 94.45 feet, a chord bearing of South 64°52'05" West, a chord distance of 187.93 feet, and an arc length of 188.25 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
South 59°04'10" West a distance of 141.05 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
South 54°35'20" West a distance of 154.96 feet to a 5/8 inch iron pin and cap marked "RAJ 943"; thence
South 60°34'50" West a distance of 173.87 feet to a 5/8 inch iron pin and cap marked "RAJ 943" marking a point on the West line of the Northeast quarter of the Southwest quarter of said section; thence

North 00°02'36" East along said West line a distance of 327.52 feet to a point on the aforementioned East-West center section line; thence
South 89°59'53" East along said center line a distance of 568.62 feet to the POINT OF BEGINNING.

PARCEL 2 Parcel VI

The West one-half of the Northwest quarter of the Northwest quarter of the Southeast quarter of Section 15, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Parcels
4,5,7,8,9,10

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE. IDAHO
GRANT, DEED
2000 JN 26 PM 4:56

RECORDED - REQUEST OF
Eldredale Bender
FEE 15.00 DEPUTY M Carlson
100049802

FOR VALUE RECEIVED

CLOVERDALE RANCH, an Idaho general partnership whose general partners are Hans Borbonus and Terry Lee Cook ("Grantor"), does hereby grant, bargain, sell and convey unto **FALCON CREST, LLC**, an Idaho limited liability company, whose current address is 2528 N. Cloverdale Road, Boise, Idaho 83713 ("Grantee"), the following described premises located in Ada County, Idaho, to-wit:

> The real estate more particularly described in Exhibit A, consisting of three (3) pages, attached hereto and by this reference incorporated herein
>
> Subject to taxes and assessments, easements, rights of way, encumbrances, restrictions and reservations.

Together with appurtenances.

DATED: Effective January 1, 1999.

Cloverdale Ranch, an Idaho general partnership

By: _____
Hans Borbonus
Its: General Partner

By: _____
Terry Lee Cook
Its: General Partner

STATE OF IDAHO)
: ss
County of Ada)

On the 7th day of June, 2000, before me, the undersigned notary public in and for said State, personally appeared Hans Borbonus, known or identified to me to be a general partner of **Cloverdale Ranch**, the Idaho general partnership that executed the within instrument or the person who executed the same on behalf of said general partnership, and acknowledged to me that said general partnership executed same.

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

Sarah E Scott
Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/16/2001

STATE OF IDAHO)
: ss
County of Ada)

On the 7th day of June, 2000, before me, the undersigned notary public in and for said State, personally appeared Terry Lee Cook, known or identified to me to be a general partner of **Cloverdale Ranch**, the Idaho general partnership that executed the within instrument or the person who executed the same on behalf of said general partnership, and acknowledged to me that said general partnership executed same.

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

SARAH E. SCOTT NOTARY PUBLIC STATE OF IDAHO

Sarah E Scott
Notary Public for Idaho
Residing at: Boise Id
My Commission Expires: 10/16/2001

PARCEL I:

Parcel IX

The W½NW¼; SE¼NW¼; E½NE¼NW¼; Section 22, T. 2 N., 1E., B.M., Ada County, Idaho.
and
S½SE¼ Section 15, T. 2 N., R. 1 E., B.M.,
Except,
A strip of land for public right of way located in the northwest ¼ of Section 22, T. 2.N., R. 1 E., B.M., Ada County, Idaho; more specifically described to-wit:

Parcel VII

(except thin 8' strip described in Ada Co. to 8003135

Beginning at the northwest corner of Section 22, T. 2 N., R. 1 E., B.M., thence
East along the north line of Section 22, 40 feet to a point; thence
South parallel to the west line of Section 22, 404 feet to a point; thence
Southwesterly 100.24 feet more or less to a point 33 feet East of the West line of Section 22; thence
South parallel to the west line of Section 22, 2170 feet more or less to the east-west ¼ Section line; thence
West along the ¼ Section line 33 feet to the west line of Section 22; thence
North along the west line of Section 22, 2674 feet more or less to the northwest corner of Section 22, The Point of Beginning.

PARCEL IV: Parcel VIII

The NE¼ of Section 22, T. 2N., R. 1E., B.M., Ada County, Idaho.

Parcel II: Parcel IX

The W½NE¼NW¼ Section 22, T. 2 N., R. 1 E., B.M., Ada County, Idaho

and

That portion of the W½ of the SW¼ lying South of the New York Canal in Section 15, Township 2 North, Range 1 East, B.M., in Ada County, Idaho.

Except Therefrom the following described tracts of land.

A,

Beginning at a point, said point being the South Quarter corner of said Section 15; thence
South 89°45' West a distance of 334.feet; thence
North 54°55' West a distance of 2,319 feet to the True Point of Beginning; thence
North 0°20' West 299.8 feet; thence
South 89°40' West 400 feet; thence
South 0°20' East 450 feet; thence
North 89°40' East 400 feet; thence
North 0°20' West 150.2 feet to the True Point of Beginning.

B,

A strip of land for public right of way located in the West½ Southwest ¼ lying South of the New York Canal in Section 15, T. 2 N., R. 1E., B.M., Ada County, Idaho; more specifically described to-wit:

Beginning at the southwest corner of Section 15, T. 2 N., R. 1 E., B.M., thence

East along the South line of Section 15, 40 feet to a point; thence
North parallel to the West line of Section 15, 300 feet to a point; thence
Northwesterly 100.24 feet more or less to a point which is 33 feet East of the West line of said Section 15, thence
North parallel to the West line of Section 15, 910 feet more or less to the South property line of the Idaho Power Company substation; thence
West 33 feet to the west line of Section 15; thence
South along the west line of Section 15, 1310 feet more or less to the Southwest corner of Section 15, T. 2 N., R. 1 E, The Point of Beginning.

Parcel III: Parcel V

The SE¼SW¼ Section 15, T. 2 N., R. 1 E., B.M., Ada County, Idaho,

Except all minerals in or under said land including but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights and easement rights or other matters relating thereto whether expressed or implied.

Excepting from the foregoing Parcels all of the real property heretofore conveyed to Idaho Power Company by the Grantor and/or Grantee as follows:

A strip of land 150 feet wide being 75 feet on each side of a centerline located in the N1/2SW1/4, W1/2W1/2NW1/4SE1/4, Section 15, T2N, R1E, B.M., Ada County, Idaho ,being more particularly described as follows:

Commencing at a point identified as the SW Corner of said Section 15; thence North, along the West section line of said Section 15, a distance of 1660.0 feet, thence S 79°11'30" E. a distance of 33.0 feet, more or less, to a point in the East right of way line of South Cloverdale Road, said point being the True Point of Beginning; thence S. 79°11'30" E. a distance of 1343.2 feet, to an angle point, thence, N. 89°50'20" E., a distance of 1640.0 feet, more or less, to a point in the East line of the W1/2W1/2NW1/4SE1/4, said Section 15, said point being the point of terminus of said right of way and easement;

Excepting therefrom that portion of the described strip of land located in a parcel of land in the W1/2SW1/4, said Section 15, presently owned by Idaho Power Company as described in Instrument No. 522630, Pages 545-546, Book 486 of the records of the County Recorder of Ada County, Idaho.

AFTER RECORDING MAIL TO:

Falcon Crest, L.L.C., an Idaho Limited Liability Company
2528 N Cloverdale Road
Boise, ID 83713

Parcel X1A

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
FALCON CREST, LLC

2015-115982
12/21/2015 03:08 PM
AMOUNT $16.00

00177453201501159820030036

QUITCLAIM DEED

Date: **May 12, 2015**

For Value Received, **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, do(es) hereby convey, release, remise, and forever quit claim unto **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, whose address is **2528 N Cloverdale Road, Boise, ID 83713**, the following described premises in **Ada County, Idaho**, to-wit:

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

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-30, 20 15

TCook

Terry Cook, Member

STATE OF Idaho)
ss.
COUNTY OF Ada)

On this 30th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Terry Cook**, known or identified to me to be the person whose name is subscribed to the within instrument as **Member** of the **Falcon Crest, LLC**, limited liability company, and acknowledged to me that such limited company executed 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.

Notary Public for the State of Idaho
Residing at: Boise, ID
My Commission Expires: 2-17-21

STEVE ARNOLD
NOTARY PUBLIC
STATE OF IDAHO

DESCRIPTION FOR
PARCEL A
FALCON CREST LLC PROPERTY

A parcel of land located in the SW 1/4 of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a brass cap monument marking the SW of said Section 22;

Thence along said South boundary line of said Section 22 South 89°57'42" East, 48.00 feet;

Thence leaving said South boundary line and along the along the East right-of-way line of S. Cloverdale Road North 00°42'47" East, 1325.52 feet to a point on the North boundary line of the SW 1/4 of the SW 1/4 of said Section 22, said point being the **REAL POINT OF BEGINNING**;

Thence continuing along the East right-of-way line of S. Cloverdale Road North 00°42'47" East, 1325.52 feet to a point on the North boundary line of the SW 1/4 of said Section 22;

Thence along said North boundary line North 89°54'53" East, 2605.51 feet to the C1/4 corner of said Section 22;

Thence along the East boundary line of the SW 1/4 of said Section 22 South 00°33'40" West, 2656.59 feet to the S1/4 corner of said Section 22;

Thence along the South boundary line of said Section 22 North 89°57'42" West, 1330.24 feet to the W1/16 corner of said Section 22;

Thence along the East boundary line of the SW 1/4 of the SW 1/4 of said Section 22 North 00°38'13" East, 1326.88 feet to the SW1/16 corner of said Section 22;

Thence along the North boundary line of the SW 1/4 of the SW 1/4 of said Section 22 South 89°58'36" West, 1280.49 feet to the **REAL POINT OF BEGINNING**.

AFTER RECORDING MAIL TO:

Falcon Crest, L.L.C., an Idaho Limited Liability Company
2528 N Cloverdale Road
Boise, ID 83713

PARCEL X1B

ADA COUNTY RECORDER Christopher D Rich
BOISE IDAHO Pgs=3 CHE FOWLER
FALCON CREST, LLC

2015-115981
12/21/2015 03:08 PM
AMOUNT:$16.00

00177462201501159810030039

QUITCLAIM DEED

Date: May 12, 2015

For Value Received, **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, do(es) hereby convey, release, remise, and forever quit claim unto **Falcon Crest, L.L.C., an Idaho Limited Liability Company**, whose address is **2528 N Cloverdale Road, Boise, ID 83713**, the following described premises in **Ada** County, **Idaho**, to-wit:

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

See Legal Description Attached Hereto and Made a Part Hereof

together with their appurtenances.

Dated: 5-14, 20 15

TCook

Terry Cook, Member

STATE OF Idaho)
ss.
COUNTY OF Ada)

On this 14th day of May, 2015, before me, a Notary Public in and for said State, personally appeared **Terry Cook**, known or identified to me to be the person whose name is subscribed to the within instrument as **Member** of the **Falcon Crest, LLC**, limited liability company, and acknowledged to me that such limited company executed 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.

Connie L. Cracolice

Notary Public for the State of Idaho
Residing at: Melba, ID
My Commission Expires: 09-16-16



DESCRIPTION FOR
PARCEL B
FALCON CREST LLC PROPERTY

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a brass cap monument marking the SW of said Section 22;

Thence along said South boundary line of said Section 22 South 89°57'42" East, 48.00 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said South boundary line and along the along the East right-of-way line of S. Cloverdale Road North 00°42'47" East, 1325.52 feet to a point on the North boundary line of the SW 1/4 of the SW 1/4 of said Section 22;

Thence along said North boundary line North 89°58'36" East, 1280.49 feet to the SW1/16 corner of said Section 22;

Thence along the East boundary line of the SW 1/4 of the SW 1/4 of said Section 22 South 00°38'13" West, 1326.88 feet to the W1/16 corner of said Section 22;

Thence along the South boundary line of said Section 22 North 89°57'42" West, 1282.24 feet to the **REAL POINT OF BEGINNING**.

Parcel XII

stewart
title of boise

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 11/08/05 04:30 PM
DEPUTY Renele Oberbillig
RECORDED-REQUEST OF
Stewart Title Company
105169750

ACCOMMODATION ONLY JW

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of November, 2005, between

Hansgeorg Borbonus, as **GRANTOR(S)** and

Falconcrest, LLC, an Idaho Limited Liability Company, **GRANTEE(S)**

whose current address is 2528 N. Cloverdale Rd.

WITNESS, that said Grantor(s), for an in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee(s) and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to wit:

See "Exhibit A" attached hereto

Parcel Number:

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Hansgeorg Borbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 7th day of November, 2005, before me, the undersigned, a Notary Public, in and for said State, personally appeared Hansgeorg Borbonus known to me, and or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public: Larry G. Kalvelage
Residing at: Nampa, ID
My commission expires: December 14, 2006

NOTARY PUBLIC STATE OF IDAHO LARRY G. KALVELAGE

LEGAL DESCRIPTION

Order Number:

EXHIBIT A

The Northeast quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

And

The Southeast quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Except the following described parcel:

Commencing at the Southeast corner of Section 22, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being the section corner common to Sections 22, 23, 26 and 27; thence
West along the section line common to Section 22 and 27 a distance of 208.0 feet to a point; thence
North 281.9 feet; thence
East 208.0 feet to a point on the section line common to Sections 22 and 23; thence
South 281.9 feet along said Section line to the Point of Beginning.

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 05/10/05 04:36 PM
DEPUTY Vicki Allen
RECORDED – REQUEST OF
Stewart Title Company
105058831

stewart
title of boise

Parcel XIII

4033994 SLK

WARRANTY DEED

For Value Received Hansgeorg Borbonus,
the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Falcon Crest, L.L.C., an Idaho Limited Liability Company,

the grantee, whose current address is

the following described premises, to wit:

See "Exhibit A" attached hereto

Parcel Number:

SUBJECT TO: Current General Taxes, a lien in the process of assessments, not yet due or payable. Easements, restrictions, reservations, provisions of record, and assessments, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises, that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

Dated this 6th day of May, 2005.

Hansgeorg Borbonus

STATE OF Idaho)
) ss.
COUNTY OF Ada)

On this 10th day of May, 2005, before me, the undersigned, a Notary Public, in and for said State, personally appeared Hansgeorg Borbonus known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.
WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public Larry G. Kalvelage
Residing at: Nampa, ID
My commission expires December 14, 2006

NOTARY PUBLIC STATE OF IDAHO LARRY G. KALVELAGE

LEGAL DESCRIPTION

EXHIBIT A

The Northwest quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

And:

The Northeast quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

And also:

The Southwest quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho;

And also:

The Southeast quarter of the Southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

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, Falcon Crest Holdings LLC, 4222 E. Camelback Rd, Ste H100
Name **Address**

Phoenix, AZ 85018
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 JUB Engineers, Inc. (Name) 250 S Beechwood Ave, Boise, ID 83709 (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 15th day of May, 2019

Signature

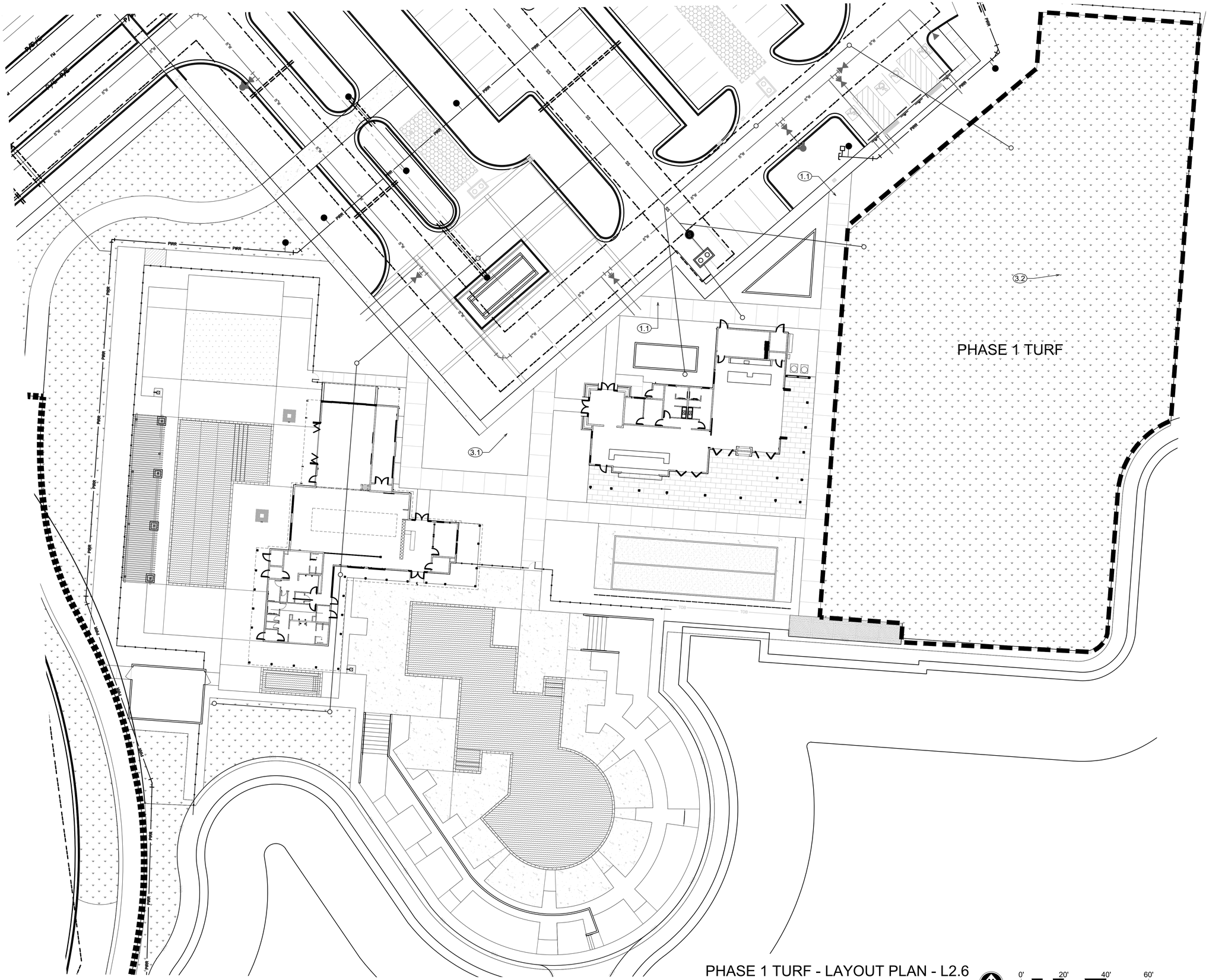
Subscribed and sworn to before me the day and year first above written.

MARIANNE ARKO
Notary Public - Arizona
Maricopa County
Commission # 547767
My Comm. Expires Jun 17, 2022

Notary Public for ~~Idaho~~ Arizona

Residing at: Maricopa, Arizona

My commission expires: 06/17/2022



PHASE 1 TURF - LAYOUT PLAN - L2.6

0' 20' 40' 60'

Scale: 1" = 20'-0"

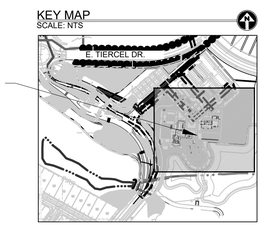
KEY NOTES:

REFER TO MATERIAL SCHEDULE
ON SHEET L0.1, AND DETAILS ON SHEETS L6.1 - L6.6
FOR MORE INFORMATION.

1.1 CONCRETE SIDEWALK.
1.2 PAVING: CONCRETE BAND.
1.3 PAVING: CONCRETE PAVERS.
1.4 PEDESTRIAN PAVING: INTEGRAL COLOR CONCRETE.
1.5 POOL DECK PAVING.
1.6 POOL COPING.
1.7 CONCRETE STEPS AND RAILING.
1.8 LIMIT OF TURF.
1.9 TREE GRATE.
2.1 PERIMETER FENCE.
2.2 LANDSCAPE RETAINING WALL.
2.3 DOCK.
2.4 RAISED PLANTER WALLS.
2.5 POOL FENCE.
2.6 POOL GATE.
2.7 FIRE PIT.
2.8 GUARDRAIL.
2.9 TRELLIS.
2.10 OUTDOOR SHOWER.
2.11 ENTRY MONUMENT.
2.12 BOCCE COURT.
2.13 PICKLEBALL COURTS.
2.14 PICKLEBALL FENCE.
2.15 PICKLEBALL GATE.
2.16 POOL CHAISE LOUNGE.
2.17 CLUB CHAIRS.
2.18 TABLES.
2.19 LOUNGE CHAIRS.
2.20 BENCHES.
2.21 OUTDOOR BBQ.
2.22 FIREPLACE.
2.23 TRASH RECEPTACLE.
2.24 TRASH ENCLOSURE GATES & OVERHEAD TRELLIS.
3.1 LANDSCAPE AREA. PER PLANTING PLANS.
3.2 LAWN AREA. PER PLANTING PLANS.
3.3 ARTIFICIAL TURF.
5.1 CLUBHOUSE BUILDINGS: PER ARCHITECTURAL PLANS.
5.2 SWIMMING POOL: PER POOL CONSULTANT PLANS.
5.3 SPA: PER POOL CONSULTANT PLANS.
5.4 PARKING LOT/SPACES: PER CIVIL PLANS.
5.5 TRASH ENCLOSURE CONC. PAD : PER CIVIL PLANS.
5.6 POND: PER CIVIL PLANS.
5.7 NEIGHBORHOOD SIDEWALK: PER CIVIL PLANS.
5.8 IRRIGATION STRUCTURES: PER CIVIL PLANS.
5.9 STREET LIGHT: PER CIVIL PLANS.
5.10 HANDICAP RAMPS: PER CIVIL PLANS.
5.11 POOL EQUIPMENT: BY OTHERS.

NOTES:
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
2. LOT LINES/GRADING PER CIVIL PLANS.
3. ALL TOP OF WALL HEIGHTS, FINISH GRADE, FFE: SEE GRADING AND DRAINAGE PLANS BY JUB ENGINEERING.

KEY MAP
SCALE: NTS



GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires:09/21/22
LICENSED LANDSCAPE ARCHITECT

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: SHE249
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 04.19.2022
drawing: Layout Plan- Ph 1 Turf

sheet #
L2.6
9 of 33

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ITEMS FOR DRB APPROVAL - PHASE 1

Pickle Ball Courts and Fencing

Welcome Center

Trash Enclosure

Raised Planter

K&M Building

Fitness Building

Trellis

Pool Equipment Yard - Not a building

Pool and Deck, Landscape Walls and Fencing

Bocce Courts

PHASE 2

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SHEA TRILOGY CLUBHOUSE
KUNA, IDAHO

FIRE EXHIBIT

FILE : 10-21-053_C-SP-FIRE2
JUB PROJ. # : 10-21-053
DRAWN BY: GRB
DESIGN BY: GRB
CHECKED BY: WSW

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 9/1/2021

SHEET NUMBER:
1

Plot Date:9/1/2021 2:41 PM Plotted By: Kristin Morse
Date Created:9/1/2021 \\UB.COM\CENTRAL\CLIENTS\ID\SHEAHOMES\PROJECTS\10-21-053_SHEA\CAMPUS\DESIGN\CAD\MODEL\10-21-053_C-SP-FIRE2.DWG



Welcome Center



Treasure Valley Social Club - Front



Treasure Valley Social Club – Rear



Resort Style Pool



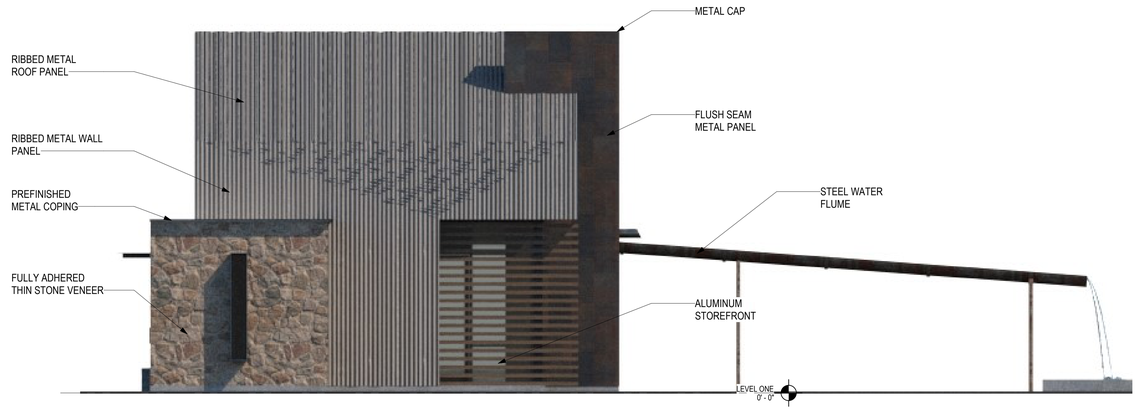
Treasure Valley Social Club – Lawn/Activity Area



Pickle Ball Courts

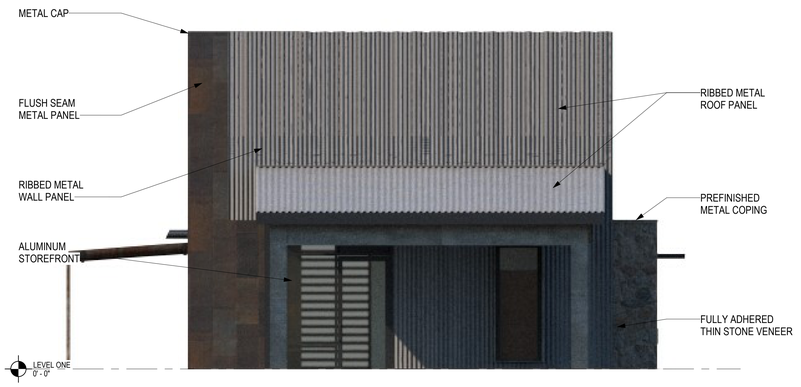
Bocce Ball





1 D1.1 RENDERED ELEVATION LOOKING EAST

1/4" = 1'-0"



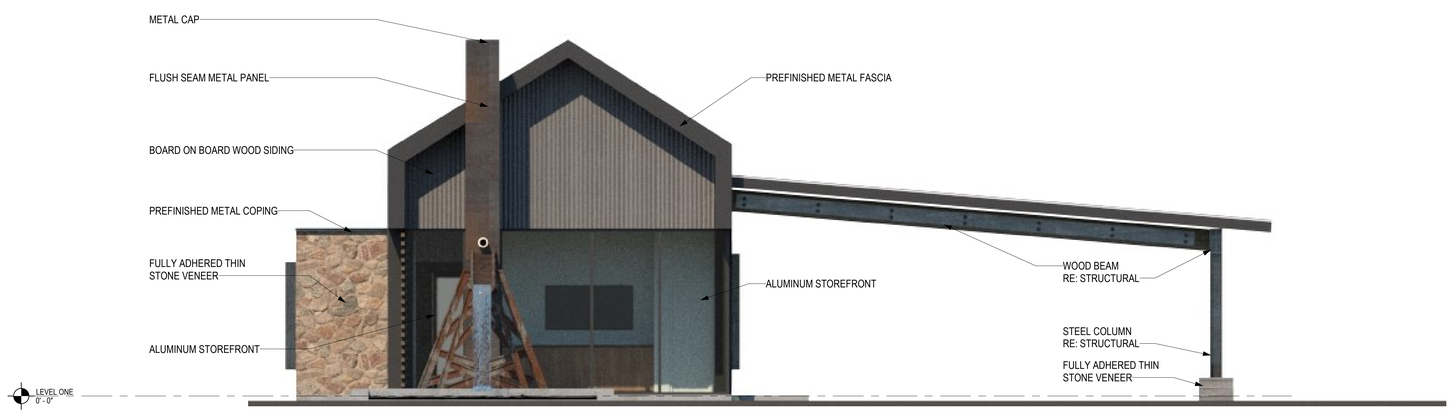
4 D1.1 RENDERED ELEVATION LOOKING WEST

1/4" = 1'-0"



3 D1.1 RENDERED ELEVATION LOOKING SOUTH

1/4" = 1'-0"



2 D1.1 RENDERED ELEVATION LOOKING NORTH

1/4" = 1'-0"

EXTERIOR FINISH LEGEND

THIN FULLY ADHERED VENEER - COLOR - WILLARD RUBBLE

FLUSH SEAM METAL PANEL - COLOR - CORTEN AZP RAW

RIBBED METAL ROOF/WALL PANELS - COLOR - GALVALUME

BOARD ON BOARD WOOD SIDING - COLOR - RANCHWOOD GREENHORN

TV WELCOME CENTER

KUNA, IDAHO

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02/01/22

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D1.1



WOOD ON WOOD SIDING - MONTANA TIMBER PRODUCTS - RANCHWOOD GREENHORN



THIN STONE VENEER - ROCKY MOUNTAIN SUPPLY - WILLARD RUBBLE

GUTTERS, DOWNSPOUTS, FLASHING - METAL SALES MANUFACTURING CO. - SLATE GREY

ALUMINUM STOREFRONT FRAMES AND HOLLOW METAL FRAMES - BLACK



FLUSH SEAM METAL PANEL - WESTERN STATES METAL ROOFING - CORTEN AZP



RIBBED METAL WALLS AND ROOF - METAL SALES MANUFACTURING CO. - GALVALUME

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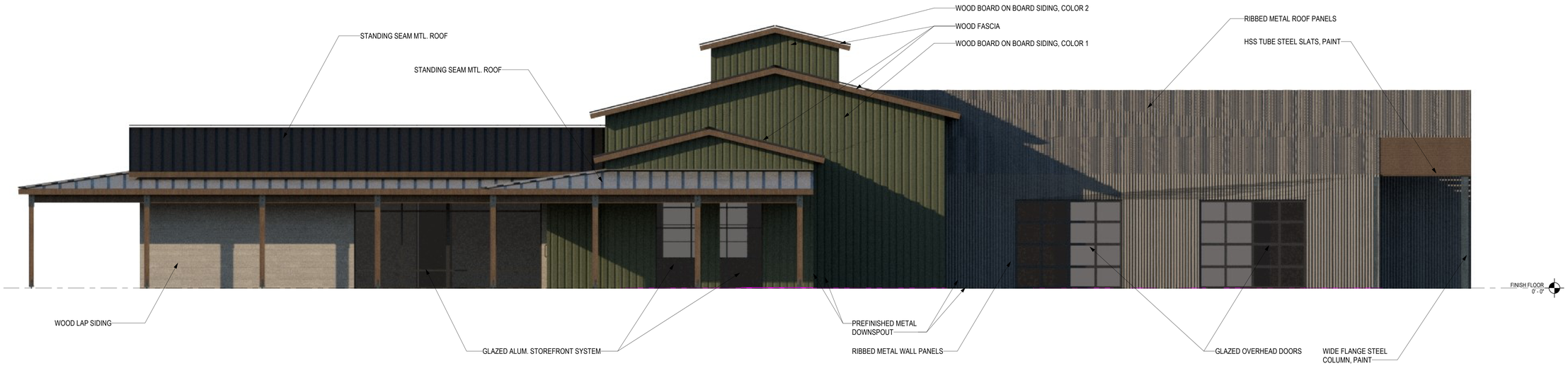
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DRAWING TITLE
EXTERIOR FINISHES

DATE
02/01/22

DRAWING NO.
D1.2



1 D1.0 COLORED EAST ELEVATION
1/4" = 1'-0"



2 D1.0 COLORED WEST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

BOARD ON BOARD WOOD SIDING - COLOR 1 - RANCHWOOD GREENHORN
BOARD ON BOARD WOOD SIDING - COLOR 2 - CHARWOOD SAGE
WOOD LAP SIDING - COLOR - RANCHWOOD NORTHERN
WOOD TRIM - COLOR TO MATCH ADJACENT FIELD COLOR
WOOD FASCIA - COLOR - RANCHWOOD NORTHERN
WOOD COLUMN - COLOR - RANCHWOOD NORTHERN
STANDING SEAM METAL ROOF - SLATE GRAY
RIBBED METAL ROOF/WALL PANELS - COLOR - GALVALUME

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1 / D1.1 COLORED NORTH ELEVATION
1/4" = 1'-0"



2 / D1.1 COLORED SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

BOARD ON BOARD WOOD SIDING - COLOR 1 - RANCHWOOD GREENHORN
BOARD ON BOARD WOOD SIDING - COLOR 2 - CHARWOOD SAGE

WOOD LAP SIDING - COLOR - RANCHWOOD NORTHERN

WOOD TRIM - COLOR TO MATCH ADJACENT FIELD COLOR

WOOD FASCIA - COLOR - RANCHWOOD NORTHERN

WOOD COLUMN - COLOR - RANCHWOOD NORTHERN

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WOOD ON WOOD SIDING COLOR 2 - MONTANA TIMBER PRODUCTS - CHARWOOD SAGE



THIN STONE VENEER - ROCKY MOUNTAIN SUPPLY - WILLARD RUBBLE



WOOD LAP SIDING - MONTANA TIMBER PRODUCTS - RANCHWOOD NORTHERN



STANDING SEAM METAL ROOF, GUTTERS, DOWNSPOUTS, FLASHING - METAL SALES MANUFACTURING CO. - SLATE GREY



ALUMINUM STOREFRONT FRAMES AND HOLLOW METAL FRAMES - BLACK



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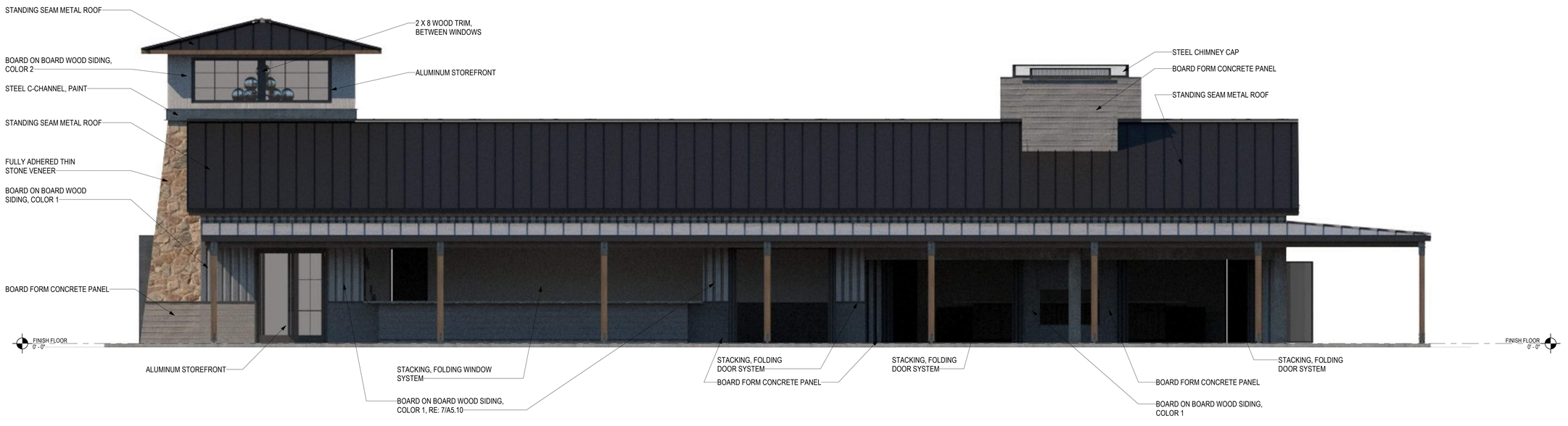
DATE
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DRAWING NO.
D1.2



1 D1.0 RENDERED NORTH ELEVATION

1/4" = 1'-0"



2 D1.0 RENDERED SOUTH ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH LEGEND

THIN NATURAL STONE VENEER - COLOR - WILLARD RUBBLE

BOARD FORM CONCRETE PANEL - COLOR - MEDIUM GREY

BOARD ON BOARD WOOD SIDING - COLOR 1 - RANCHWOOD NORTHERN
BOARD ON BOARD WOOD SIDING - COLOR 2 - CHARWOOD SAGE

WOOD TRIM - COLOR TO MATCH ADJACENT FIELD COLOR

WOOD FASCIA - COLOR - RANCHWOOD NORTHERN

WOOD COLUMN - COLOR - RANCHWOOD NORTHERN

STANDING SEAM METAL ROOF - SLATE GRAY

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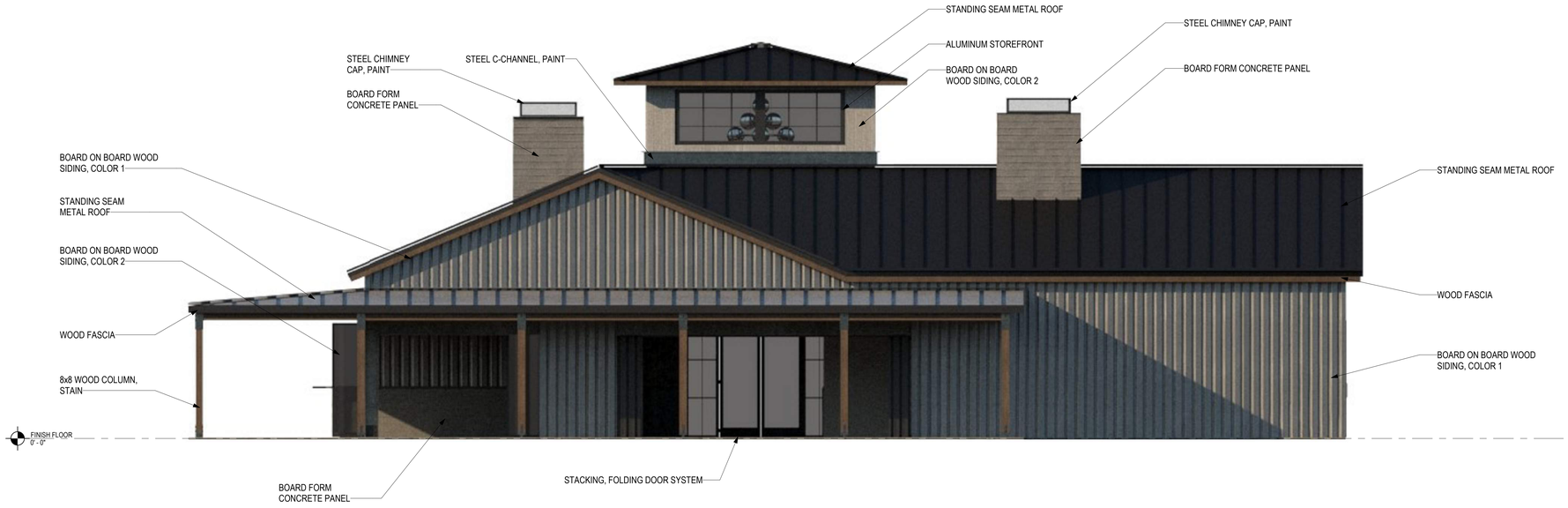
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1 D1.1 RENDERED EAST ELEVATION
1/4" = 1'-0"



2 D1.1 RENDERED WEST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

THIN NATURAL STONE VENEER - COLOR - WILLARD RUBBLE

BOARD FORM CONCRETE PANEL - COLOR - MEDIUM GREY

BOARD ON BOARD WOOD SIDING - COLOR 1 - RANCHWOOD NORTHERN
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WOOD ON WOOD SIDING COLOR 2 - MONTANA TIMBER PRODUCTS - RANCHWOOD GREENHORN



THIN STONE VENEER - ROCKY MOUNTAIN SUPPLY - WILLARD RUBBLE



BOARD FORM CONCRETE PANEL - COLOR - MEDIUM GREY



STANDING SEAM METAL ROOF, GUTTERS, DOWNSPOUTS, FLASHING - METAL SALES MANUFACTURING CO. - SLATE GREY



ALUMINUM STOREFRONT FRAMES AND HOLLOW METAL FRAMES - BLACK

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SHEA TRILOGY AT VALOR

SITE ELECTRICAL PLAN

GENERAL ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (LATEST EDITION), FEDERAL, STATE AND LOCAL JURISDICTION CODES.
2. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST PUBLISHED NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.
3. VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CONTRACTOR TO CALL 811 FOR BLUE STAKE. FOR ALL MUNICIPAL OR PRIVATELY OWNED UTILITIES EXISTING WITHIN LIMITS OF WORK OF PROJECT, CONTRACTOR TO PRIVATELY LOCATE UTILITIES. IRRIGATION LINES LESS THAN 2" WILL NOT TYPICALLY BE MARKED AND CAUTION SHOULD BE USED TO AVOID DAMAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES CAUSED AS A RESULT OF CONTRACT WORK, ALL DAMAGES TO BE REPAIRED IN KIND.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
6. PROPER PROTECTION OF THE CONSTRUCTION AREA FOR SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COVER ALL TRENCHES AT THE END OF EACH WORK DAY. BARRICADES SHALL BE INSTALLED AS DIRECTED BY THE OWNER OR THE PROJECT INSPECTOR. THE SITE AND ALL WORK SHALL CONFORM TO OSHA REQUIREMENTS.
7. ALL EXISTING LANDSCAPE, HARDSCAPE AND SPRINKLER SYSTEMS DAMAGED OR DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT BY THE CONTRACTOR SHALL BE REPLACED IN KIND.
8. CONTRACTOR SHALL PAY FOR PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A CERTIFICATE OF INSPECTION TO THE OWNER.
9. PROTECT ALL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT AND FOREIGN MATERIALS, AND LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
10. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION.
11. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
12. PROVIDE EMT INDOOR AND GRS OUTDOOR FOR ABOVE GROUND CONDUIT. WHERE METALLIC CONDUITS COME IN CONTACT WITH DIRT, THEY SHALL BE HALF LAP WRAPPED WITH SCOTCH 50 TAPE TO 12" AFG. FITTINGS SHALL BE STEEL, THREADED TYPE WITH INSULATED THROATS. SECURELY ATTACH ALL SURFACE MOUNTED CONDUIT EVERY 10 FEET AND WITHIN 3 FEET OF EACH JUNCTION BOX, PER NEC ARTICLE 344.30.
13. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
14. ALL FEEDERS AND BRANCH CIRCUIT WIRE SHALL BE COPPER TYPE XHHW (75 DEGREE C) FOR BELOW GRADE INSTALLATIONS (AND CONDUIT RISERS) AND THHN/THWN (75 DEGREE C) FOR ABOVE GRADE INSTALLATIONS. MINIMUM SIZE SHALL BE #12 AWG, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. ALL WIRING SHALL BE IN CONDUIT. FOR NEW WIRING IN COMMERCIAL APPLICATIONS, THE USE OF TYPES NM, NMC, NMS (ROMEX) CABLES IS NOT PERMITTED.
15. A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR (BOND) SHALL BE INSTALLED WITHIN EACH RACEWAY, INCLUDING WITHIN EMT CONDUIT. THIS CONDUCTOR SHALL BE SIZED PER NEC CODE. WITHIN EMT CONDUIT, THIS CONDUCTOR SHALL BE SIZED PER NEC TABLE 250.122.
16. WHEN A PANEL IS SUPPLIED BY A FEEDER OR BRANCH CIRCUIT, ANY INSTALLED GROUNDED CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR (GEC) OR TO THE GROUNDING ELECTRODE(S) PER NEC ARTICLE 250.32(B).
17. BOND ALL ENCLOSURES PER NEC ARTICLE 250.96.
18. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
19. CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE ALL LABOR, MATERIAL, TRENCHING, CONDUIT, TRANSFORMER PAD AND OTHER REQUIRED EQUIPMENT PER UTILITY COMPANY PLANS AND SPECIFICATIONS NECESSARY FOR A COMPLETE UNDERGROUND CONDUIT SYSTEM FROM THE UTILITY POINT OF SERVICE TO THE UTILITY CO. TRANSFORMER AND FROM THE UTILITY CO. TRANSFORMER TO THE ELECTRICAL SERVICE ENTRANCE SECTION.
20. ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE EXISTING FACILITIES. SHOULD DAMAGE OCCUR, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE OWNER OR INSPECTOR.
21. ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT, ETC. FALLS WITHIN THE CONSTRUCTION AREA/RIGHT OF WAY. (THIS INCLUDES MAINTAINING ALL REQUIRED CLEARANCES.)
22. WHEN CROSSING PATHWAYS OR SIDEWALKS, CONTRACTOR SHALL BORE UNDER EXISTING CONCRETE WALKS AND SAWCUT ASPHALT WALKS. ASPHALT WALKS SHALL BE REPLACED IN KIND.
23. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXCEPTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.
24. CONTRACTOR SHALL IDENTIFY SERVICE ENTRANCE SECTION MAIN SERVICE DISCONNECT(S) WITH 3/32–INCH THICK LAMINATED PHENOLIC TYPE NAMEPLATES WITH 1/4–INCH MINIMUM HEIGHT LETTERS. NAMEPLATE TO BE BLACK MATTE FINISH SURFACE WITH WHITE LETTER ENGRAVING. ATTACH NAMEPLATE TO THE OUTSIDE PANEL FACE WITH TWO STAINLESS STEEL SELF–TAPPING SCREWS. NAMEPLATE SHALL READ "SERVICE DISCONNECT" PER NEC ARTICLE 230.70(B).
25. ALL CIRCUITS SHALL BE LEGIBLY IDENTIFIED AT THE PANEL, JUNCTION BOXES AND AT ALL EQUIPMENT IN A PERMANENT MANNER (I.E. ETCHED PLATES, CONDUCTOR TAG, PERMANENT MARKER, ETC.). THE LABELING SHALL INCLUDE PANEL CIRCUIT NUMBER, "TO" AND "FROM" IDENTIFICATION, AND MARKED "SPARE" WHERE APPLICABLE.
26. CONTRACTOR SHALL TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDER CIRCUIT WIRING. PROVIDE CERTIFIED TEST RESULTS FOR MEGGER TEST TO OWNER UPON COMPLETION OF PROJECT.
27. ALL CONDUIT SHOWN SHALL BE CONCEALED WHEN POSSIBLE. WHEN NOT POSSIBLE, CONDUIT MAY BE SURFACE MOUNTED WITH PERMISSION OF THE OWNER OR OWNER'S REPRESENTATIVE.
28. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH–IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVERCURRENT PROTECTION OR CONTROLS IS NOT INTEGRAL WITH UNITS.
29. ALL EQUIPMENT SHALL BE FUSE SIZED PER MANUFACTURES RECOMMENDATIONS AND BEAR U.L. APPROVAL. COORDINATE WITH ENGINEER/OWNER.
30. ELECTRICAL DEVICES, DISCONNECT SWITCHES, ETC., SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATIONS.
31. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE NEMA–3R OR NEMA–4 ENCLOSURES.
32. CONDUITS OR RACEWAYS ROUTED FROM INDOORS TO OUTDOORS OR AS DESCRIBED IN NEC 300.7(A), SHALL BE SEALED WITH A PLIABLE SEALING COMPOUND AT A CONDUIT BODY OR AT A JUNCTION BOX BEFORE THE CONDUIT ENTERS THE COLDER ENVIRONMENT.
33. CONDUITS OR RACEWAYS INSTALLED IN AREAS WHERE ELEVATION CHANGES MAY CAUSE WATER OR MOISTURE TO ENTER THE ELECTRICAL EQUIPMENT THROUGH THE CONDUIT SHALL BE SEALED WITH A HERMETIC CONDUIT SEAL AT BOTH ENDS OF THE CONDUIT OR RACEWAY.
34. INSTALL FIRE SEALS IN ALL CONDUITS PENETRATING THE FIRE WALL TO MAINTAIN THE FIRE RESISTANCE RATING OF THE WALL, AS REQUIRED BY NEC 300.21.
35. ALL POLE LIGHTS SHALL BE PROVIDED WITH A TWO POLE FUSE HOLDER BUSSMANN #HEX OR A SINGLE POLE FUSE HOLDER BUSSMANN #HEB OR EQUAL FOR INLINE FUSING, PROVIDE 5 AMP FUSING IN FUSEHOLDER.
36. PRIOR TO POURING THE POLE BASES OR COVERING ANY ELECTRICAL CONDUITS, CONTACT THE INSPECTION DEPARTMENT 24 HOURS IN ADVANCE FOR APPROVAL.
37. MATERIALS SHALL BE NEW AND OF THE BEST QUALITY WITH MANUFACTURER'S NAME PRINTED THEREON. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UNDERWRITER'S LABORATORY OR OTHER APPLICABLE STANDARDS AND RATED FOR HEAVY DUTY SERVICE.
38. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. ALL 15 AND 20 AMP, 125 AND 250 VOLT, NONLOCKING RECEPTACLES INSTALLED OUTDOORS SHALL BE LISTED WEATHER–RESISTANT TYPE. RECEPTACLE COVERS IN WET LOCATIONS SHALL BE EXTRA DUTY PER NEC 406.9(B). ALL WEATHERPROOF WHILE IN–USE RECEPTACLE COVERS SHALL BE METAL.
39. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS. THE USE OF MANUFACTURER'S NAME, MODEL, AND NUMBER IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, USEFULNESS AND BID PRICE. CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL (PRIOR TO ORDERING MATERIALS) COPIES OF EQUIPMENT SHOP DRAWINGS AS FOLLOWS: LIGHT FIXTURES, POLES, POLE BASES, SERVICE ENTRANCE SECTION, ELECTRICAL EQUIPMENT, DISCONNECT SWITCHES, TIME CLOCKS AND OTHER CONTROLS, LIGHTING CONTACTORS AND PULL BOXES. AT THE TIME OF EACH SUBMITTAL, THE CONTRACTOR SHALL DEFINE AND DELINEATE IN WRITING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE REVIEW WILL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK AND FOR COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. THE REVIEW OF A SPECIFIED ITEM, AS SUCH, WILL NOT INDICATE REVIEW OF THE ASSEMBLY IN WHICH THE ITEM FUNCTIONS. REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SUBMITTALS NOR FROM HIS RESPONSIBILITY FOR COMPLYING WITH THE CONTRACT DOCUMENTS.
40. THE SUBMITTALS SHALL BE NEATLY GROUPED AND ORGANIZED. PERTINENT INFORMATION SHALL BE HIGHLIGHTED, AND THE SPECIFIC PRODUCT SHALL BE IDENTIFIED. ALL SUBMITTALS SHALL BE COMPLETE, AND PRESENTED IN ONE PACKAGE. THE SUBMITTAL SHALL INCLUDE A COMPLETE LIST OF THE EQUIPMENT AND MATERIALS, INCLUDING THE MANUFACTURER'S NAME, PRODUCT SPECIFICATION, DESCRIPTIVE DATA, TECHNICAL LITERATURE, PERFORMANCE CHARTS, CATALOG CUTS, INSTALLATION INSTRUCTIONS, AND SPARE PART RECOMMENDATIONS FOR EACH DIFFERENT ITEM OF THE EQUIPMENT SPECIFIED.

LIGHT FIXTURE SCHEDULE

SYMBOL	LETTER ID	MANUFACTURER	CATALOG NUMBER	FINISH COLOR	VOLTS	LAMP	LUMENS (MIN)	CCT	MOUNTING HEIGHT	DETAIL
	A	KICHLER	15500–CBR	BRONZE	12	8W INC	–	–	TREE CANOPY	TREE DOWN LIGHT SEE DETAIL 6 SHEET SE3.2
	B	KICHLER	15384–AZT/18147 LAMP	BRONZE	12	8W LED	615	3000K	GROUND	TREE UP LIGHT SEE DETAIL 5 SHEET SE3.2
	C	KICHLER	SL–4246–Z–W–LED	BRONZE	12	5W LED	250	3000K	1'–6"	WALL STEP LIGHT SEE DETAIL 11 SHEET SE3.4
	D	LUMINAIRE LIGHTING	AEL–36IN–30W–30K–MVOLT–BZH	BRONZE	120	30W LED	2,995	3000K	6'–0"	WALL LIGHT SEE DETAIL 10 SHEET SE3.3
	E	KICHLER	16141–40–CBR–30	BRONZE	12	4W LED	200	3000K	1'–6"	RECESSED WALL LIGHT SEE DETAIL 9 SHEET SE3.3
	F	KICHLER	15500–CBR	BRONZE	12	8W INC	–	–	TRELLIS	TRELLIS DOWN LIGHT SEE DETAIL 7 SHEET SE3.2
	G	COOPER LIGHTING	GAN–SA2–B–730–U–T4W–BZ	BRONZE	120	85W LED	10,573	3000K	16'–0"	PARKING LOT LIGHT SEE DETAIL 8 SHEET SE3.3
	H	COOPER LIGHTING	GAN–SA2–C–730–U–5WQ–BZ	BRONZE	120	113W LED	13,881	3000K	16'–0"	PARKING LOT LIGHT SEE DETAIL 8 SHEET SE3.3
	J	COOPER LIGHTING	GAN–SA2–B–730–U–T3R–BZ	BRONZE	120	85W LED	10,888	3000K	16'–0"	PARKING LOT LIGHT SEE DETAIL 8 SHEET SE3.3

WIRE & CONDUIT TABLE

CONDUIT		WIRE			REMARKS
NO.	SIZE	POWER	GROUND	TYPE*	(CKT #)
50	1"	2–#12	1–#12		TYP.
51	1"	2–#10	1–#10		TYP.
52	1"	2–#8	1–#8		TYP.
53	1"	2–#6	1–#6		TYP.
60	2"	PULL ROPE			SPARE
70	1"	PULL ROPE			FUTURE PUSH BUTTON
71	2"	PULL ROPE			FUTURE LIGHTS
100	1"	2–#12	1–#12	CU	S–4
		2–#12		CU	S–8
	1"	2–#10	1–#10	CU	S–2
		2–#10		CU	S–6
101	1"	2–#12	1–#12	CU	S(1,3)
		2–#12		CU	S–4
	1"	2–#12	1–#10	CU	S–5
		2–#10		CU	S–13
102	1"	2–#12	1–#10	CU	S(1,3)
		2–#10		CU	S–13
103	1"	2–#12	1–#10	CU	S(1,3)
		2–#10		CU	S–13
104	1"	2–#12	1–#10	CU	S(1,3)
		2–#10		CU	S–17
	1.5"	2–#4	1–#4	CU	S–19
		2–#4		CU	S–21
	1"	PULL ROPE			FUTURE PUSH BUTTON
	2"	PULL ROPE			FUTURE LIGHTS
	2"	PULL ROPE			FUTURE LIGHTS
105	1"	2–#10	1–#6	CU	S–17
		2–#6		CU	S–19
	1"	PULL ROPE			FUTURE PUSH BUTTON
	2"	PULL ROPE			FUTURE LIGHTS
	2"	PULL ROPE			FUTURE LIGHTS
106	1"	2–#12	1–#10	CU	S–5
		2–#10		CU	S–15
107	1"	2–#12	1–#12	CU	S(1,3)
		2–#12		CU	S–4
		2–#12		CU	S–5
	2"	2–#6	1–#4	CU	S–15
		2–#6		CU	S–17
		2–#4		CU	S–19
		2–#4		CU	S–21
	1"	PULL ROPE			FUTURE PUSH BUTTON
	2"	PULL ROPE			FUTURE LIGHTS
	2"	PULL ROPE			FUTURE LIGHTS
108	1"	2–#12	1–#4	CU	S(1,3)
		2–#10		CU	S–17
		2–#4		CU	S–19
	1"	PULL ROPE			FUTURE PUSH BUTTON
	2"	PULL ROPE			FUTURE LIGHTS
	2"	PULL ROPE			FUTURE LIGHTS

* THIS COLUMN IDENTIFIES THE CONDUCTOR MATERIAL TYPE.
CU = COPPER, AL = ALUMINUM.

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TRILOGY
CLUBHOUSE
Site Electrical Drawings
KUNA, IDAHO

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LEGEND

- 1000A 120/208V 3ø METERED SERVICE
- 200A 120/208V 3ø BUILDING PANEL
- 300 LOW VOLTAGE TRANSFORMER, NUMBER IN SYMBOL INDICATES SIZE
- 20A RECEPTACLE
- SIGN JUNCTION BOX
- FIRE PIT IGNITER
- PULL BOX
- NEW UNDERGROUND CONDUIT
- A-1 CIRCUIT NUMBER
- 101 WIRE & CONDUIT TAG, SEE WIRE & CONDUIT TABLE

CONSTRUCTION NOTES

1. 1000 AMP, 120/208V, 3ø, 4W, METERED ELECTRIC SERVICE INSTALLED PER K&M BUILDING ELECTRICAL PLANS, SEE SINGLE LINE DIAGRAM DETAIL 1 ON SHEET SE3.1.
2. 200 AMP, 120/208V, 3ø, 4W, WALL-MOUNTED ELECTRIC PANEL AND 100 AMP, 120/208V, 3ø, 4W SUB-PANEL INSTALLED PER K&M BUILDING ELECTRICAL PLANS, SEE SINGLE LINE DIAGRAM DETAIL 1 AND PANEL SCHEDULE ON SHEET SE3.1.
3. 600W WALL/POST-MOUNTED LOW VOLTAGE TRANSFORMER. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT. TRANSFORMER SHALL BE DIRECT WIRED (NOT PLUG IN). SEE DETAIL 3 AND LOW VOLTAGE WIRING GUIDELINES ON SE3.1 FOR WIRE SIZING.
4. STUB OUT AND CAP CONDUIT AT LOCATION SHOWN FOR FUTURE PHASE. CAP CONDUIT AT GRADE AND MARK LOCATION ON AS-BUILT DRAWINGS.
5. INSTALL 3" SCH 40 PVC CONDUIT SLEEVE UNDER ROADWAY. INSTALL LOW VOLTAGE CABLE IN SLEEVE. EXTEND SLEEVE 2' PAST EDGE OF CONCRETE.
6. #5 CONCRETE PULL BOX INSTALLED PER K&M BUILDING ELECTRICAL PLANS.
7. 20A 120V GFCI DUPLEX RECEPTACLE, SEE DETAIL 4 ON SHEET SE3.2. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT.
8. #5 CONCRETE PULL BOX, SEE DETAIL 2 ON SHEET SE3.1.
9. #3-1/2 CONCRETE PULL BOX, SEE DETAIL 2 ON SHEET SE3.1.
10. JUNCTION BOX FOR HALO ENTRY SIGN LIGHTING, SEE DETAIL 12 ON SHEET SE3.4.
11. 900W WALL/POST-MOUNTED LOW VOLTAGE TRANSFORMER. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT. TRANSFORMER SHALL BE DIRECT WIRED (NOT PLUG IN). SEE DETAIL 3 AND LOW VOLTAGE WIRING GUIDELINES ON SE3.1 FOR WIRE SIZING.
12. 300W WALL/POST-MOUNTED LOW VOLTAGE TRANSFORMER. COORDINATE EXACT LOCATION WITH LANDSCAPE ARCHITECT. TRANSFORMER SHALL BE DIRECT WIRED (NOT PLUG IN). SEE DETAIL 3 AND LOW VOLTAGE WIRING GUIDELINES ON SE3.1 FOR WIRE SIZING.
13. INSTALL WIRE AND CONDUIT IN ADDITION TO WIRE AND CONDUIT INSTALLED PER K&M BUILDING ELECTRICAL PLANS.
14. FIRE PIT IGNITER. ELECTRICAL CONTRACTOR RESPONSIBLE FOR 120V CONNECTION TO IGNITER, COORDINATE WITH FIRE PIT MANUFACTURER.

SEE LIGHT FIXTURE SCHEDULE AND WIRE & CONDUIT TABLE ON SHEET SE1.1

NORTH

GRAPHIC SCALE

30 15 0 15 30 60

1 INCH = 30 FEET

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TRILOGY CLUBHOUSE

Site Electrical Drawings
KUNA, IDAHO

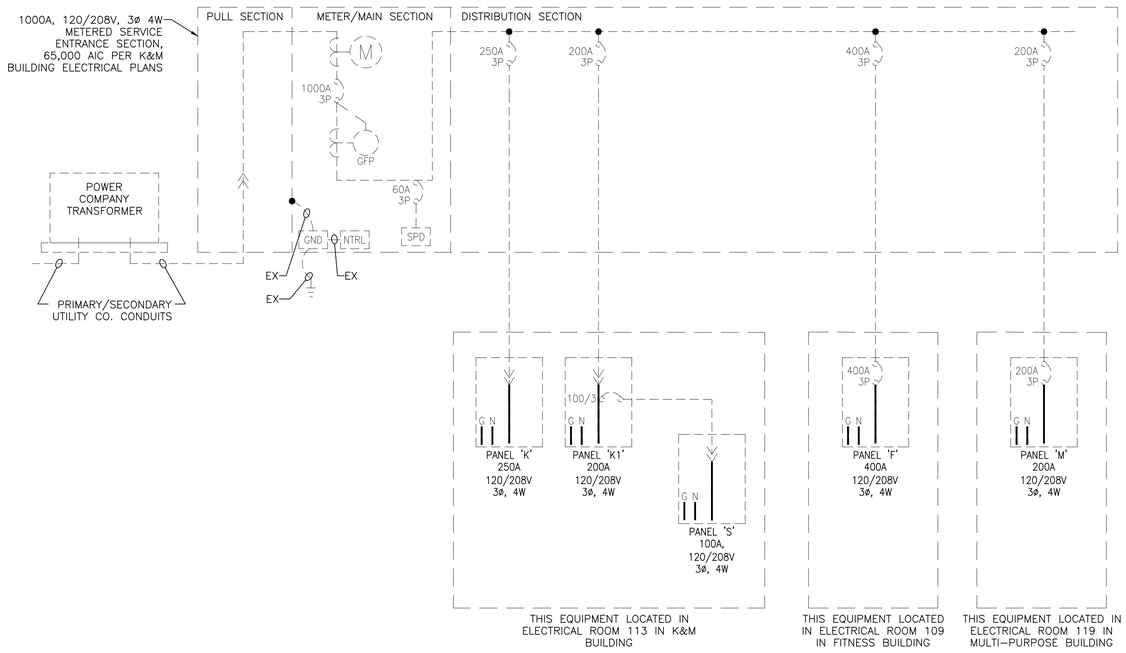
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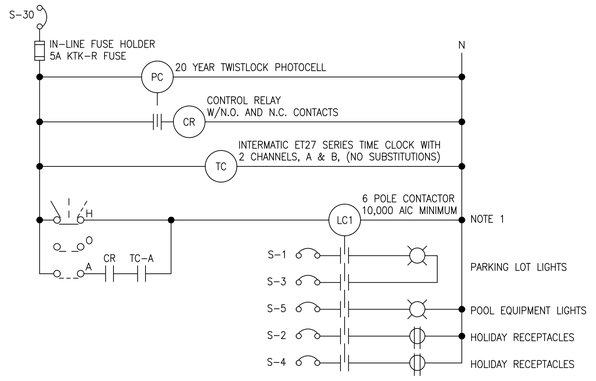
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1A 1000A SINGLE LINE DIAGRAM

NO SCALE
GRAY OR DASHED INDICATES EQUIPMENT INSTALLED PER K&M BUILDING ELECTRICAL PLANS

120/208V 3ø 4W



CONTROL SCHEMATIC LEGEND

- HAND-OFF-AUTO SWITCH
- PC — PHOTOCELL RELAY
- CR# — CONTROL RELAY
- TC# — TIME CLOCK
- LC# — LIGHTING CONTACTOR
- N.O. — NORMALLY OPEN CONTACT
- CIRCUIT BREAKER

CONTROLLER NOTES

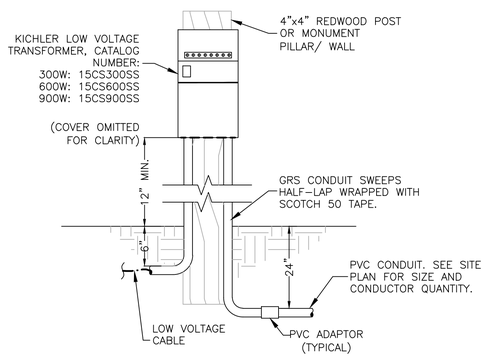
1. THIS CIRCUIT TO BE ACTIVATED FROM DUSK TO DAWN.
2. INSTALL EQUIPMENT IN WALL-MOUNTED ENCLOSURE, ADJACENT TO PANEL.

1B LIGHTING CONTROL SCHEMATIC (PANEL 'S')

NO SCALE

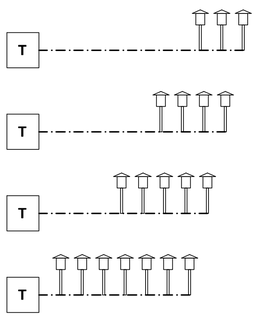
120V

PANEL NAME: S			120/208V, 3ø, 4W					100A MAIN LUGS ONLY		
LOCATION: SES			TYPE: PLUG-IN					PEDESTAL MTD., NEMA 3R		
CKT NO.	BKR SIZE	DESCRIPTION	LOAD	Aø	Bø	Cø	LOAD	DESCRIPTION	BKR SIZE	CKT NO.
1	20/	PARKING LOT LIGHTS*	821	1781			960	HOLIDAY RECEPTACLES	20/1	2
3	/2		821		1781		960	HOLIDAY RECEPTACLES	20/1	4
5	20/1	POOL EQUIPMENT LIGHTS*	113			1073	960	LAWN RECEPTACLES	20/1	6
7	30/1	SPARE (FUTURE SPORTS COURT)	0	400			400	FIREPLACE IGNITERS	20/1	8
9	30/1	SPARE (FUTURE SPORTS COURT)	0		0		0	SPARE	20/1	10
11	30/1	SPARE (FUTURE SPORTS COURT)	0			0	0	SPARE	20/1	12
13	20/1	LV TRANSFORMERS	1500	1500			0	SPARE	20/1	14
15	20/1	LV TRANSFORMERS	1500		1500		0	SPARE	20/1	16
17	20/1	LV TRANSFORMERS	1500			1500	0	SPARE	20/1	18
19	20/1	ENTRY SIGN LIGHTING	600	600			0	SPARE	20/1	20
21	20/1	ENTRY SIGN LIGHTING	600		600		0	SPARE	20/1	22
23	20/1	SPARE	0			0	0	SPARE	20/1	24
25	20/1	SPARE	0	0			0	SPARE	20/1	26
27	20/1	SPARE	0		0		0	SPARE	20/1	28
29	20/1	SPARE	0			200	200	LIGHTING CONTROLLER	20/1	30
CODE TOTAL VA/ø				4281	3881	2773	*INDICATES LOAD @ 125%			
CODE TOTAL AMPS/ø				35.7	32.3	23.1	42,000 AIC BREAKERS			



3A LOW VOLTAGE TRANSFORMER

NO SCALE



OUT-THERE-ZONE:
120' – 160'
12 GAUGE 60W MAX.
10 GAUGE 100W MAX.
8 GAUGE 160W MAX.

FAR-ZONE:
80' – 120'
12 GAUGE 100W MAX.
10 GAUGE 120W MAX.
8 GAUGE 180W MAX.

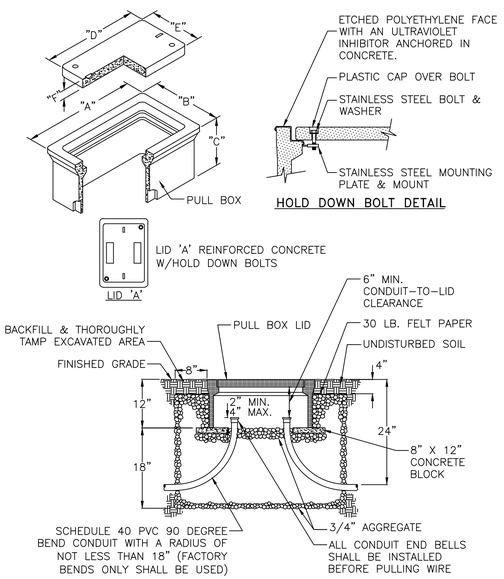
MID-ZONE:
40' – 80'
12 GAUGE 120W MAX.
10 GAUGE 140W MAX.
8 GAUGE 200W MAX.

CLOSE-ZONE:
0' – 40'
12 GAUGE 160W MAX.
10 GAUGE 180W MAX.
8 GAUGE 220W MAX.

NOTES:
1. THE WATTAGE LOADS ARE PER CABLE. ADD CABLE RUNS AS NECESSARY TO COMPLETE PROJECT. MULTIPLE QUANTITY OF CABLES RUN FROM EACH TRANSFORMER, UP TO 80% OF TOTAL WATTAGE ON TRANSFORMER IS ALLOWED.
2. WIRING IS SHOWN SCHEMATICALLY TO INDICATE WHICH TRANSFORMERS ARE INTENDED FOR EACH FIXTURE. CONTRACTOR SHALL ROUTE LOW VOLTAGE CABLE TO AVOID IRRIGATION, HARDSCAPE, AND PLANTING CONFLICTS. ALL ROADWAY, DRIVEWAY, AND SIDEWALK CROSSINGS SHALL BE INSTALLED IN A PVC SLEEVE.
3. LONGER RUNS TO BE CONNECTED TO 13 VOLT TAP OR HIGHER AS NEEDED.

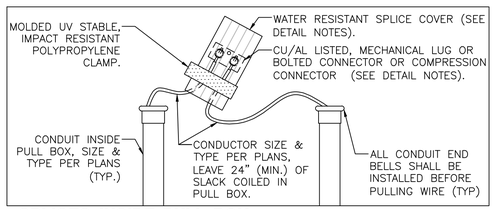
3B TYPICAL LOW VOLTAGE LUMINAIRE RECOMMENDED CIRCUITING GUIDELINES

NO SCALE



2 PULL BOX INSTALLATION

NO SCALE



SPLICES INSIDE PULL BOX

DETAIL NOTES:

1. THE PULL BOX SHALL BE MADE OF A HIGH DENSITY REINFORCED CONCRETE MATERIAL WITH END & SIDE KNOCKOUTS, & NON-SETTLING SHOULDERS TO MAINTAIN GRADE, MANUFACTURED WITH APPROXIMATE DIMENSIONS AS SHOWN.
2. STEEL REINFORCEMENT SHALL BE AS REGULARLY USED IN STANDARD PRODUCTS OF THE RESPECTIVE MANUFACTURER.
3. COVER LETTERING SHALL BE 1" LETTERS CAST IN STANDARD MARKINGS: "ELECTRIC" OR "HIGH VOLTAGE" OR "COMMUNICATIONS". AS REQUIRED.
4. THE PULL BOX SHALL HAVE AN ETCHED POLYETHYLENE FACE WITH AN ULTRAVIOLET INHIBITOR ANCHORED IN CONCRETE.
5. ALL CABLE & CONDUCTOR SPLICES MADE USING CU/AL LISTED, MECHANICAL LUG OR BOLTED CONNECTOR OR COMPRESSION CONNECTOR, (TYCO ELECTRONICS, NSI INDUSTRIES, ILSCO OR APPROVED EQUAL). CONNECTION TO BE INSULATED & MADE WATER RESISTANT WITH TYCO ELECTRONICS GELCAP-SL, NSI INDUSTRIES ESSLK-2/0 OR 3M SCOTCHCAST SPLICE KIT 85 SERIES.

DATA TABLE						
PULLBOX TYPE	PULLBOX LENGTH	PULLBOX WIDTH	PULLBOX HEIGHT	LID LENGTH	LID WIDTH	LID HEIGHT
	"A"	"B"	"C"	"D"	"E"	"F"
#3-1/2	19-3/4"	14-1/4"	12"	15-1/2"	10"	1-3/4"
#5	25-1/8"	15-5/8"	12"	20-3/4"	10-5/8"	2"
#7	35"	22"	12"	30-1/2"	17-1/2"	2"

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TRILOGY CLUBHOUSE

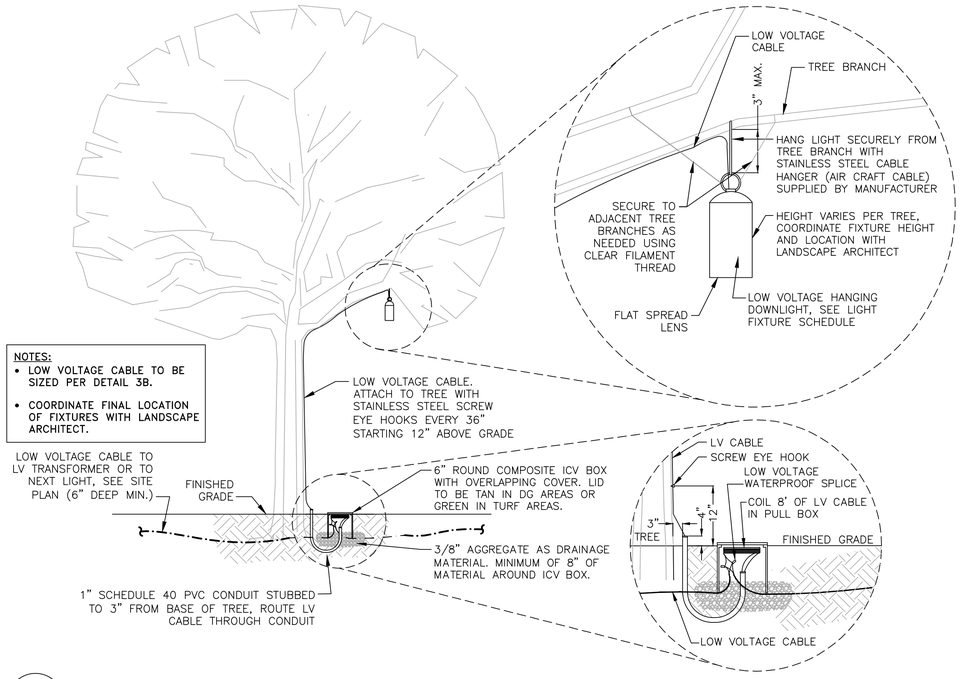
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date: 06.09.2021
drawing:

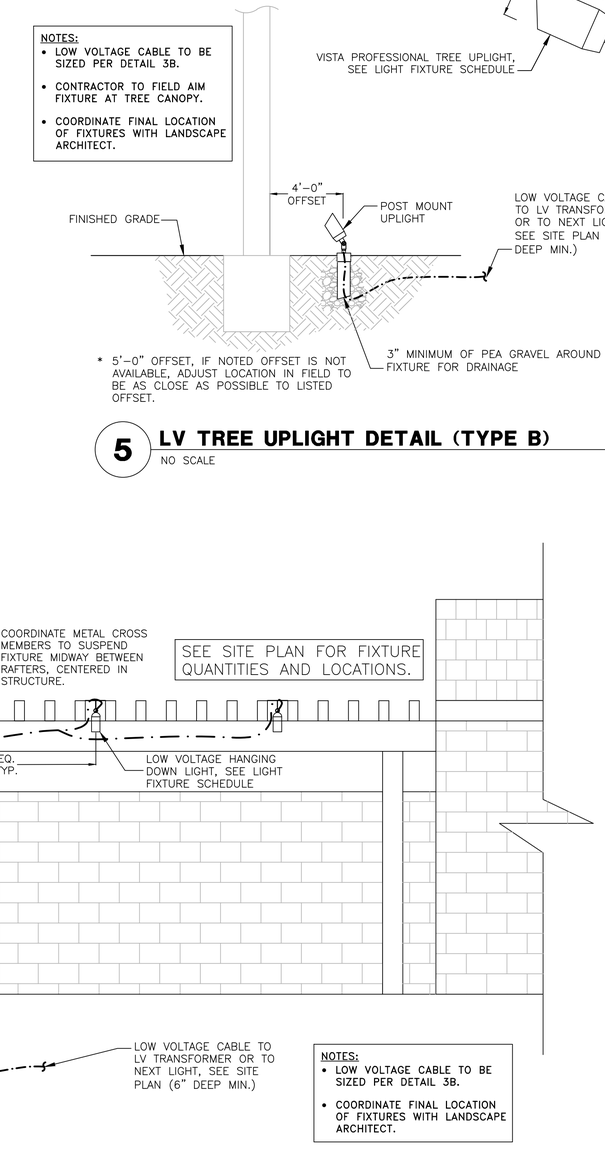
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6 LV TREE DOWNLIGHT DETAIL (TYPE A)

NO SCALE



5 LV TREE UPLIGHT DETAIL (TYPE B)

NO SCALE

12V 1 Light Mini Accent Light Textured Architectural Bronze

15384AZT (Textured Architectural Bronze)



Project Name:
Location:
Type:
Qty:
Comments:

Certifications/Qualifications

Location Rating	CUL_12V
	www.kichler.com/warranty

Dimensions

Height	6.00"
Length	6.00"
Width	2.50"

Electrical

Operating Voltage Range	12 VAC
Voltage	12V

Mounting/Installation

Lead Wire Length	35

Primary Lamping

Lamp Included	Not Included
Lamp Type	MR16
Max or Nominal Watt	7.20

Product/Ordering Information

SKU	15384AZT
Finish	Bronze
UPC	783927042864

Optional Lamping

2700K LED MR16 4W 15 Degree	18126
3000K LED MR16 4W 15 Degree	18127
2700K LED MR16 4W 25 Degree	18128
3000K LED MR16 4W 25 Degree	18129
2700K LED MR16 4W 40 Degree	18130
3000K LED MR16 4W 40 Degree	18131
2700K LED MR16 4W 60 Degree	18132
3000K LED MR16 4W 60 Degree	18133
2700K LED MR16 5W 15 Degree	18134
3000K LED MR16 5W 15 Degree	18135
2700K LED MR16 5W 25 Degree	18136
3000K LED MR16 5W 25 Degree	18137
2700K LED MR16 5W 40 Degree	18138
3000K LED MR16 5W 40 Degree	18139
2700K LED MR16 5W 60 Degree	18140
3000K LED MR16 5W 60 Degree	18141
2700K LED MR16 7W 15 Degree	18142
3000K LED MR16 7W 15 Degree	18143
2700K LED MR16 7W 25 Degree	18144
3000K LED MR16 7W 25 Degree	18145
2700K LED MR16 7W 40 Degree	18146
3000K LED MR16 7W 40 Degree	18147
2700K LED MR16 7W 60 Degree	18148
3000K LED MR16 7W 60 Degree	18149

Specifications

Material	ALUMINUM

Additional Finishes

Centennial Brass

12V Solid Pendant Centennial Brass 15500CBR

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SPECIFICATIONS

Certifications/Qualifications

Prop65	Yes
	www.kichler.com/warranty

Dimensions

Height	2.50"
Length	4.25"
Width	2.25"

Electrical

Input Voltage	Single(120)V
Operating Voltage Range	12 VAC
Voltage	12V

Light Source

Lamp Included	Not Included
Lamp Type	MR16
Light Source	Incandescent
Max or Nominal Watt	7.20

Mounting/Installation

Location Rating	Wet

FIXTURE ATTRIBUTES

Housing

Primary Material	BRASS

Product/Ordering Information

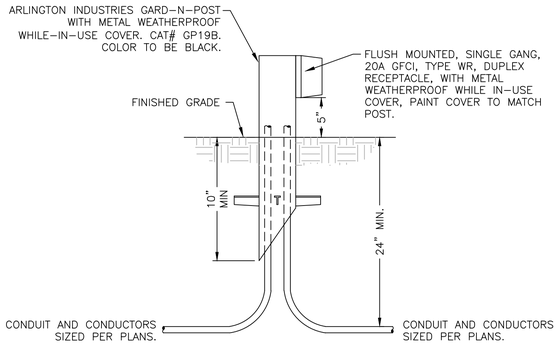
SKU	15500CBR
Finish	Centennial Brass
UPC	783927540667

Finish Options

Centennial Brass

7 TRELLIS LIGHTING DETAIL (TYPE F)

NO SCALE



4 RECEPTACLE PEDESTAL DETAIL

NO SCALE

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TRILOGY
CLUBHOUSE
Site Electrical Drawings
KUNA, IDAHO

revisions:

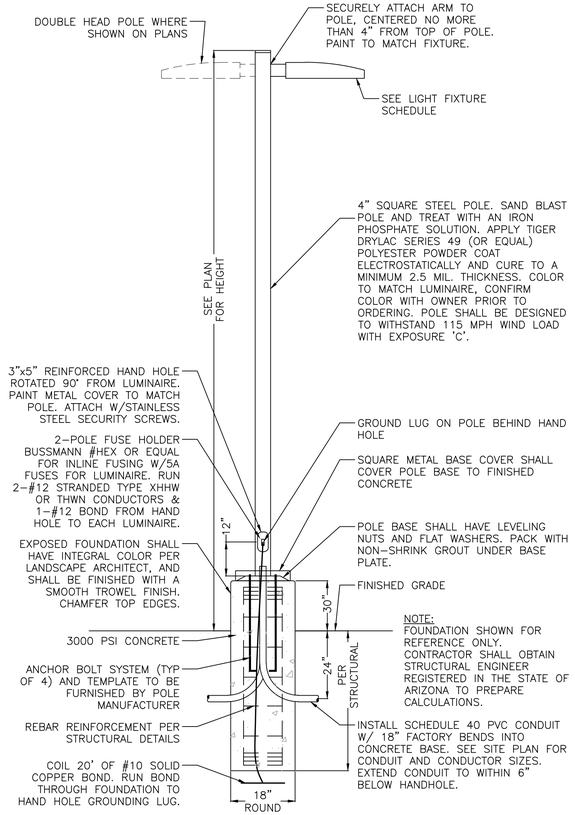
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issued for: REVIEW
drawn by: TEAM
date: 06.09.2021
drawing:

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www.wrightengineering.us
Wright Project # 21149

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8 FOUNDATION MOUNTED AREA LIGHT DETAIL (TYPES G, H, & J)

NO SCALE

Project		Catalog #		Type	
Prepared by		Notes		Date	



Streetworks

GAN Galleon

Area / Roadway Luminaire

Product Features

LumenSafe Technology · Light Architect™

Product Certifications

ISTI · DLC · DLC Premium · 3G VIB · IP66 · UL Certified · ETA · 5 YEAR

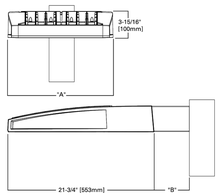
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Sepcifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Connected Systems

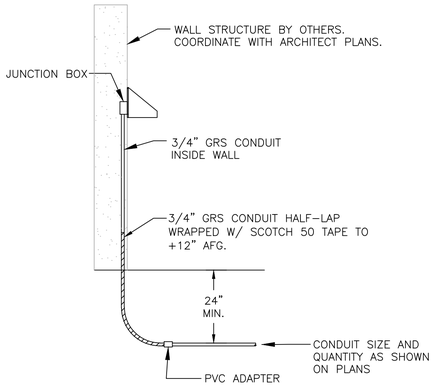
- WaveLinx
- Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length †	"X" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

NOTE:
† For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions

PS50000060N page 1
April 12, 2021 2:10 PM



10 WALL LIGHT DETAIL (TYPE D)

NO SCALE



ARCHITECTUAL EGRESS

Vandal Resistant

AEL Full Cut-Off LED

Fixture Type	Date
Job Name	Approved By
Catalog Number	

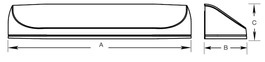
SPECIFICATIONS

UL Listing · Buy American

Description	The Architectural Egress Luminaire combines a unique, patented design shaped with high performance, full cut-off optics to achieve completely unobtrusive illumination of a space or path of egress. When mounted over a doorway, the fixture is perceived as an element of the building structure and, additionally, provides water protection in the form of a drip cap over the doorway. Multiple lengths are available to match a given door opening and our unique quick mount system facilitates installation and maintenance.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Wall Mount	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat. Designed to provide quick mounting to housing and secured with (2) captive stainless steel TORX® head screws.
Lens Frame	Marine grade heat treated extruded aluminum, clear anodized. Secured to fixture via integral concealed hinge and (3) captive stainless steel TORX® head screws.
Lens	UV stabilized diffused extruded polycarbonate.
End Caps	Die cast marine grade aluminum continuously welded to housing. All welds ground smooth.
Reflector	Electrostatically brightened anodized aluminum PVD coated and absolutely color-free of iridescence. Shaped to provide full cutoff, LED point dispersion and maximum efficiency.
Drivers	Dimming to 1%, 10% or Programmable Lumen Output driver options. Non-Dimming Driver is also available.
Gaskets	Closed cell self-adhesive neoprene to provide watertight seal between fixture and wall and between fixture and lens frame.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50°C.
UL Listing	U.L., C.UL. Wet Location Listing standard.
Buy American	Luminaire LED, LLC products are assembled in the USA. Our products meet the Buy America(n) government procurement requirements under FAR, DFARS, and DOT.
Warranty	Lifetime warranty against vandalism. Luminaire LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. 10-year warranty on LED boards against operational defects. Tested in accordance with LM-80.
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.

DIMENSIONAL DATA

	A	B	C
AEL 12IN	20.79	5.40	3.60
AEL 24IN	32.04	5.40	3.60
AEL 36IN	43.29	5.40	3.60
AEL 48IN	54.75	5.40	3.60
AEL 72IN	78.75	5.40	3.60



Luminaire LED One Lithonia Way, Conyers GA 30012 | 1.800.705.SERV (7378) | www.luminaireled.net
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LUMINAIRE-LED-EGRESS-AEL-LED
Rev. 10/29/20
Page 1 of 7

12V Integrated LED All-Purpose Recessed Light

16140, 16141



PROJECT:	ORDERING:
TYPE:	COMMENTS:

OVERVIEW

Landscape lighting versatility and functionality get completely redefined with the Kichler 12V Integrated LED All-Purpose Recessed Light. Use it practically anywhere to create a dynamic lighting effect: embed in concrete to mark a path, install over a patio to deliver ambient light, uplight trees or walls for beauty and safety.

FEATURES

- 3 field changeable beam spread optics included: 20°, 40° and 75°
- Integrated, fully sealed and encapsulated fixture protects against the elements
- 9 to 15-volt operating range to assure consistent light output throughout a run
- Removable spring clip and compression sleeve adapts to a wide variety of applications
- True delivered lumens and beam spreads

PERFORMANCE

Output Position	16140	16141
Lumen output	100	200
Input voltage	9-15	9-15
Power (VA) @ 15V AC	3.5 VA	5.5 VA
Power (W) @ 15V AC	2 W	3.5 W
Efficacy (lm/W @ AC)	50	57
Halogen Comparison	10W	20W

SPECIFICATIONS

Fixture	
Light Source	Integrated LED
Number of LEDs	1 High Output Discrete LED
Color Temperature	2700K, 3000K
Color Rendering Index	80+
Beam Angles	20°, 40°, 75°
Binning	3 Step
Fixture can be used	UP or DOWN position
Drive and Walk Over Rated	Yes for Pedestrian Traffic
Input	
Input Voltage Range	9-15V AC or DC with no loss in light output
Input Frequency	47-63Hz
Input Current	1A (100 lm), 2A Max (200 lm) @ 9V AC
Inrush Current	3A Max
Efficiency	> 50 lm/W @ 12VAC
Power Factor	> 0.7 @ 15V
Output	
16140	100 Lm
16141	200 Lm
Environmental	
Environmental Protection Rating	Wet, IP 68
Operation Ambient Temperature	-25°C - +40°C
Expected Life Time (L70)	50K Hours
Mechanical & Housing Specification	
Diameter (top)	2.2"
Height (fixture)	2"
Width (body)	1.5"
Height (body)	1.75"
Height (top)	0.25"
Housing Material	Stainless Steel
Housing Color & Surface	CBR Brass/ SS Stainless Steel
Weight	.94 LBS

LD18032

FIXTURE

Glass Lens

Tempered, shock resistance glass with high tolerance for thermal expansion and stress.

Body

304 Stainless Steel body, 304 Stainless Steel or C360 Brass tops, 304 Stainless Steel Retention Clips

Wire

18 AWG, SJT-W, 105°C, 300V, 72" useable length

Optics

Polycarbonate T.I.R. lens provides superior fixture beam angle. 40° installed, 20° and 75° included as accessories.

Included Accessories

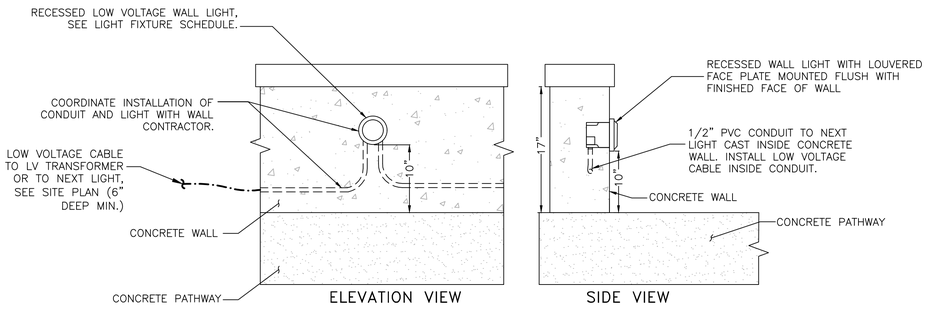
Includes 20°, 40°, and 75° optics, 2 gel-filled wire nuts, PVC sleeve and spring expandable retention clip.
Note: 75° Optic is marked with a 60° on the optic, 75° beam spread is delivered from the fixture. Also, includes O-rings for both 1.5" Schedule 40 and 80 PVC



AVAILABLE FINISHES

CBR Centennial Brass · SS Stainless Steel

KICHLER



9 RECESSED WALL LIGHT CUT SHEET (TYPE E)

NO SCALE

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TRILOGY
CLUBHOUSE
Site Electrical Drawings
KUNA, IDAHO

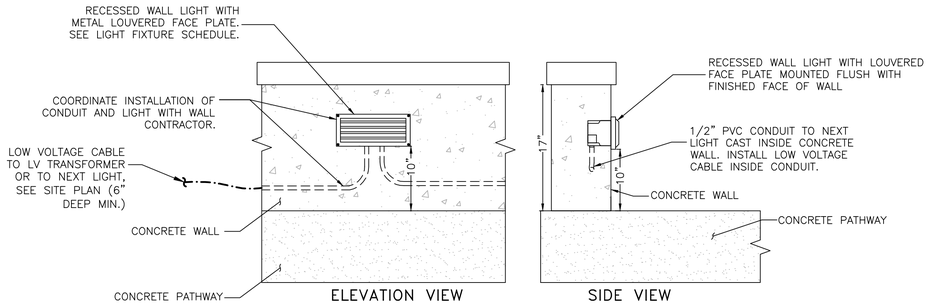
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date: 06.09.2021
drawing:

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Wright Project # 21149

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11 WALL STEP LIGHT DETAIL (TYPE C)

NO SCALE

PROFESSIONAL
OUTDOOR LIGHTING

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MODEL 4246-LED Landscape Series • Step & Brick Lights

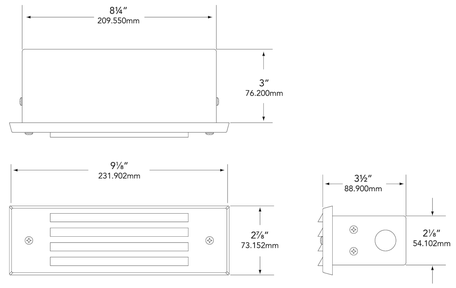
FIXTURE SPECIFICATIONS:

HOUSING:
Copper free, stamped & formed aluminum recessed box with ½" knockouts on the back & side.
COVER PLATE:
Die-cast, copper-free, aluminum fitted to the recessed box with UV-resistant weather stripping– providing a superior weather-tight seal.
FINISH:
Polyester powder-coated finish available in Black, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Terracotta, Rust, Hunter Green, Weathered Bronze, Weathered Iron, White, Verde, Pewter, and Mocha.
LENS:
Clear, high impact, polycarbonate lens.
LAMP TYPE:
High Output LED with Vista exclusive smart-driver, powered to operate for 50,000 hours.
ELECTRICAL:
Input voltage range 6 - 15V AC or 12V DC, regulated to achieve uniform illumination throughout the cable run of fixtures. Integral surge & reverse polarity protection.

MOUNTING:
Recessed mounting box included.
FASTENERS:
All fasteners are stainless steel.
WIRING:
Provided with a three-foot pigtail of 18-2 SPT1 UV resistant cable & underground connectors for a secure connection to the supply cable.

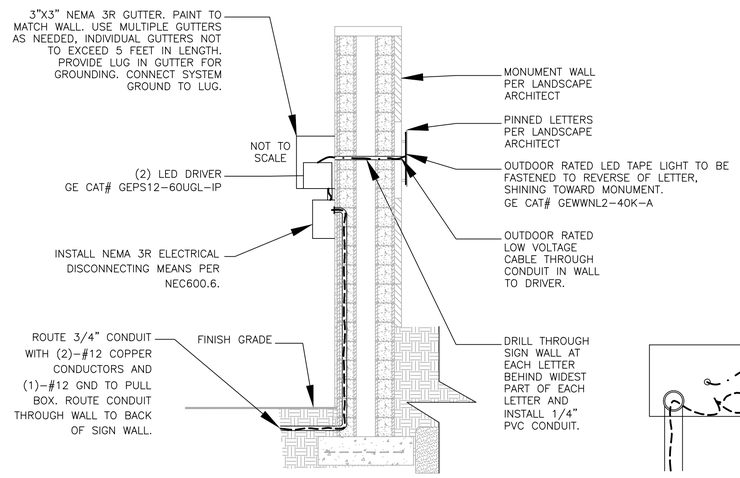
All Vista luminaires are MADE IN THE U.S.A.

DIMENSIONS:



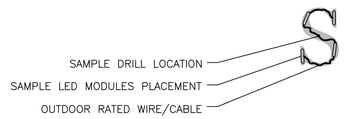
Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com



12A ENTRY MONUMENT DETAIL

NO SCALE

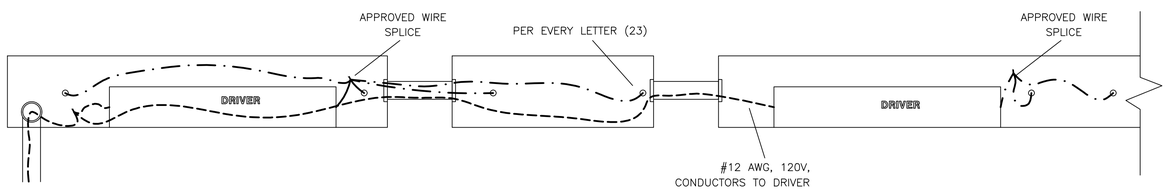


12B SAMPLE LETTER LIGHTING

1"=1'–0"

EXAMPLE REAR VIEW OF GUTTERS

NOT TO SCALE



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TRILOGY
CLUBHOUSE
Site Electrical Drawings
KUNA, IDAHO

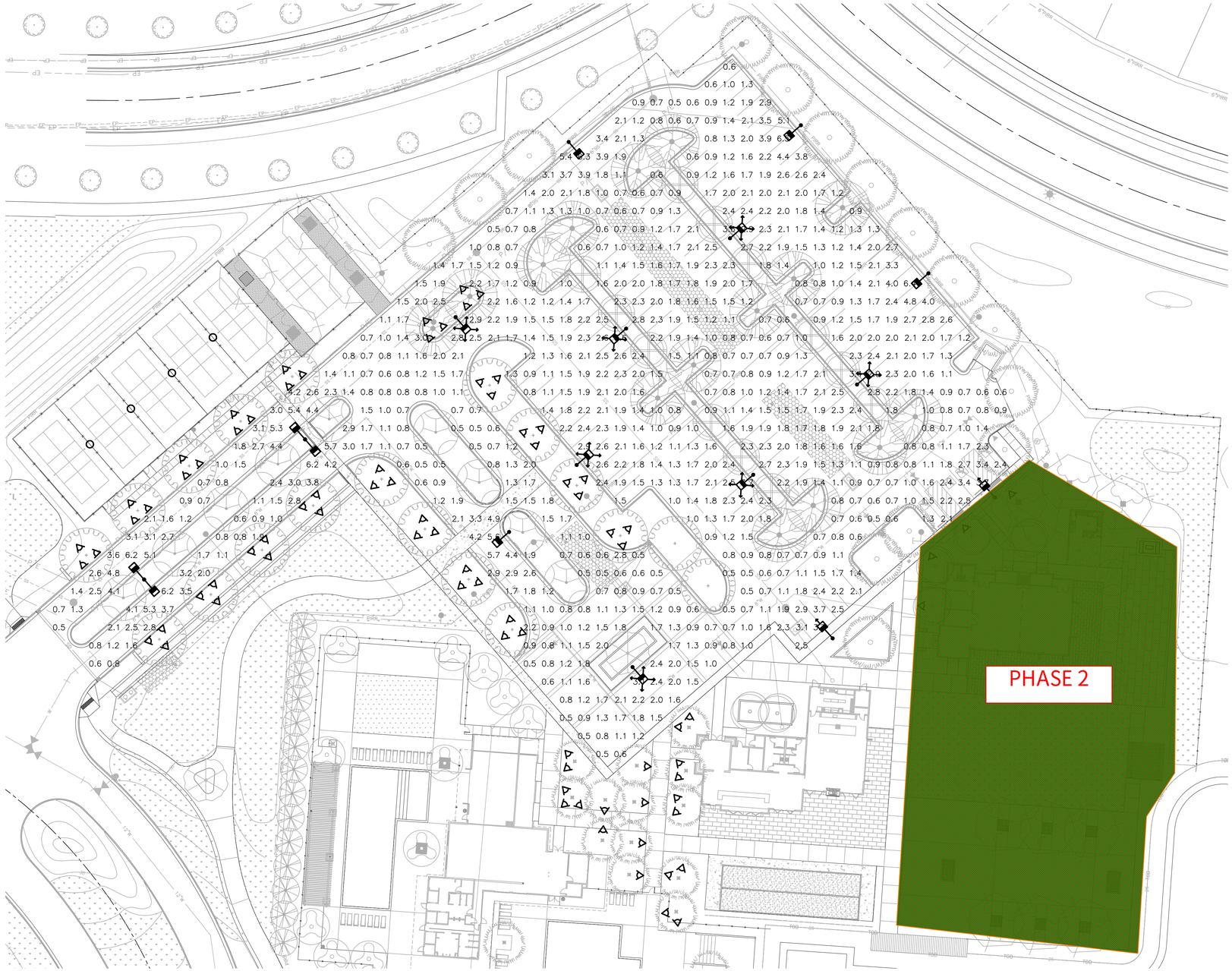
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PHOTOMETRIC LEGEND:

PARKING LOT LIGHT (TYPE V)
candela file 'GAN-SA2C-730-U-5WQ.ies'
32 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.910, watts per luminaire = 113
mounting height= 16 ft
number locations= 7, number luminaires= 7
kw all locations= 0.8

PARKING LOT LIGHT (TYPE IV)
candela file 'GAN-SA2B-730-U-T4W.ies'
32 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.910, watts per luminaire = 85
mounting height= 16 ft
number locations= 2, number luminaires= 2
kw all locations= 0.2

DRIVE AISLE LIGHT
candela file 'GAN-SA2B-730-U-T3R.ies'
32 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.910, watts per luminaire = 85
mounting height= 16 ft
number locations= 8, number luminaires= 8
kw all locations= 0.7

TREE DOWNLIGHT
CAT#: 15500-CBR
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.910, watts per luminaire = 8
mounting height= 8 ft
number locations= 76, number luminaires= 76
kw all locations= 0.3

PHOTOMETRIC RESULTS:

PARKING LOT
480 points
HORIZONTAL FOOTCANDLES

Average	1.7
Maximum	6.5
Minimum	0.5
Avg:Min	3.33
Max:Min	13.00
Coef Var	0.53

ENTRY DRIVE
233 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES

Average	1.7
Maximum	6.2
Minimum	0.5
Avg:Min	3.47
Max:Min	12.40
Coef Var	0.74
UnifGrad	5.60

NORTH

GRAPHIC SCALE
30 15 0 15 30 60
1 INCH = 30 FEET

WRIGHT engineering corporation
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TRILOGY CLUBHOUSE
Site Electrical Drawings
KUNA, IDAHO

revisions:

project #: SHE249
scale:

issued for: REVIEW
drawn by: TEAM
date: 06.09.2021
drawing:

sheet #
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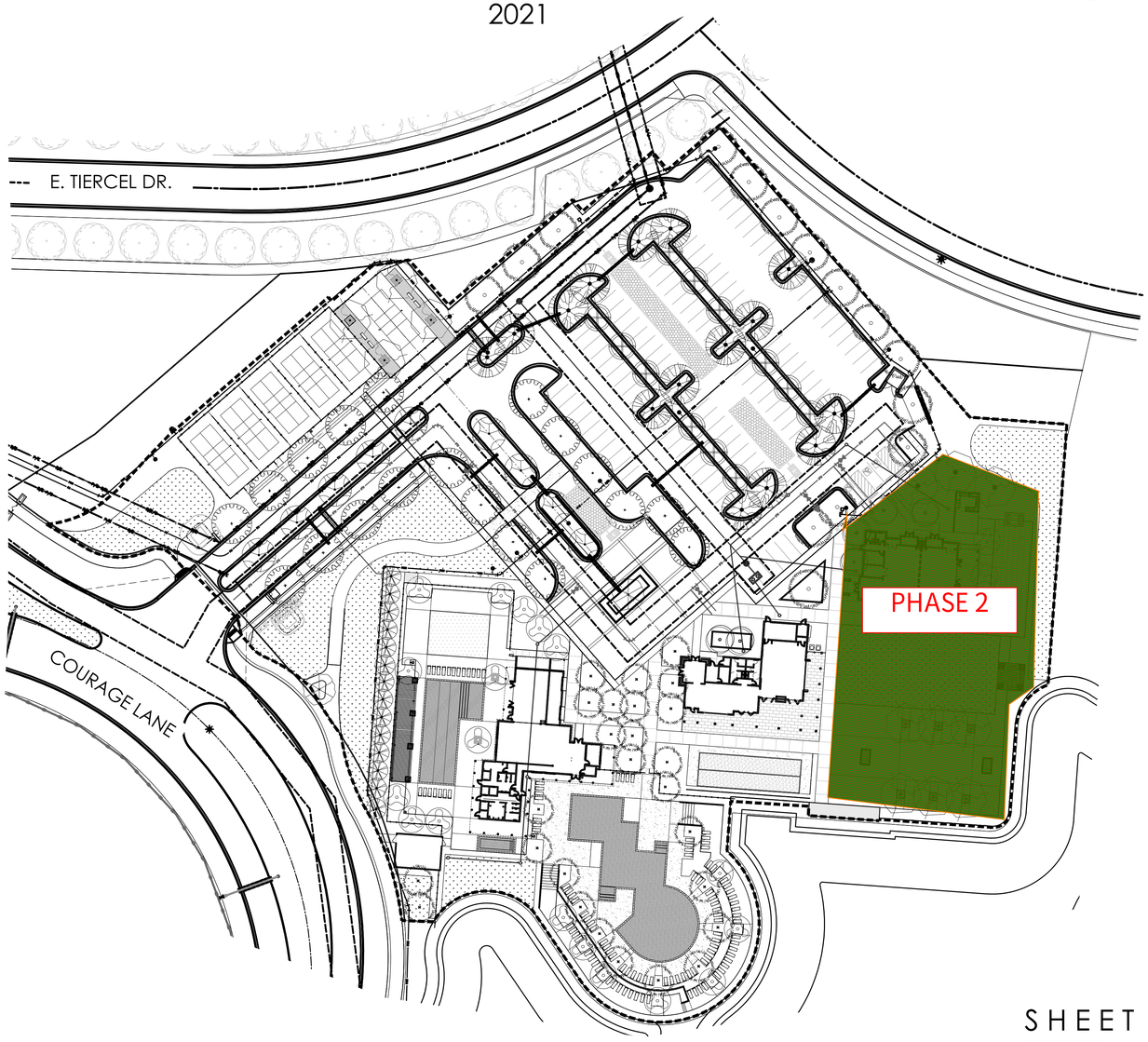
LANDSCAPE PLANS FOR

TRILOGY AT VALOR - CLUBHOUSE

CITY OF KUNA, IDAHO

2021

Shea HOMES



TRILOGY - CLUBHOUSE - OVERALL LANDSCAPE PLAN

0' 50' 100' 150'

Scale: 1" = 50'-0"

OWNER

Shea Homes
11198 S. Cloversdale Road
Kuna, Idaho 83634
(866) 969-3201

CIVIL ENGINEERS

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln., Suite 400
Meridian, ID 83642
(208) 376-7330 Fax: 208-323-9336

LANDSCAPE ARCHITECT

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Landscape Architecture | Community Design
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Scottsdale, Arizona 85251
(480) 609-0009 Fax: (480) 609-0068

IRRIGATION CONSULTANT

Coates Irrigation
1420 North Greenfield Road,
Suite 103 Gilbert, AZ 85234
(480) 481-0682

ARCHITECT

GSB, INC.
3555 NW 58th Street, Suite 700W
Oklahoma City, OK 73112
(405) 848-9549 Fax: (406) 848-9783

SITE/MEP ELECTRICALENGINEER

Wright Engineering
165 East Chilton Drive
Chandler, AZ 85225
(480) 497-5829

STRUCTURAL ENGINEER

Wright Engineers
1645 Village Center Circle, Suite 10
Las Vegas, NV 89134
(702) 933-7000

SHEET INDEX

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Planting Plans	L3.1-L3.5
Irrigation Plans	L4.1-L4.5
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Planting Specifications	L8.1
Irrigation Specifications	L8.2
Structural Details	S0.1-S3.2
Site Electrical Plans	SE1.1-SE4.1

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LA - 16653
Expires: 09/21/22
LICENSED LANDSCAPE ARCHITECT

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

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scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.31.2021
drawing: Overall Landscape Plan

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L0.0
1 of 33

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Greey | Pickett Professional Corp.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

MATERIAL SCHEDULE:

2.14	PICKLEBALL COURTS - FENCE				SUBMIT SAMPLES FOR APPROVAL
	-OUTER FENCING AND GATE	CONTRACTOR	4' TALL STEEL CHAIN LINK FENCE	BLACK VINYL COATED	ALL POSTS AND RAILS AND GATE FRAMES TO BE BLACK IN FINISH
	-INNER FENCING AND GATES	CONTRACTOR	4' TALL STEEL CHAIN LINK FENCE	BLACK VINYL COATED	
2.15	PICKLEBALL COURTS - GATE				SUBMIT SAMPLES FOR APPROVAL
		CONTRACTOR		BLACK VINYL COATED	
2.16	CHAISE LOUNGE				
	-CHAISE SLING LOUNGES	TELESCOPE CASUAL	TBD	TBD	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
	- 27" ROUND END TABLES	TELESCOPE CASUAL	TBD	TBD	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.17	CLUB CHAIRS				
	- CLUB CHAIRS	TELESCOPE CASUAL	TBD	TBD	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.18	TABLES				
	- TABLE	TELESCOPE CASUAL	TBD	FRAME COLOR: TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
	- CHAIRS	TELESCOPE CASUAL	TBD	FRAME COLOR: TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
2.19	LOUNGE CHAIRS				
	CHAIR	TELESCOPE CASUAL	TBD	COLOR: TBD	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.20	BENCHES				
	- 6' L. BENCH W/ BACK	WABASH VALLEY	MODEL NO.	COLOR: BLACK	INSTALL PER MANUFACTURER'S WRITTEN SPECIFICATIONS
2.21	OUTDOOR BBQ				SEE DETAILS ON SHEET L6.6
	- GRILL	BASALITE	8x8x16 CMU GROUND FACE BLOCK	COLOR: 665	
	- WALL STRUCTURE	BASALITE	8x8x16 CMU GROUND FACE BLOCK SOLID CAP	COLOR: 665	
	- COUNTER FACE WALL	BASALITE	8x8x16 CMU GROUND FACE BLOCK	COLOR: 665	
	- COUNTER TOP	CONTRACTOR	4" POLISHED CONCRETE	SEALED	
	- SINK	CONTRACTOR	STAINLESS STEEL		
	- WOOD/CHARCOAL GRILL	CONTRACTOR	TBD		
	- SMOKER	VORCAN OUTDOOR WORKS, INC.	72" SANTA MARIA CHARCOAL GRILL W/ ADJUSTABLE GRILL GRATE	COLOR: BLACK	ROLLING STEEL BAR GRATES, ROLLING GRAND, RISE GRILL
	- OUTDOOR REFRIDGERATOR	CONTRACTOR	TBD		
	- DOUBLE SINK	CONTRACTOR	STAINLESS STEEL		
2.22	FIRE PLACE				SEE DETAILS 2.2-3 PAGE 2
	-FIREPLACE STRUCTURE	CONTRACTOR	CAST IN PLACE CONCRETE		
	FLUE	CONTRACTOR	1/4" STEEL		
	-FIREBOX LINER	CONTRACTOR	REFRACTORY FIRE BRICK	COLOR: BLACK	
	-MANTLE	CONTRACTOR	3/16" ST. PLATE, BK STL CHANNEL	COLOR: TBD	
	-HEARTH STRUCTURE	CONTRACTOR	8x8x16 CMU BLOCK	COLOR: TBD	
	-HEARTH FLAGSTONE	CONTRACTOR	GROUND FACE FLAGSTONE	COLOR:	
	-LEDGESTONE VENEER	CONTRACTOR	THIN VENEER	COLOR:	
	-FOX - TIP SWITCH	WOODLAND DIRECT	ALL WEATHER ELECTRONIC IGNITER SYSTEM		
	-GAS STARTER KIT	WOODLAND DIRECT	STARTER		WALL MOUNTED
	-FIRE GRATE	WOODLAND DIRECT	24" DIA. FIRE RING		
	-GLASS CRYSTALS	DIAMOND FIRE GLASS	REFLECTIVE GLASS NUGGET	COLOR: BLACK	
	- FIRE ROCKS	WOODLAND DIRECT	RASMUSSEN VENTED MASSIVE FIREPLACE BALL SET	COLOR: NATURAL	
2.23	BBQ - FIRE PIT "GRILL"				
	- 30 GAL	WABASH VALLEY	MODEL NO.	COLOR: TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
2.24	TRASH ENCLOSURE				SEE DETAILS 1.15-1 - 7/L6.1
	-CMU STRUCTURE	BASALITE	8x8x 6 CMU GROUND FACE BLOCK	COLOR: 665	
	-CAP	BASALITE	8x8x 6 CMU GROUND FACE BLOCK	COLOR: 665	
	-DOORS	CONTRACTOR	TUBE STEEL	3-SHERWIN WILLIAMS POWDER COAT COLOR: UMBRA GRAY RAL 7022	ALL METAL TO BE POWDER COATED PAINT
	-CONCRETE PAD	CONTRACTOR	CONCRETE	MED. LIGHT BROOM FINISH, NON-COLORED	DEPTH PER CIVIL PLANS
	POSTS	CONTRACTOR	TUBE STEEL	3-SHERWIN WILLIAMS POWDER COAT COLOR: UMBRA GRAY RAL 7022	ALL METAL TO BE POWDER COATED PAINT
	GATES	CONTRACTOR	TUBE STEEL	3-SHERWIN WILLIAMS POWDER COAT COLOR: UMBRA GRAY RAL 7022	ALL METAL TO BE POWDER COATED PAINT
3.1	LANDSCAPE AREA				
	-MULCH	CONTRACTOR	FINISH GRADE		INSTALL AT PLANTING AREAS
3.2	SOD AREA				
	- SOD	CONTRACTOR	SOD RESCUE		
3.3	ARTIFICIAL TURF - YOGA				
	-ARTIFICIAL TURF	CONTRACTOR	TBD	TBD	
5.1	CLUBHOUSE BUILDINGS				PER ARCHITECTURAL PLANS
	- REFER TO ARCHITECTURAL PLANS				
5.2	SWIMMING POOL				PER POOL CONSULTANTS PLANS
	- WATERLINE TILE	KOHLER	RAIN FOREST 6X6 CERAMIC TILE	COLOR: TBD	OR APPROVED LOCAL EQ.
	- POOL PLASTER	CONTRACTOR	BASIC POOL PLASTER	COLOR: WHITE	OR APPROVED EQUAL
	- REFER TO POOL CONSULTANTS PLANS				
5.3	SPA				PER POOL CONSULTANTS PLANS
	- WATERLINE TILE	KOHLER	RAIN FOREST 6X6 CERAMIC TILE	COLOR: TBD	OR APPROVED LOCAL EQ.
	- POOL PLASTER	CONTRACTOR	BASIC POOL PLASTER	COLOR: WHITE	OR APPROVED EQUAL
	- REFER TO POOL CONSULTANTS PLANS				
5.4	PARKING SPACES				PER CIVIL PLANS
	- REFER TO CIVIL IMPROVEMENT PLANS				
5.5	TRASH ENCLOSURE				PER CIVIL PLANS
	- REFER TO CIVIL PLANS				
5.6	MONUMENT				PER CIVIL PLANS
	- REFER TO CIVIL IMPROVEMENT PLANS				
5.7	NEIGHBORHOOD SIDEWALK				PER CIVIL PLANS
	- REFER TO CIVIL IMPROVEMENT PLANS				
5.8	MAILBOXES & KIOSKS				PER CIVIL PLANS
	- REFER TO CIVIL IMPROVEMENT PLANS				
5.9	STREET LIGHT				PER CIVIL PLANS
	- REFER TO CIVIL IMPROVEMENT PLANS				
5.10	HANDICAP RAMPS				PER CIVIL PLANS
	- REFER TO CIVIL IMPROVEMENT PLANS				
5.11	POOL EQUIPMENT ROOM				PER CIVIL PLANS
	- REFER TO POOL CONSULTANTS PLANS				

PHASE 2

POOL EQUIPMENT YARD - Behind Site Fence

MANUFACTURER			ADDRESS	COMMENTS
MOBILE TEC			46 S E. BROADWAY ROAD, PHOENIX, AZ 85040	
WOODLAND DIRECT	SALES	844-509-4275		https://www.woodlanddirect.com/Rasmussen-Artemis-Ventless-Fire/p/all-Set-Oak-Grady?utm_medium=cpc&gclid=EAIaIQobChMIvJ-hxvW4wIVBCiGCR1HCh0VQaoIEAQYAyABEgJdzvD_BwE#%20&utm_term=4763470820
TELESCOPE CASUAL	SALES			
WABASH VALLEY	SALES	800-253-8619		
BELGARD	AMCOR TAYLOR CARVER CO.	800-800-7404	333 South Kenwood Road North Salt Lake, UT 84054	
ROCKY MOUNTAIN SUPPLY	SALES			
DIAMOND FIRE GLASS	SALES	888-434-7345		

KEY	DESCRIPTION	SUPPLIER	TYPE/MODEL / SIZE	COLOR/FINISH/PATTERN	COMMENTS
1.1	CONCRETE SIDEWALK				
	- CONCRETE	CONTRACTOR		UNCO. ORED	
1.2	PAVING				
	-CONCRETE BAND	CONTRACTOR	INTEGRAL COLOR CONCRETE BAND, 12" WIDE	DAVIS COLOR: TBD	
1.3	PEDESTRIAN PAVERS				
	CONCRETE PAVERS	BELGARD	TBD	COLOR: TBD	OVER SAND BASE OVER AGG BASE, SEAL ALL PAVERS AFTER INSTALLATION. CONTRACTOR TO PROVIDE SEALER FOR APPROVAL PRIOR TO APPLICATION.
1.4	PEDESTRIAN PAVING				
	- INTEGRAL COLOR CONCRETE	CONTRACTOR	INTEGRAL COLOR CONCRETE	COLOR: DAVIS COLOR TBD	
1.5	POOL DECK PAVING				
	- INTEGRAL COLOR CONCRETE	BELGARD	INTEGRAL COLOR CONCRETE	COLOR DAVIS COLOR TBD	
1.6	POOL COPING				
	- POOL COPING	CONTRACTOR	INTEGRAL COLOR CONCRETE - 2X2X12" BULL NOSE EDGE	COLOR: DAVIS COLOR TBD	
1.7	CONCRETE STEPS AND RAILING				SEE DETA L 2.10/L6.2
	- INTEGRAL COLOR CONCRETE STEPS	CONTRACTOR	PER PLAN	COLOR:DAVIS COLOR: TBD / MEDIUM BROOM FINISH	
	- HANDRAIL	CONTRACTOR	1 1/2" SQ. HSS POSTS, 5'-0" MAX POST CENTERS, 1/2"x3 1/2" STL. PLT. CAP, 2 1/2" X 6" HSS - CAPPED	POWDER COAT: SHERWIN WILLIAMS, UMBRA GRAY RAL 7022R	
1.8	LIMIT OF SURFACE				
	- SPADE CUT EDGE	CONTRACTOR			
1.9	TREE GRATE				SEE DETA L5.1.12 1.14/L6.3
	- PLAZA	URBAN ACCESSORIES	MODEL: BOSTON SIZE: 8' SQUARE	DUCTILE IRON	
2.1	FURNISHINGS				
	- METAL	CONTRACTOR	TUBE STEEL	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	SHOP DRAWINGS REQUIRED
2.2	LANDSCAPE RETAINING WALLS				SEE DETA L 2.4/L6.2
	- CMU WALL STRUCTURE	BASALITE	8x8x16 CMU GROUND FACE BLOCK	COLOR: 665	
2.3	POOL				SEE DETA L5.4.1-4.4/L6.4
	- SEA WALL STRUCTURE	CONTRACTOR	CAST IN PLACE CONCRETE	UNCO. ORED	
	- DECK STL. FRAME	CONTRACTOR	TUBE STEEL W/ RUST OXIDE PRIMER/MARINE PAINT	COLOR: MATCH UMBRA GRAY	
	- DECK	CONTRACTOR	2X6 DECKING BOARDS	COLOR: TBD	
2.4	RAISED PLANTER WALLS				SEE DETA L 2.2/L6.2
	- CMU WALL STRUCTURE	CONTRACTOR	8x8x16 CMU TUBE BLOCK	UNCO. ORED	
	- STONE VENEER	CONTRACTOR	LOCAL QUARRY OR SAW CUT FLAT-CUT PIECES 1IN, VARY 8" - 12", LENGTHS: 12"-24" DRY STACKED IN PIECES	COLOR: TAYLOR HILL SMOOTH PATTERN: RUNNING BOND - DRY STACKED	
	-WALL CAP	CONTRACTOR	SANDSTONE CAP 12" THICK X 2" W. SHAP CUT EDGE	COLOR: TAYLOR HILL SMOOTH PATTERN: RUNNING BOND/ MORTAR MATCH COLOR OF STONE	
2.5	POOL FENCE				SEE DETA L 1.9/L6.1
	- METAL	CONTRACTOR	TUBE STEEL	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	SHOP DRAWINGS REQUIRED
2.6	POOL GATE				SEE DETA L 1.10/L6
	- HINGES	SURE CLOSE	57 ATRO	WY TUMM OUT CLOSER	SHOP DRAW INGS REQUIRED
	-LEVER	LOCKEY, USA	3838 KEYLESS LEVER LOCK W/ PASSAGE/LEVER GINBOX SIDES/ DOUBLE COMBINATION 2838DCW/ STEEL GATE BOX (GS3500	BRUSHED SATIN CHROME	PUSH BUTTON LOCK OR APPROVED EQ. TO MEET LOCAL POOL CODES
	-KICK PLATE	CONTRACTOR	10"H X 34"W STAINLESS STEEL	BRUSHED STAINLESS STEEL	PUSH BAR OR APPROVED EQ. TO MEET LOCAL POOL CODES
	-PERFORATED PANEL	CONTRACTOR	20 GA. STEEL PERFORATED METAL (1/16" HOLES, W/ 3/32 STAGGER 40 OPENING) POWDER COATED PAINT	COLOR: POWDER COATED PAINT, SHERWIN WILLIAMS RAL 7022R UMBRA GRAY	SHOP DRAW INGS REQUIRED PERF. PANEL PER LOCAL POOL CODES
	-GATE METAL FINISH	CONTRACTOR	TUBE STEEL	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
2.7	[illegible]				SEE DETA L 1.11/L6.1
	-BASE STRUCTURE	CONTRACTOR	6X8X16 CMU	UNCO. ORED	
	-NATURAL STONE VENEER	CONTRACTOR	LOCAL QUARRY OR SAW CUT FLAT-CUT PIECES 1IN, VARY 8" - 12", LENGTHS: 12"-24" DRY STACKED	COLOR: TAYLOR HILL SMOOTH PATTERN: RUNNING BOND - DRY STACKED	
	-STEEL CAP	CONTRACTOR	3/16" [illegible]	MATERIAL COLOR	
	-SIGN SYSTEM	CONTRACTOR	WALL MOUNTED [illegible]	COLOR: [illegible]	
	-FIRE ROCKS	MASONRY SUPPLY	4" DIA. FIRE ROCKS	COLOR: DARK GRAY	
	-LAVA ROCK	CONTRACTOR	LOCAL LAVA ROCKS	COLOR: RED	
2.8	GUARDRAIL				SEE DETA L 6.8/L6.6
	-STEEL PIPE	CONTRACTOR	1 1/2" DIA. STEEL PIPE	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
2.9	TRELLIS				SEE DETA L5.3.2-3.5/L6.3
	-CMU BASE STRUCTURE	CONTRACTOR	6X8X16 CMU	UNCO. ORED	
	-FULL BRICK	GENERAL SHALE	MODULAR SIZE RUSTICATED EDGE 2 5/8"H X 7 5/8" W X 15 5/8" L	COLOR: MISSION RUSTICATED NATURAL GRAY, "JEFF STRICK" PATTERN: RUNNING BOND	
	-WALL CAP	CONTRACTOR	2" X 12" X 24" PRECAST CONCRETE CAP	UNCO. ORED	
	-WIRE MESH	CONTRACTOR	CRIMPED WIRE MESH 1 1/2" SQ./ 1X1 ALUM. ANGLE	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	
	-BEAMS	CONTRACTOR	4" ALUMINUM - BX12	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	SHOP DRAWINGS REQUIRED
	-POSTS	CONTRACTOR	4" ALUMINUM - 8X8	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	SHOP DRAWINGS REQUIRED
	-RAFTERS	CONTRACTOR	4" ALUMINUM - 2X8	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	SHOP DRAWINGS REQUIRED
2.10	OUTDOOR SHOWER				SEE DETA L5.7-5.9/L6.7
	-SHOWER HEAD	SIGNATURE HARDWARE	STAINLESS STEEL RAINFALL SHOWER HEAD/#9177799/16" SQUARE	COLOR: STAINLESS STEEL/FINISH: BRUSHED	OR APPROVED EQ.
	-WATER HANDLE	AMERICAN STANDARD	TOWN SQUARE - MODEL: R711/TRIM KIT 555.700	COLOR: PVD SATIN NICKEL	OR APPROVED EQ.
	-DRAIN	CONTRACTOR	FLOOR DRAIN	COLOR: BRONZE	SEE PLUMBING PLANS
	-STRUCTURE	CONTRACTOR	TUBE STEEL/POWDER COATED PAINT	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	SHOP DRAWINGS REQUIRED
2.11	ENTRY MONUMENT				
	-BASE STRUCTURE	CONTRACTOR	6X8X16 CMU	UNCO. ORED	
	-NATURAL STONE VENEER	CONTRACTOR	LOCAL QUARRY OR SAW CUT FLAT-CUT PIECES 1IN, VARY 8" - 12", LENGTHS: 12"-24" DRY STACKED	COLOR: TAYLOR HILL SMOOTH PATTERN: RUNNING BOND - DRY STACKED	PROVIDE STONE SAMPLES & MOCK UP FOR APPROVAL
	-SIGNAGE BOX	CONTRACTOR	TBD	COLOR TBD PAINT/ SHERWIN WILLIAMS	SHOP DRAWINGS REQUIRED
	-SIGNAGE	CONTRACTOR	1/4" STL PLATE LASER CUT LETTERS, WHITE ACRYL. DIFFUSER, INTERNAL LITLED, FONT: OL STONE / 7" HT.	COLOR: POWDER COATED PAINT/ SHERWIN WILLIAMS UMBRA GRAY RAL 7022R	SHOP DRAWINGS REQUIRED
2.12	HODGE COURT				SEE DETA L5.1.11 -12/L6.5 & 3.1/L6.3
	-SURFACE COURSE	CONTRACTOR	1/8" MINUS DECORATIVE ROCK	COLOR: TBD	SHOP DRAW INGS REQUIRED
	-PAVERS	BELGARD	TBD	COLOR: TBD	OVER SAND BASE OVER AGG BASE, SEAL ALL PAVERS AFTER INSTALLATION. CONTRACTOR TO PROVIDE SEALER FOR APPROVAL PRIOR TO APPLICATION.
	-CURBING	CONTRACTOR	SEE SITE SPECIFICAL PLANS		
2.13	BASKETBALL COURTS				SEE DETA L 6.8/L6.6
	-PAVING	CONTRACTOR	SEE SPORTS COURT CONTRACTOR DRAWINGS	FLEX PAVE FINISH, PAINT - TBD	SUBMITT SAMPLES FOR APPROVAL

PHASE 2

Seperate Sign Submittal

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATER

E. TIERCEL DR.

PICKLEBALL COURT

PICKLEBALL COURTS

COURAGE LANE

LAP POOL

FITNESS BLDG.

SPA

POOL EQUIP.

MAIN POOL

POND

K & M BLDG.

BOCCE COURTS

MULTI PURPOSE BLDG.

PHASE 2

POND

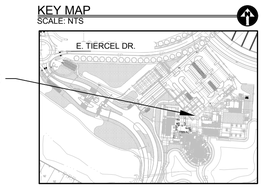
Pool Equipment Yard, not covered, behind screen wall

SITE PLAN - L2.0

0' 30' 60' 90'

Scale: 1" = 30'-0"

KEY MAP
SCALE: NTS



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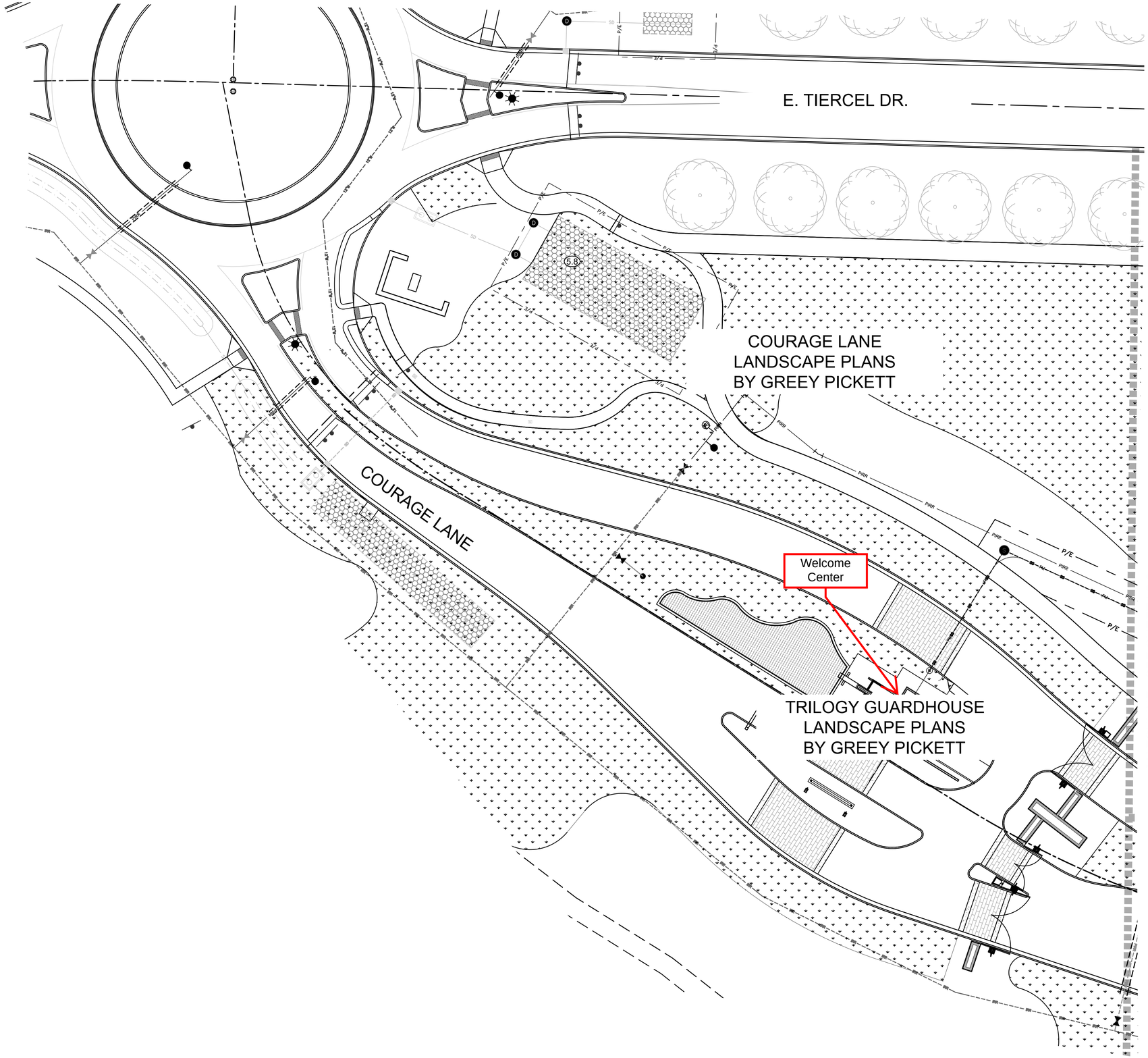
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LAYOUT PLAN - L2.1

Scale: 1" = 20'-0"

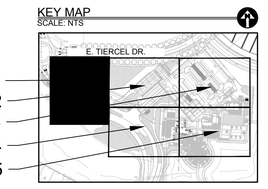
KEY NOTES:

REFER TO MATERIAL SCHEDULE ON SHEET L0.1, AND DETAILS ON SHEETS L6.1 - L6.6 FOR MORE INFORMATION.

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1.2 PAVING: CONCRETE BAND.
1.3 PAVING: CONCRETE PAVERS.
1.4 PEDESTRIAN PAVING: INTEGRAL COLOR CONCRETE.
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1.6 POOL COPING.
1.7 CONCRETE STEPS AND RAILING.
1.8 LIMIT OF TURF.
1.9 TREE GRATE.
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2.2 LANDSCAPE RETAINING WALL.
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5.3 SPA: PER POOL CONSULTANT PLANS.
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5.6 POND: PER CIVIL PLANS.
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5.8 IRRIGATION STRUCTURES: PER CIVIL PLANS.
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5.10 HANDICAP RAMPS: PER CIVIL PLANS.
5.11 POOL EQUIPMENT: BY OTHERS.

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2. LOT LINES/GRADING PER CIVIL PLANS.
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KEY MAP
SCALE: NTS



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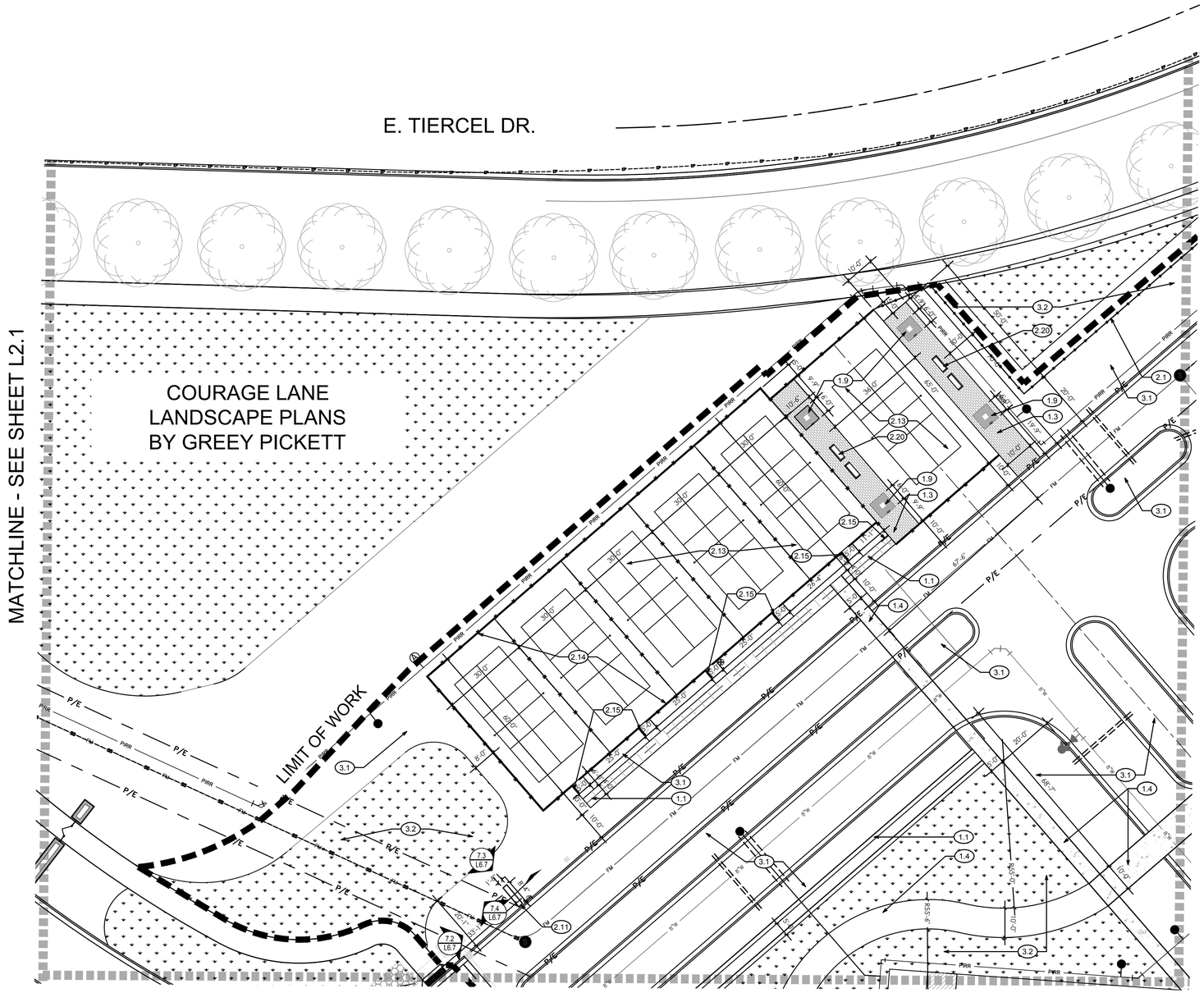
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LAYOUT PLAN - L2.2

0' 20' 40' 60'

Scale: 1" = 20'-0"

KEY NOTES:

REFER TO MATERIAL SCHEDULE
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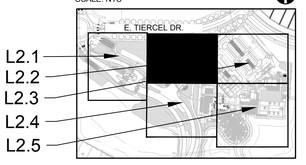
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LA - 16653
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KEY MAP
SCALE: NTS



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LAYOUT PLAN - L2.3

0' 20' 40' 60'

Scale: 1" = 20'-0"

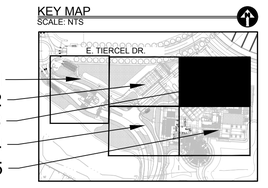
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KEY MAP
SCALE: NTS



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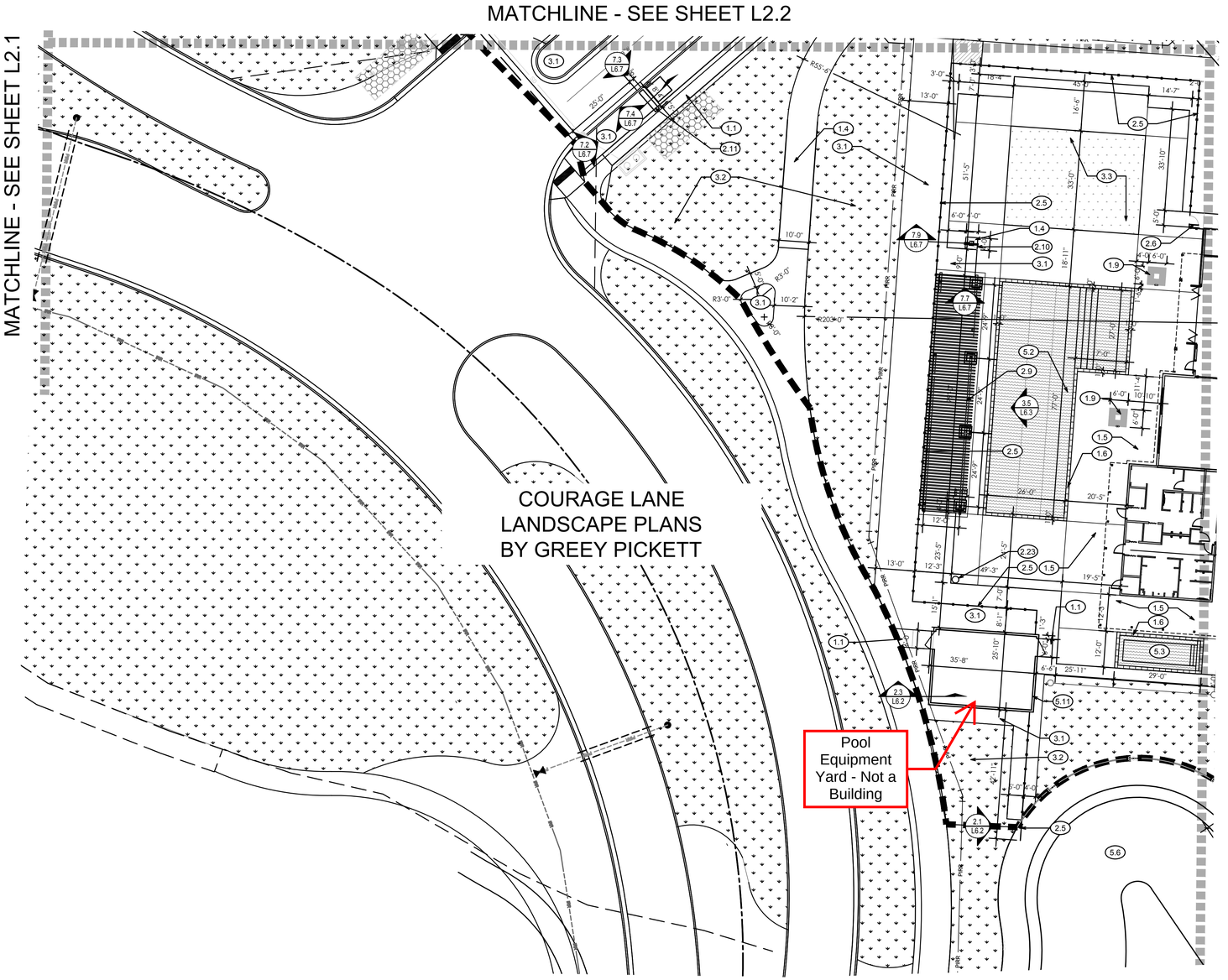
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CLUBHOUSE
Landscape Construction Documents
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LAYOUT PLAN - L2.4

0' 20' 40' 60'

Scale: 1" = 20'-0"

KEY NOTES:

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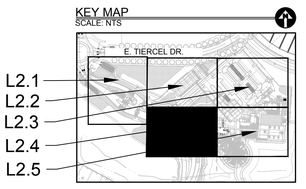
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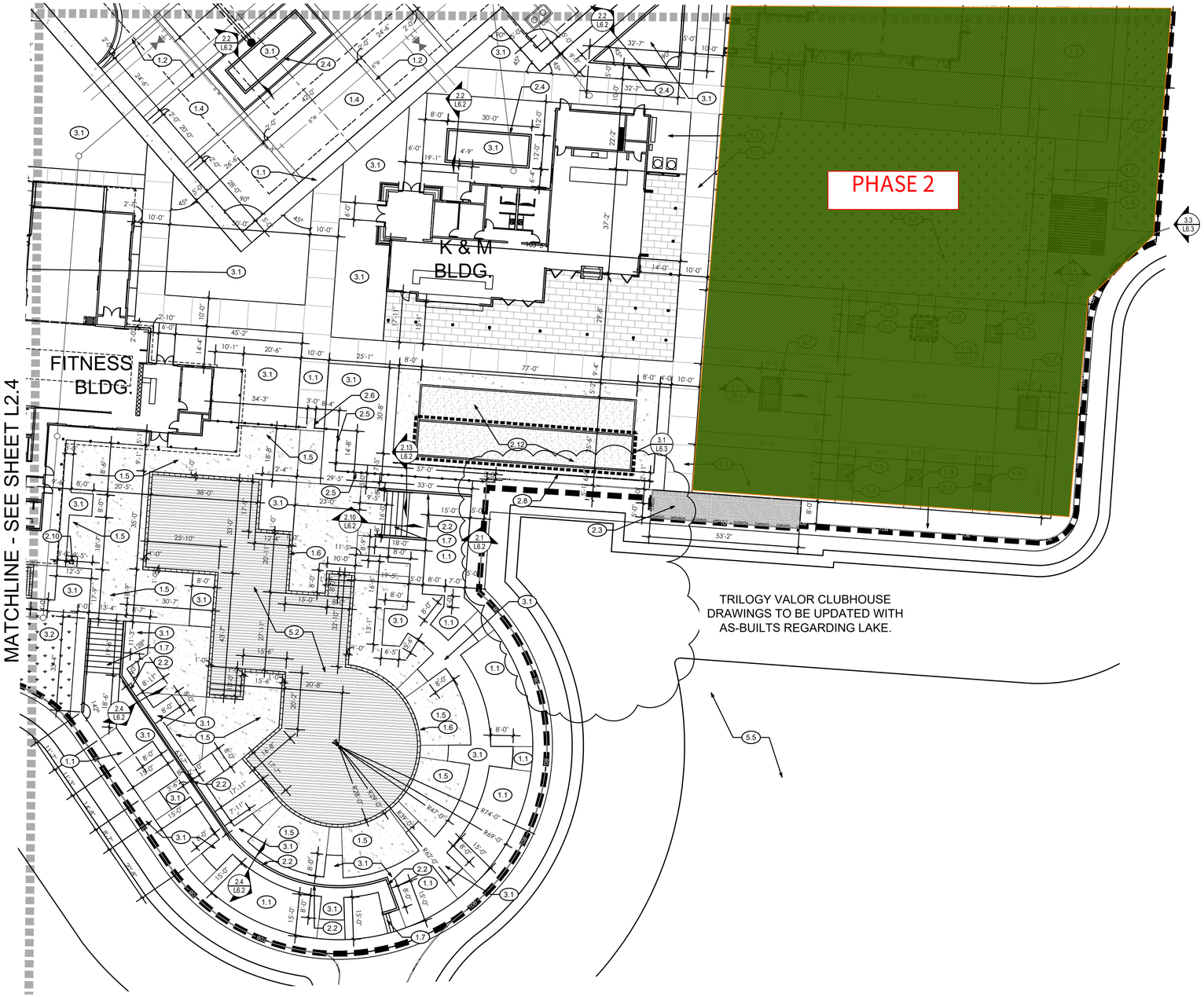
KEY MAP
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MATCHLINE - SEE SHEET L2.3



LAYOUT PLAN - L2.5

0' 20' 40' 60'

Scale: 1" = 20'-0"

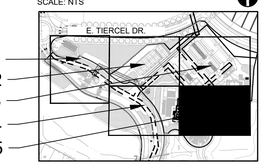
KEY NOTES:

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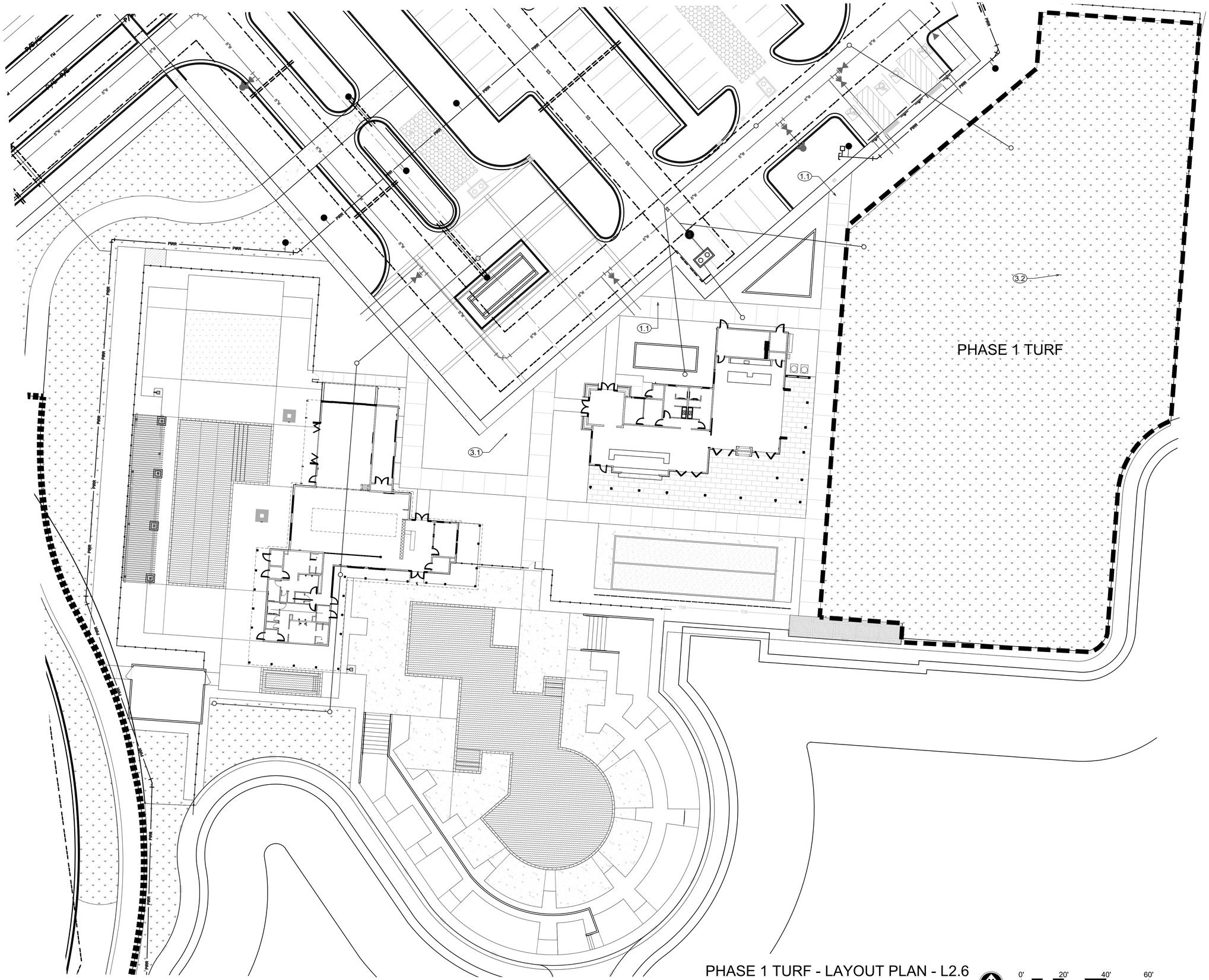
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PHASE 1 TURF - LAYOUT PLAN - L2.6

0' 20' 40' 60'

Scale: 1" = 20'-0"

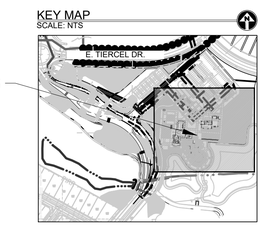
KEY NOTES:

REFER TO MATERIAL SCHEDULE
ON SHEET L0.1, AND DETAILS ON SHEETS L6.1 - L6.6
FOR MORE INFORMATION.

1.1 CONCRETE SIDEWALK.
1.2 PAVING: CONCRETE BAND.
1.3 PAVING: CONCRETE PAVERS.
1.4 PEDESTRIAN PAVING: INTEGRAL COLOR CONCRETE.
1.5 POOL DECK PAVING.
1.6 POOL COPING.
1.7 CONCRETE STEPS AND RAILING.
1.8 LIMIT OF TURF.
1.9 TREE GRATE.
2.1 PERIMETER FENCE.
2.2 LANDSCAPE RETAINING WALL.
2.3 DOCK.
2.4 RAISED PLANTER WALLS.
2.5 POOL FENCE.
2.6 POOL GATE.
2.7 FIRE PIT.
2.8 GUARDRAIL.
2.9 TRELLIS.
2.10 OUTDOOR SHOWER.
2.11 ENTRY MONUMENT.
2.12 BOCCE COURT.
2.13 PICKLEBALL COURTS.
2.14 PICKLEBALL FENCE.
2.15 PICKLEBALL GATE.
2.16 POOL CHAISE LOUNGE.
2.17 CLUB CHAIRS.
2.18 TABLES.
2.19 LOUNGE CHAIRS.
2.20 BENCHES.
2.21 OUTDOOR BBQ.
2.22 FIREPLACE.
2.23 TRASH RECEPTACLE.
2.24 TRASH ENCLOSURE GATES & OVERHEAD TRELLIS.
3.1 LANDSCAPE AREA. PER PLANTING PLANS.
3.2 LAWN AREA. PER PLANTING PLANS.
3.3 ARTIFICIAL TURF.
5.1 CLUBHOUSE BUILDINGS: PER ARCHITECTURAL PLANS.
5.2 SWIMMING POOL: PER POOL CONSULTANT PLANS.
5.3 SPA: PER POOL CONSULTANT PLANS.
5.4 PARKING LOT/SPACES: PER CIVIL PLANS.
5.5 TRASH ENCLOSURE CONC. PAD : PER CIVIL PLANS.
5.6 POND: PER CIVIL PLANS.
5.7 NEIGHBORHOOD SIDEWALK: PER CIVIL PLANS.
5.8 IRRIGATION STRUCTURES: PER CIVIL PLANS.
5.9 STREET LIGHT: PER CIVIL PLANS.
5.10 HANDICAP RAMPS: PER CIVIL PLANS.
5.11 POOL EQUIPMENT: BY OTHERS.

NOTES:
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
2. LOT LINES/GRADING PER CIVIL PLANS.
3. ALL TOP OF WALL HEIGHTS, FINISH GRADE, FFE: SEE GRADING AND DRAINAGE PLANS BY JUB ENGINEERING.

KEY MAP
SCALE: NTS



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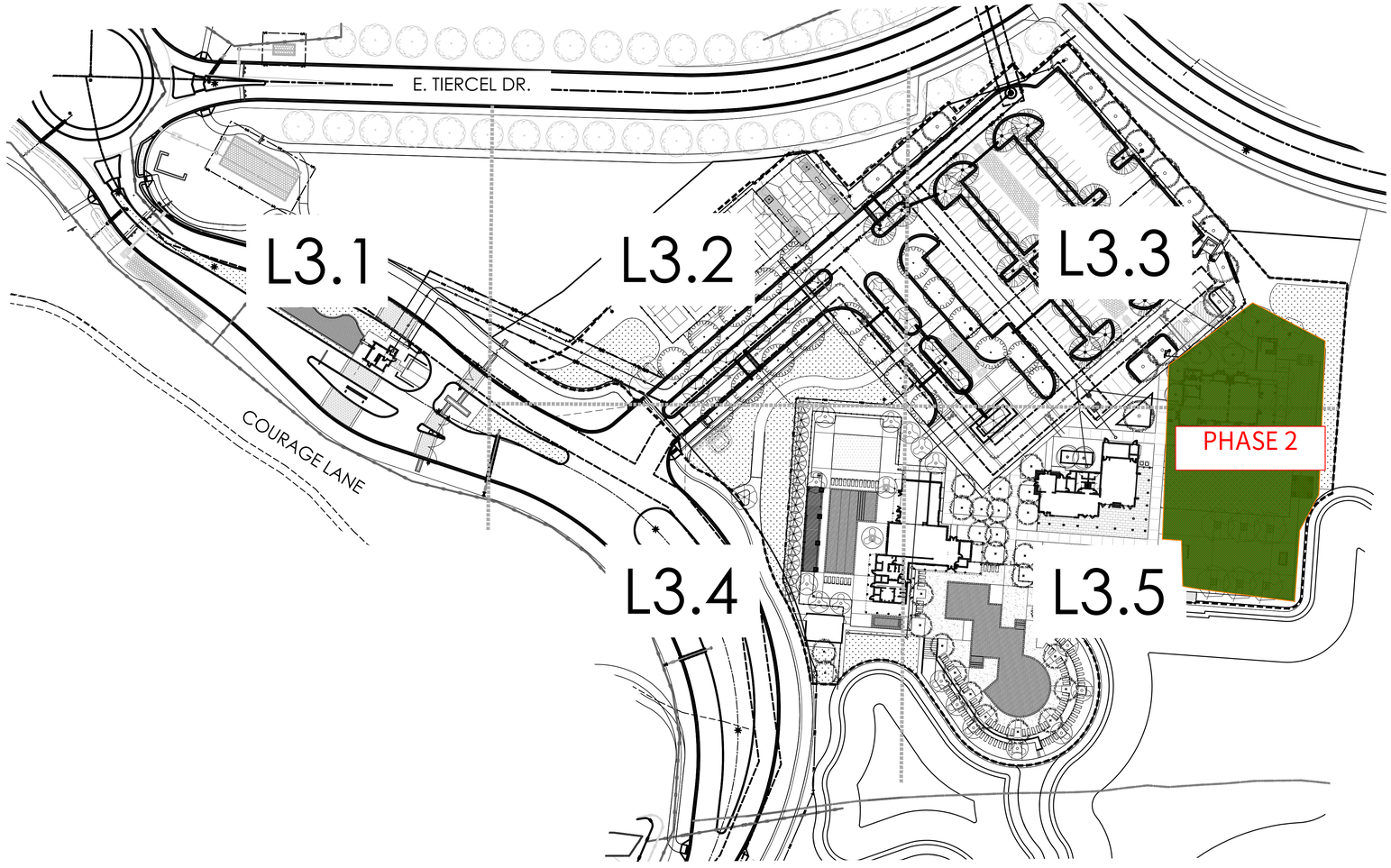
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drawn by: TEAM
date: 04.19.2022
drawing: Layout Plan- Ph 1 Turf

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L2.6
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CLUBHOUSE - LANDSCAPE SHEET LAYOUT

0' 60' 120' 180'

Scale: 1" = 60'-0"

PLANT MATERIALS LEGEND

Sym.	Botanical Name / Common Name	Size	Qty.	Remarks
Class I Trees				
	Cercis canadensis Eastern Redbud	3" Cal.	26	Standard
	Cornus florida 'Cloud Nine' Cloud Nine Dogwood	3" Cal.	21	Standard
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	3" Cal.	6	Standard
Class II Trees				
	Acer plantanoides 'Crismon King' Crismon King Maple	3" Cal.	2	Standard
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	3" Cal.	12	Standard
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.	19	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.	15	Standard
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.	13	Standard
	Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	3" Cal.	9	Standard
	Ulmus japonica x pumila 'New Horizon' New Horizon Elm	3" Cal.	15	Standard
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	14	
Shrubs				
	Berberis thunbergii 'Gentry' Dwarf Red Leaf Barberry	5 gal.	80	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	5 Gal.	73	
	Buddleja davidii 'Miss Molly' Miss Molly Butterfly Bush	5 gal.	7	
	Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	5 gal.	840	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	170	
	Euonymus japonicus 'microphyllus' Boxleaf Euonymus	5 Gal.	550	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	175	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	249	
	Photinia fraseri Fraser's Photinia	5 gal.	152	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	87	
	Picea pungens 'Globosa' Globosa Spruce	5 gal.	26	
	Pinus mugo 'Slowmound' Slowmound Pine	5 gal.	46	
	Pinus mugo v. pumilio Dwarf Mugo Pine	5 gal.	16	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal.	115	
	Rosa x 'Amber' Flower Carpet Amber Rose	5 gal.	287	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	587	
	Rosa x 'Noare' Flower Carpet Red Rose	5 gal.	284	
	Rosa x 'Pink Supreme' Flower Carpet Pink Supreme Rose	5 gal.	508	
	Spiraea japonica 'Little Princess' Little Princess Spirea	5 gal.	89	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	55	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	5 gal.	10	
Groundcovers				
	Arctostaphylos uva-ursi Kinnikinnick	5 gal.	64	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	5 gal.	14	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	5 gal.	226	
Perennials				
	Dianthus 'Fruit Punch' Fruit Punch	5 gal.	236	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	5 gal.	217	
	Hemerocallis 'Orange' Daylily Orange	5 gal.	48	
	Lavandula angustifolia 'Munstead' Munstead Lavender	5 gal.	271	
	Veronica hybrid 'Magic Show' Magic Show Speedwell	5 gal.	63	
	Veronica spicata 'Royal Candles' Royal Candles Speedwell	5 gal.	444	
	Veronica spicata 'Red Fox' Red Fox Speedwell	5 gal.	387	
Grasses				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal.	39	
Vines				
	Clematis x jackmanii Jackmanii Clemais	15 gal.	16	

MASS PLANTING

Sym.	Description
	LAWN: SOD - FESCUE

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

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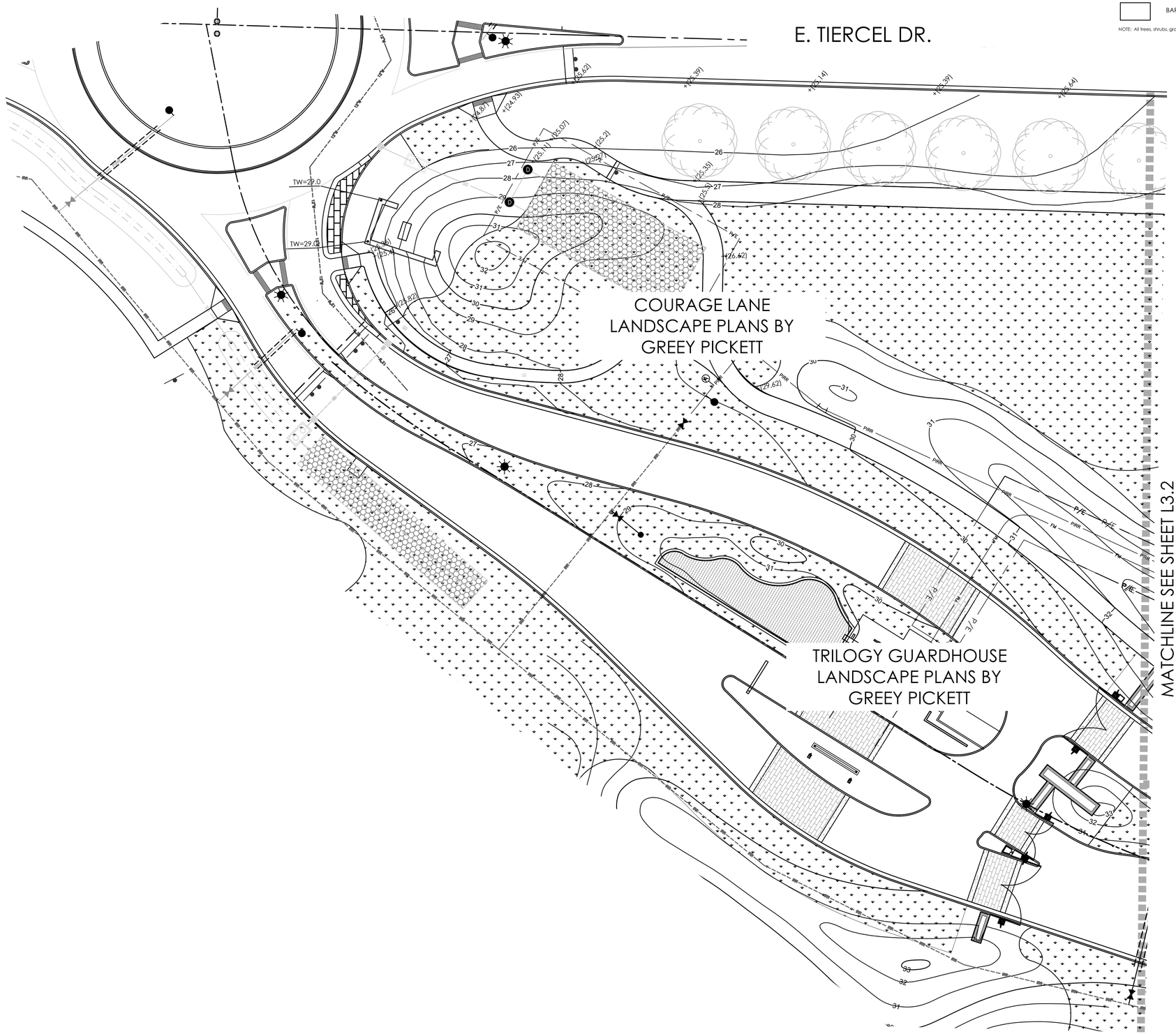
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Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: SHE249
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.31.2021
drawing: Overall Landscape Plan

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L3.0
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PLANTING PLAN - L3.1

Scale: 1" = 20'-0"

0' 20' 40' 60'

MASS PLANTING

Sym.	Description
	LAWN: SOD - FESCUE

INERTS

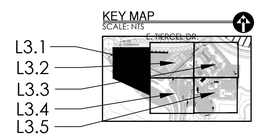
Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

PLANT MATERIALS LEGEND

Sym.	Botanical Name / Common Name	Size	Qty.	Remarks
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	Cornus florida 'Cloud Nine' Cloud Nine Dogwood	3" Cal.	21	Standard
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	3" Cal.	6	Standard
Class II Trees				
	Acer plantanoides 'Crismon King' Crismon King Maple	3" Cal.	2	Standard
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	3" Cal.	12	Standard
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.	19	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.	15	Standard
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.	13	Standard
	Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	3" Cal.	9	Standard
	Ulmus japonica x pumila 'New Horizon' New Horizon Elm	3" Cal.	15	Standard
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	14	
Shrubs				
	Berberis thunbergii 'Gentry' Dwarf Red Leaf Barberry	5 gal.	80	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	5 Gal.	73	
	Buddleja davidii 'Miss Molly' Miss Molly Butterfly Bush	5 gal.	7	
	Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	5 gal.	840	
	Caryopteris × clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	170	
	Euonymus japonicus 'microphyllus' Boxleaf Euonymus	5 Gal.	550	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	175	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	249	
	Photinia fraseri Fraser's Photinia	5 gal.	152	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	87	
	Picea pungens 'Globosa' Globosa Spruce	5 gal.	26	
	Pinus mugo 'Slowmound' Slowmound Pine	5 gal.	46	
	Pinus mugo v. pumilio Dwarf Mugo Pine	5 gal.	16	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal.	115	
	Rosa x 'Amber' Flower Carpet Amber Rose	5 gal.	287	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	587	
	Rosa x 'Noare' Flower Carpet Red Rose	5 gal.	284	
	Rosa x 'Pink Supreme' Flower Carpet Pink Supreme Rose	5 gal.	508	
	Spiraea japonica 'Little Princess Little Princess Spirea	5 gal.	89	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	55	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	5 gal.	10	
Groundcovers				
	Arctostaphylos uva-ursi Kinnikinnick	5 gal.	64	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	5 gal.	14	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	5 gal.	226	
Perennials				
	Dianthus 'Fruit Punch' Fruit Punch	5 gal.	236	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	5 gal.	217	
	Hemerocallis 'Orange' Daylily Orange	5 gal.	48	
	Lavandula angustifolia 'Munstead' Munstead Lavender	5 gal.	271	
	Veronica hybrid 'Magic Show' Magic Show Speedwell	5 gal.	63	
	Veronica spicata 'Royal Candles' Royal Candles Speedwell	5 gal.	444	
	Veronica spicata 'Red Fox' Red Fox Speedwell	5 gal.	387	
Grasses				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal.	39	
Vines				
	Clematis x jackmanii Jackmanii Clemais	15 gal.	16	

KEY MAP
SCALE: NTS



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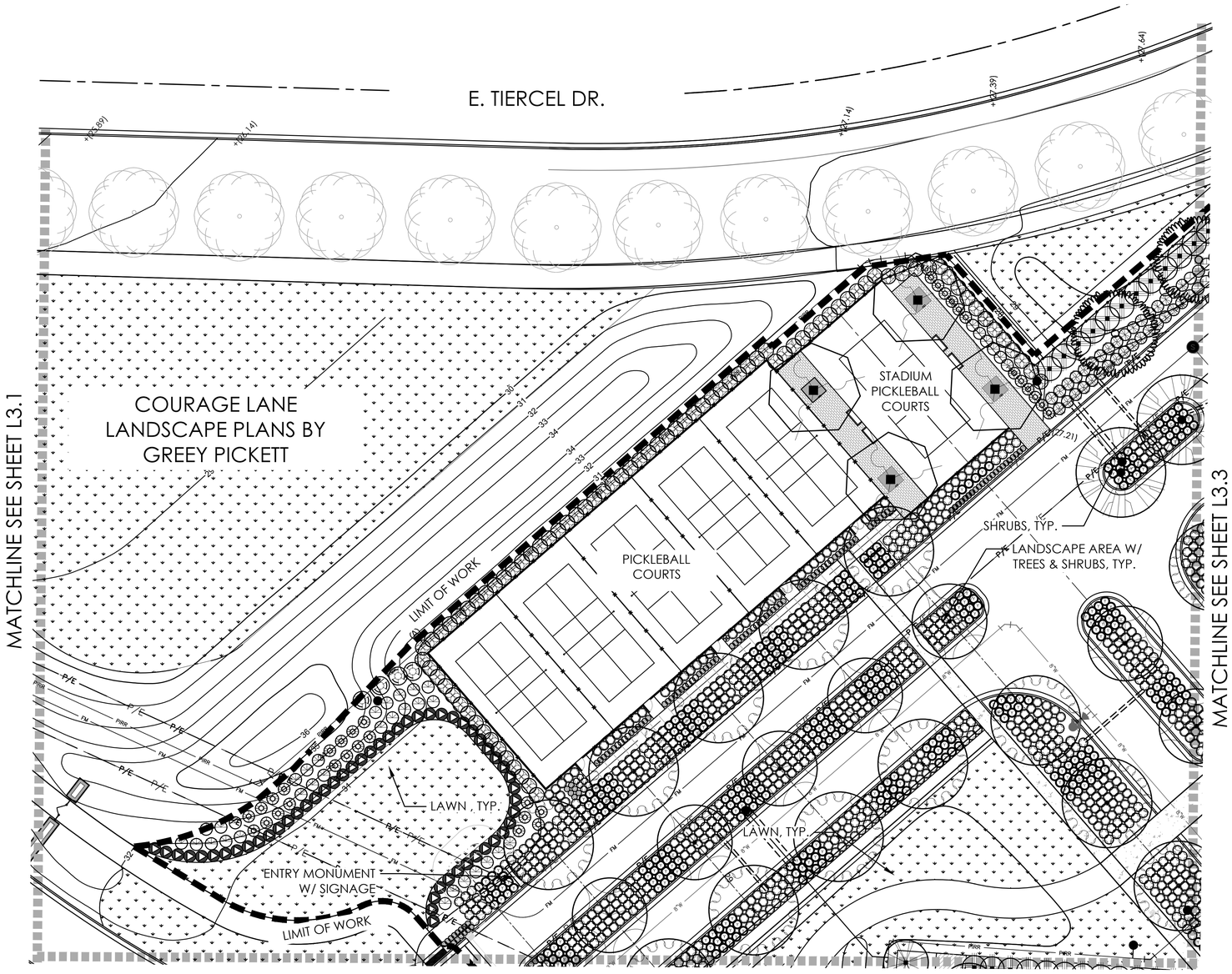
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Landscape Construction Documents
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project #: SHE249
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.31.2021
drawing: Planting Plan

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PLANTING PLAN - L3.2

Scale: 1" = 20'-0"

MASS PLANTING

Sym.	Description
	LAWN: SOD - FESCUE

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

PLANT MATERIALS LEGEND

Sym.	Botanical Name / Common Name	Size	Qty.	Remarks
Class I Trees				
	Cercis canadensis Eastern Redbud	3" Cal.	26	Standard
	Cornus florida 'Cloud Nine' Cloud Nine Dogwood	3" Cal.	21	Standard
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	3" Cal.	6	Standard
Class II Trees				
	Acer plantanoides 'Crismon King' Crismon King Maple	3" Cal.	2	Standard
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	3" Cal.	12	Standard
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.	19	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.	15	Standard
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.	13	Standard
	Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	3" Cal.	9	Standard
	Ulmus japonica x pumila 'New Horizon' New Horizon Elm	3" Cal.	15	Standard
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	14	
Shrubs				
	Berberis thunbergii 'Gentry' Dwarf Red Leaf Barberry	5 gal.	80	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	5 Gal.	73	
	Buddleja davidii 'Miss Molly' Miss Molly Butterfly Bush	5 gal.	7	
	Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	5 gal.	840	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	170	
	Euonymus japonicus 'microphyllus' Boxleaf Euonymus	5 Gal.	550	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	175	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	249	
	Photinia fraseri Fraser's Photinia	5 gal.	152	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	87	
	Picea pungens 'Globosa' Globosa Spruce	5 gal.	26	
	Pinus mugo 'Slowmound' Slowmound Pine	5 gal.	46	
	Pinus mugo v. pumilio Dwarf Mugo Pine	5 gal.	16	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal.	115	
	Rosa x 'Amber' Flower Carpet Amber Rose	5 gal.	287	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	587	
	Rosa x 'Noare' Flower Carpet Red Rose	5 gal.	284	
	Rosa x 'Pink Supreme' Flower Carpet Pink Supreme Rose	5 gal.	508	
	Spiraea japonica 'Little Princess Little Princess Spirea	5 gal.	89	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	55	
C.24	*Viburnum opulus 'Roseum'* Common Snowball Viburnum	5 gal.	10	
Groundcovers				
	Arctostaphylos uva-ursi Kinnikinnick	5 gal.	64	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	5 gal.	14	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	5 gal.	226	
Perennials				
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	Hemerocallis 'Happy Returns' Daylily Happy Returns	5 gal.	217	
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Grasses				
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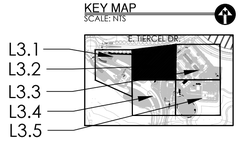
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TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: SHE249
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.31.2021
drawing: Planting Plan

KEY MAP
SCALE: NTS



sheet #
L3.2
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PLANTING PLAN - L3.3

Scale: 1" = 20'-0"

MASS PLANTING

Sym.	Description
	LAWN: SOD - FESCUE

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

PLANT MATERIALS LEGEND

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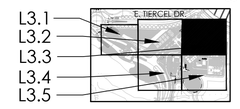
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KUNA, IDAHO

revisions:

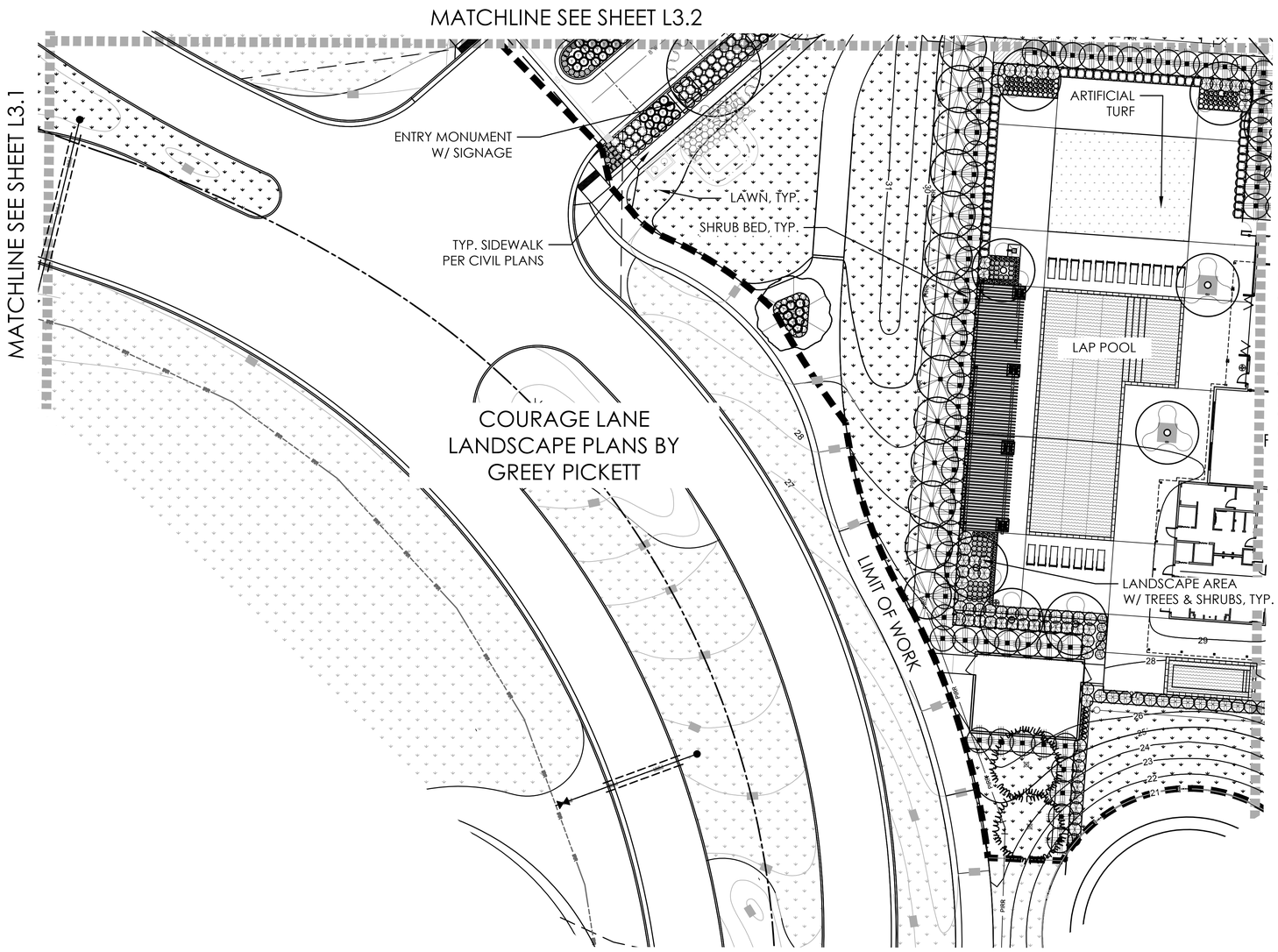
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scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.31.2021
drawing: Planting Plan

KEY MAP
SCALE: NTS



sheet #
L3.3
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MASS PLANTING

Sym.	Description
	LAWN: SOD - FESCUE

INERTS

Sym.	Description
	LIMIT OF TURF
	BARK MULCH, PREMIUM BLEND

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

PLANT MATERIALS LEGEND

Sym.	Botanical Name / Common Name	Size	Qty.	Remarks
Class I Trees				
	Cercis canadensis Eastern Redbud	3" Cal.	26	Standard
	Cornus florida 'Cloud Nine' Cloud Nine Dogwood	3" Cal.	21	Standard
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	3" Cal.	6	Standard
Class II Trees				
	Acer plantanoides 'Crismon King' Crismon King Maple	3" Cal.	2	Standard
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	3" Cal.	12	Standard
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	3" Cal.	19	Standard
	Ginko biloba 'Autumn Gold' Autumn Gold Ginko	3" Cal.	15	Standard
	Gleditsia triancanthos var. inermis 'Shademaster' Shademaster Honey Locust	3" Cal.	13	Standard
	Tilia x mongolica 'Harvest Gold' Harvest Gold Linden	3" Cal.	9	Standard
	Ulmus japonica x pumila 'New Horizon' New Horizon Elm	3" Cal.	15	Standard
Conifer Trees				
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	8' HT. B&B	14	
Shrubs				
	Berberis thunbergii 'Gentry' Dwarf Red Leaf Barberry	5 gal.	80	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	5 Gal.	73	
	Buddleja davidii 'Miss Molly' Miss Molly Butterfly Bush	5 gal.	7	
	Buxus microphylla var. koreana x Buxus sempervirens Green Gem Boxwood	5 gal.	840	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	5 gal.	170	
	Euonymus japonicus 'microphyllus' Boxleaf Euonymus	5 Gal.	550	
	Euonymus kiautschovicus 'Manhattan' Manhatten Euonymus	5 Gal.	175	
	Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	249	
	Photinia fraseri Fraser's Photinia	5 gal.	152	
	Physocarpus opulifolius Summer Wine Ninebark	5 gal.	87	
	Picea pungens 'Globosa' Globosa Spruce	5 gal.	26	
	Pinus mugo 'Slowmound' Slowmound Pine	5 gal.	46	
	Pinus mugo v. pumilio Dwarf Mugo Pine	5 gal.	16	
	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla	5 gal.	115	
	Rosa x 'Amber' Flower Carpet Amber Rose	5 gal.	287	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	5 gal.	587	
	Rosa x 'Noare' Flower Carpet Red Rose	5 gal.	284	
	Rosa x 'Pink Supreme' Flower Carpet Pink Supreme Rose	5 gal.	508	
	Spiraea japonica 'Little Princess Little Princess Spirea	5 gal.	89	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	5 gal.	55	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	5 gal.	10	
Groundcovers				
	Arctostaphylos uva-ursi Kinnikinnick	5 gal.	64	
	Phlox subulata 'Emerald Blue' Emerald Blue Creeping Phlox	5 gal.	14	
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	5 gal.	226	
Perennials				
	Dianthus 'Fruit Punch' Fruit Punch	5 gal.	236	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	5 gal.	217	
	Hemerocallis 'Orange' Daylily Orange	5 gal.	48	
	Lavandula angustifolia 'Munstead' Munstead Lavender	5 gal.	271	
	Veronica hybrid 'Magic Show' Magic Show Speedwell	5 gal.	63	
	Veronica spicata 'Royal Candles' Royal Candles Speedwell	5 gal.	444	
	Veronica spicata 'Red Fox' Red Fox Speedwell	5 gal.	387	
Grasses				
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	5 gal.	39	
Vines				
	Clematis x jackmanii Jackmanii Clemais	15 gal.	16	

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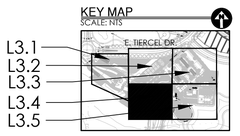
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TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

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project #: SHE249
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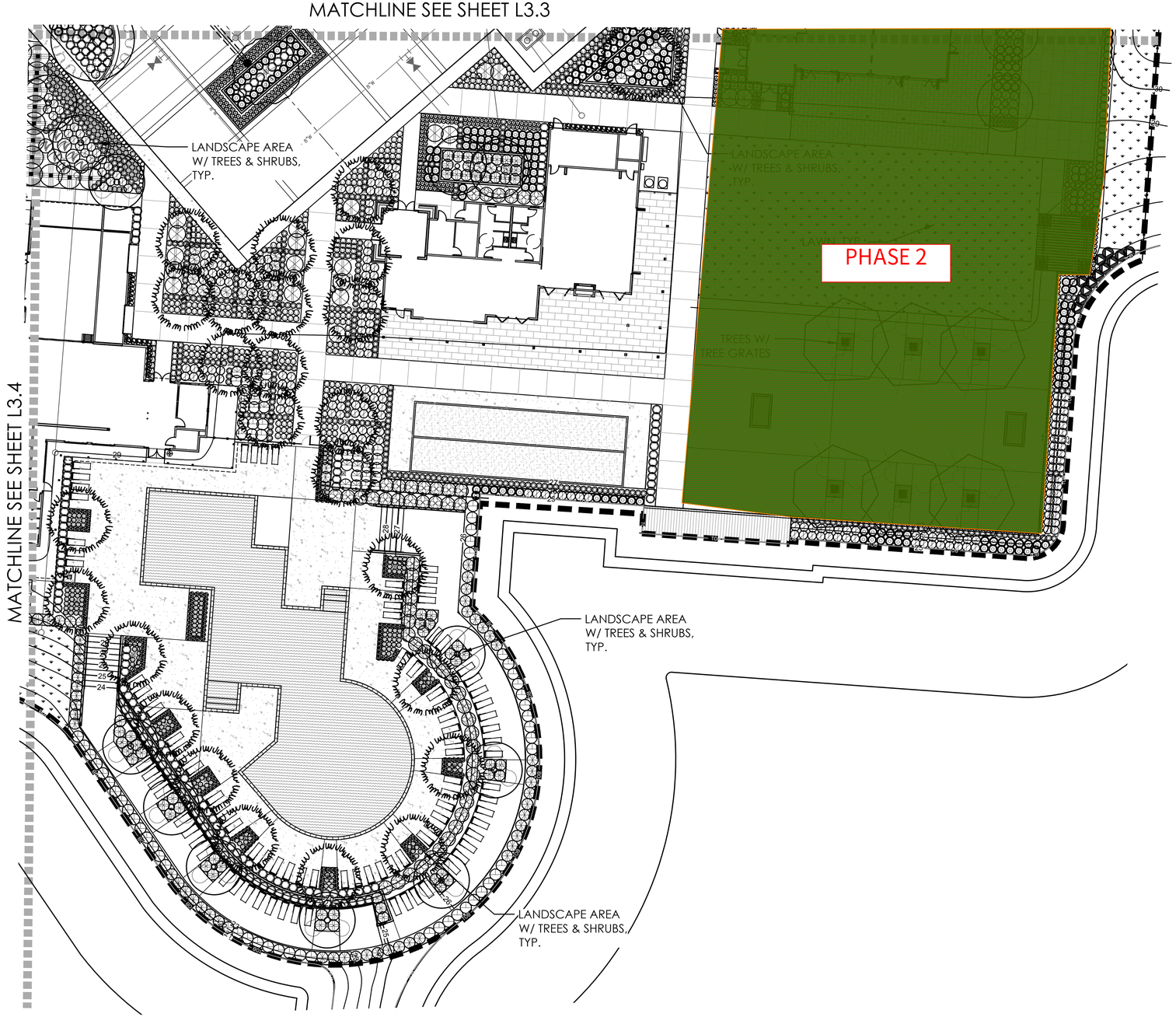
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L3.4
14 of 33

KEY MAP
SCALE: NTS


PLANTING PLAN - L3.4

Scale: 1" = 20'-0"

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PLANTING PLAN - L3.5

0' 20' 40' 60'

Scale: 1" = 20'-0"

MASS PLANTING

Sym.	Description
	LAWN: SOD - FESCUE

INERTS

Sym.	Description
	LIMIT OF TURF
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NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

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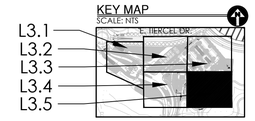
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drawing: Planting Plan

KEY MAP
SCALE: NTS



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L3.5
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OVERALL IRRIGATION PLAN - L4.0

0' 20' 40' 60'

Scale: 1" = 20'-0"

IRRIGATION SCHEDULE

MPE-10 HUNTER MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)

MPE-10 HUNTER MULTI-OUTLET EMITTER (1 PER 15G/24" TREE--NOT SHOWN) (6.0 GPH @ 20 PSI PER TREE)

MPE-20 HUNTER MULTI-OUTLET EMITTER (1 PER 36" TREE--NOT SHOWN) (12.0 GPH @ 20 PSI PER TREE)

- I-20-04-SS-2.5LA HUNTER ROTARY SPRINKLER (2.8 GPM @ 50 PSI)
- I-20-04-SS-4.5LA HUNTER ROTARY SPRINKLER (4.4 GPM @ 50 PSI)
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- PGJ-04-1.0 HUNTER ROTARY SPRINKLER (1.1 GPM @ 50 PSI)
- PGJ-04-2.0 HUNTER ROTARY SPRINKLER (2.3 GPM @ 50 PSI)
- PGJ-04-4.0 HUNTER ROTARY SPRINKLER (4.3 GPM @ 50 PSI)
- PROS-04-CV-12Q HUNTER POP-UP LAWN SPRINKLER (0.61 GPM @ 25 PSI)
- PROS-04-CV-12H HUNTER POP-UP LAWN SPRINKLER (1.18 GPM @ 25 PSI)
- PROS-04-CV-12F HUNTER POP-UP LAWN SPRINKLER (2.45 GPM @ 25 PSI)
- ICV-FS-SERIES HUNTER ELECTRIC VALVE w/ FILTER SENTRY AND AS-ADJ PRESSURE REGULATOR SET AT 55 PSI. INSTALL HUNTER ICD-SERIES DECODERS AT ELECTRIC VALVES, AND ID1 TWO-WIRE COMMUNICATION CABLE FROM CONTROLLER TO VALVES.
- ICV-101G HUNTER ELECTRIC VALVE FOR EMITTER SYSTEM INCLUDES: HY-100 HUNTER WYE STRAINER (150 MESH); AND HUNTER 25-PSI PRESSURE REGULATOR. INSTALL HUNTER ICD-SERIES DECODERS AT ELECTRIC VALVES, AND ID1 TWO-WIRE COMMUNICATION CABLE FROM CONTROLLER TO VALVES.
- A2C-75D-M HUNTER WALL-MOUNT ELECTRIC CONTROLLER WITH SOLAR-SYNC-SEN KIT FOR WEATHER SENSING AND ADJUSTMENTS (75-STATION CAPACITY). INSTALL HUNTER ICD-SERIES DECODERS AT ELECTRIC VALVES, AND ID1 TWO-WIRE COMMUNICATION CABLE FROM CONTROLLER TO VALVES.
- IC-10A-2" CRISPIN AIR-RELIEF VALVE
- HQ44-LRC HUNTER QUICK-COUPLER VALVE
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- WATER TAP P.O.C. FROM PIRR SYSTEM. 1" SIZE UNLESS NOTED 2".
- MHT-3/4" --MANUAL DRIP FLUSH DEVICE
- CLASS 200 PVC PIPE--MAINLINE EXTENSION FROM PIRR.
- CLASS 200 PVC PIPE--TURF LATERALS. SOLVENT WELD.
- 1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD.
- 1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD.
- SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

1.) WATER SOURCE IS PUMP STATION TO SUPPLY 2800 GPM AT 80 PSI DISCHARGE. P.O.C. TAPS SHOWN AND NOTED.

2.) INSTALL HUNTER ICD-SERIES DECODERS AT ELECTRIC VALVES, AND ID1 TWO-WIRE COMMUNICATION CABLE FROM CONTROLLER TO VALVES.

3.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

4.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PER LOCAL CODE AND STANDARDS WHETHER OR NOT SHOWN.

5.) LOCATE VALVE BOXES IN PLANTER AREAS--NOT IN TURF.

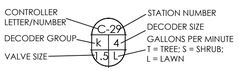
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10.) VALVE KEY:



PIPE SIZING SCHEDULE:

SCHEDULE 40 PVC / CLASS 200 PVC

GPM	SIZE
0-4	1/2"
5-7	3/4"
8-12	1"
13-20	1-1/4"
21-30	1-1/2"
31-45	2"
46-70	2-1/2"
71-90	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.

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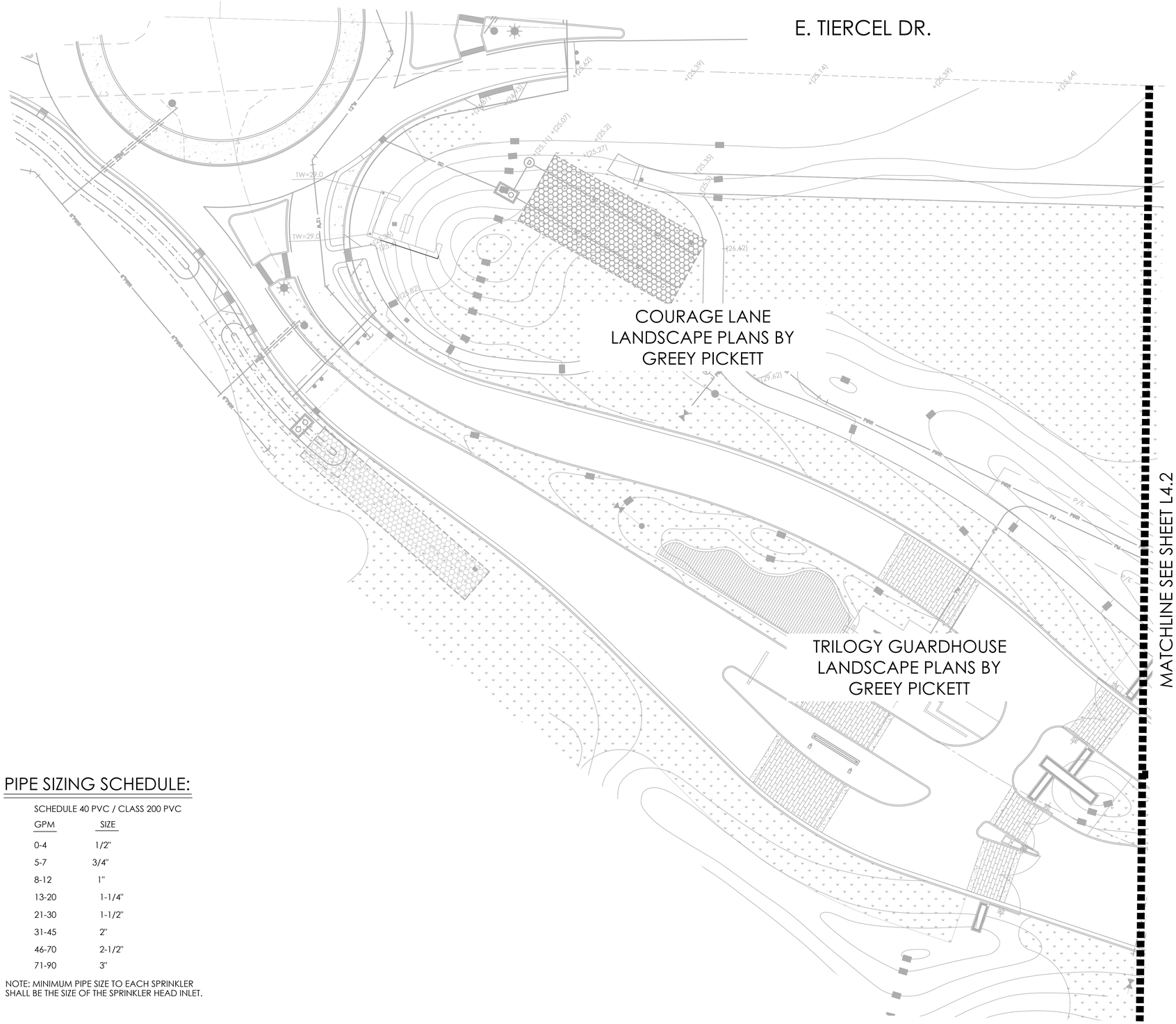
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L4.0
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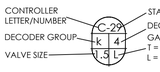
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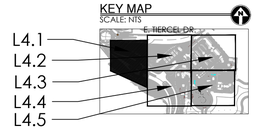
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IRRIGATION PLAN - L4.1

0' 20' 40' 60'
Scale: 1" = 20'-0"

KEY MAP
SCALE: NTS



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drawing: Irrigation Plan

sheet #
L4.1
17 of 33

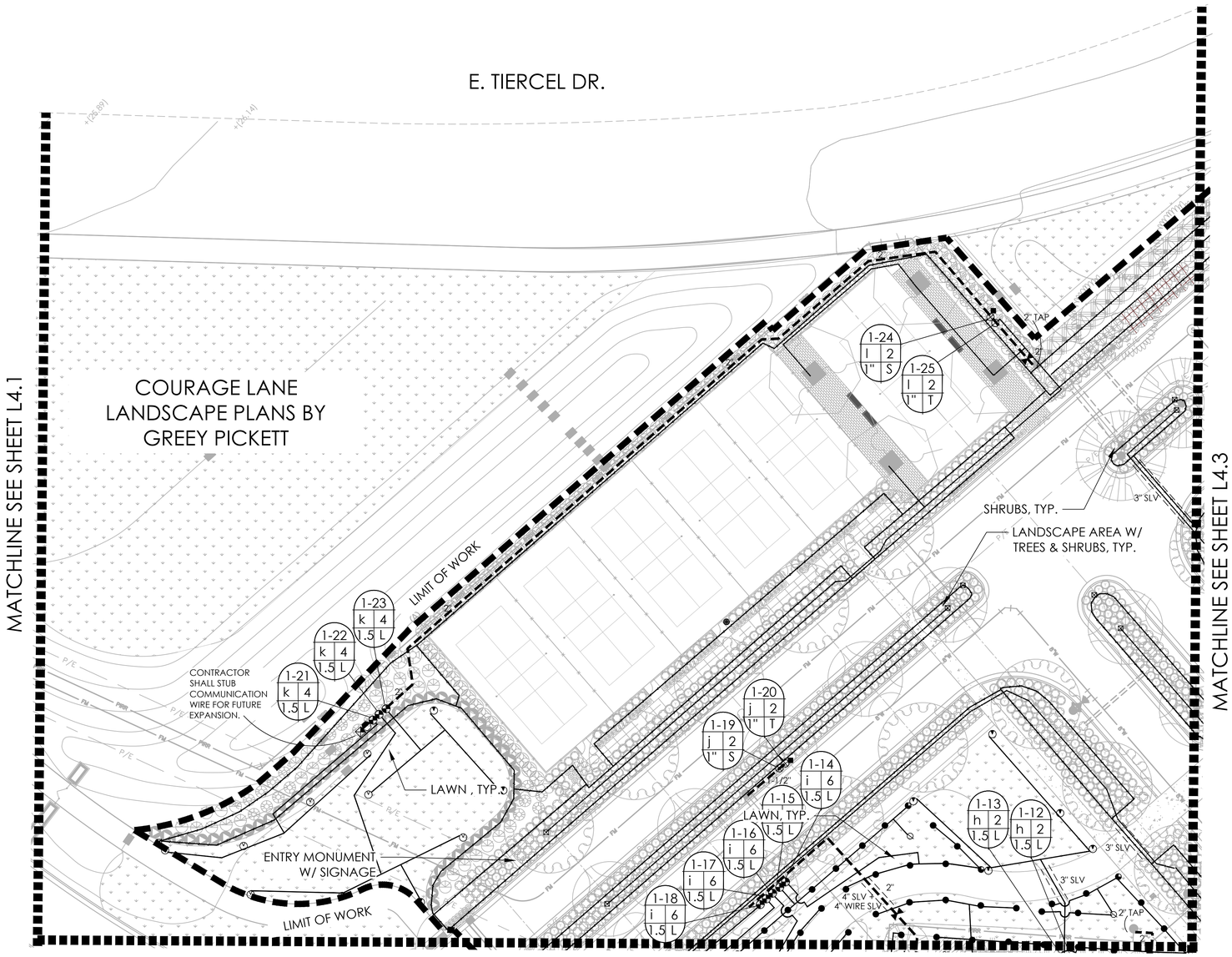
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PIPE SIZING SCHEDULE:

SCHEDULE 40 PVC / CLASS 200 PVC

GPM	SIZE
0-4	1/2"
5-7	3/4"
8-12	1"
13-20	1-1/4"
21-30	1-1/2"
31-45	2"
46-70	2-1/2"
71-90	3"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SIZE OF THE SPRINKLER HEAD INLET.



IRRIGATION SCHEDULE

MPE-10 HUNTER MULTI-OUTLET EMITTER (ONE PER 6 SHRUBS--NOT SHOWN) (1.0 GPH @ 20 PSI PER PLANT)

MPE-10 HUNTER MULTI-OUTLET EMITTER (1 PER 15G/24" TREE--NOT SHOWN) (6.0 GPH @ 20 PSI PER TREE)

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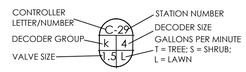
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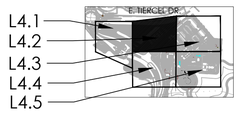
10.) VALVE KEY:



IRRIGATION PLAN - L4.2

0' 20' 40' 60'
Scale: 1" = 20'-0"

KEY MAP
SCALE: NTS



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7144 e stetson drive, suite 205
scottsdale, arizona 85251
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RUSSELL GREEY
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Expires 09/31/22
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revisions:

project #:
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TEAM
date:
08.31.2021
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Irrigation Plan

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L4.2
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SCHEDULE 40 PVC / CLASS 200 PVC

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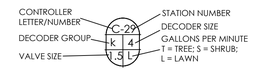
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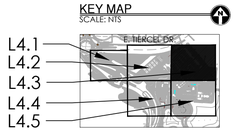
10.) VALVE KEY:



IRRIGATION PLAN - L4.3

Scale: 1" = 20'-0"

KEY MAP
SCALE: NTS



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7144 e stetson drive, suite 205
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STATE OF IDAHO
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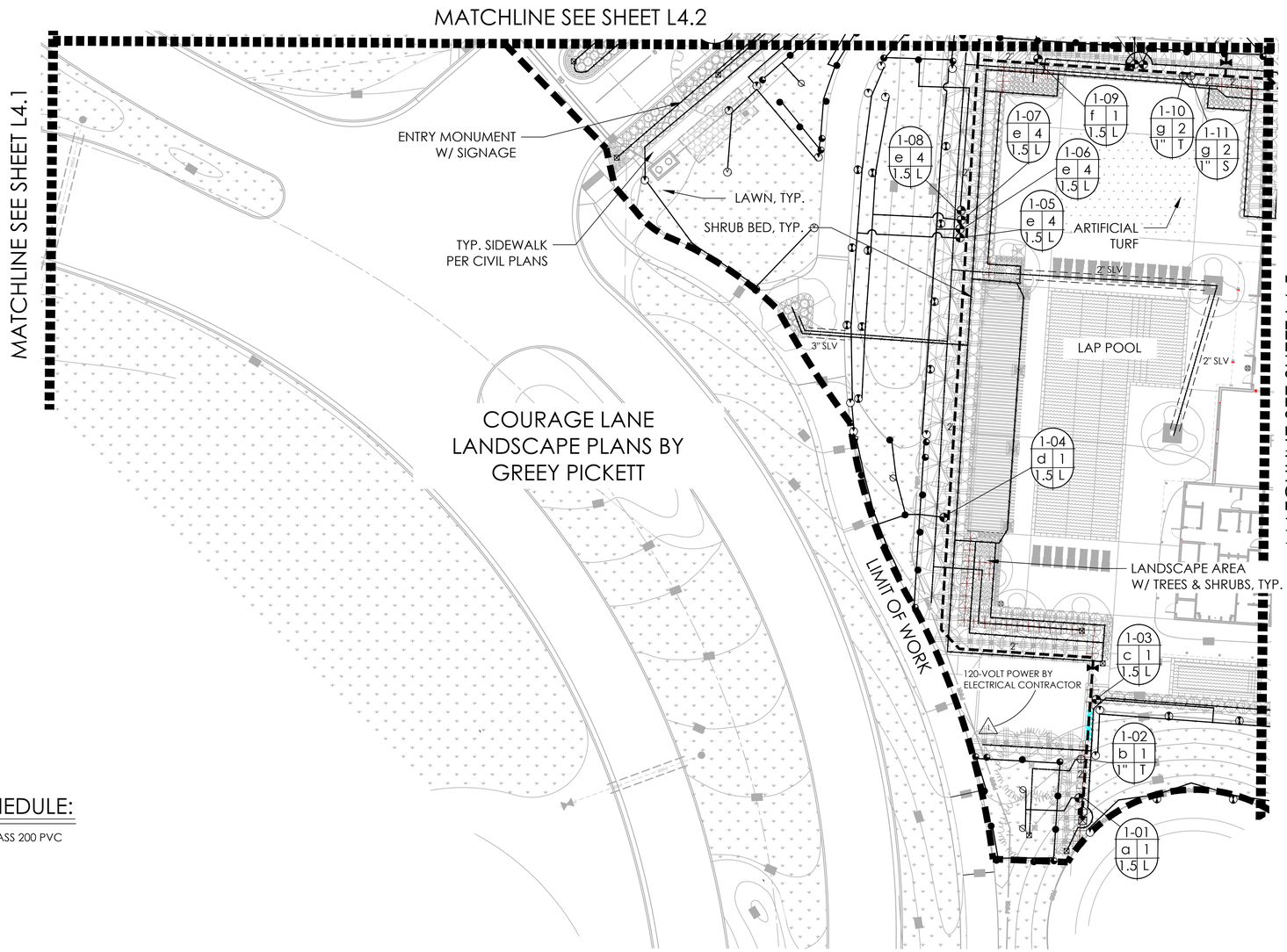
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revisions:

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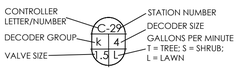
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SCHEDULE 40 PVC / CLASS 200 PVC

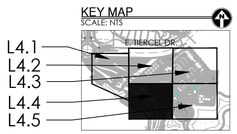
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IRRIGATION PLAN - L4.4

Scale: 1" = 20'-0"

KEY MAP
SCALE: NTS



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7144 e stetson drive, suite 205
scottsdale, arizona 85251
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STATE OF IDAHO * RUSSELL GREEY * LA - 16653 * Expires 09/31/22 * LICENSED LANDSCAPE ARCHITECT

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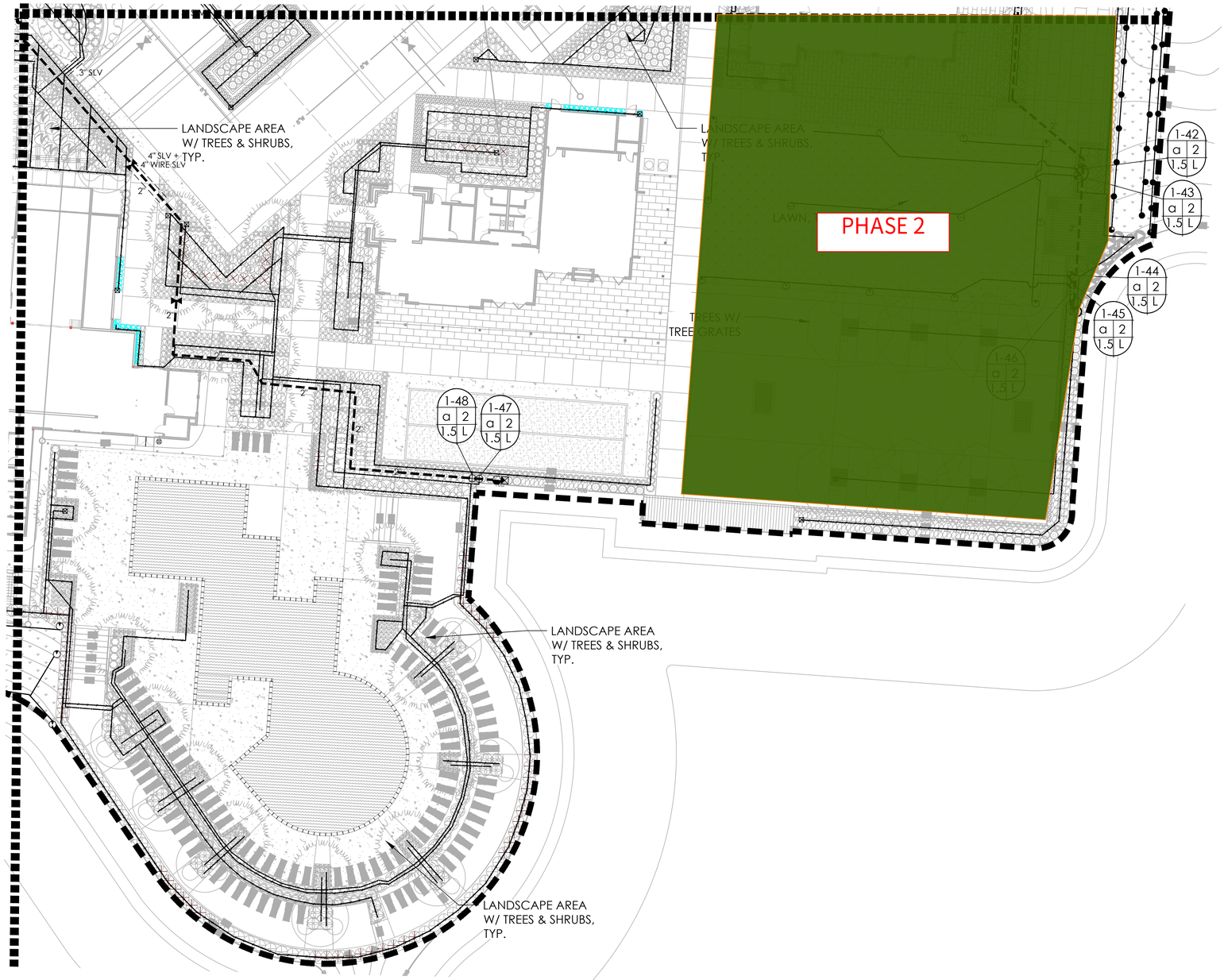
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△
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L4.4
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MATCHLINE SEE SHEET L4.3



MATCHLINE SEE SHEET L4.4

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IRRIGATION PLAN - L4.5

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- HQ44-LRC HUNTER QUICK-COUPLER VALVE
- T-113-K NIBCO BRONZE MAIN LINE ISOLATION GATE VALVE
- #100-2" CHAMPION MANUAL DRAIN VALVE
- WATER TAP P.O.C. FROM PIRR SYSTEM. 1" SIZE UNLESS NOTED 2".
- MHT-3/4" --MANUAL DRIP FLUSH DEVICE

- CLASS 200 PVC PIPE--MAINLINE EXTENSION FROM PIRR.
- CLASS 200 PVC PIPE--TURF LATERALS. SOLVENT WELD.
- 1/2" CLASS 315 PVC PIPE-TO TREE EMITTERS. SOLVENT WELD.
- 1/2" CLASS 315 PVC PIPE-TO SHRUB EMITTERS. SOLVENT WELD.
- SCHEDULE 40 PVC SLEEVING MATERIAL

NOTE:

1.) WATER SOURCE IS PUMP STATION TO SUPPLY 2800 GPM AT 80 PSI DISCHARGE. P.O.C. TAPS SHOWN AND NOTED.

2.) INSTALL HUNTER ICD-SERIES DECODERS AT ELECTRIC VALVES, AND ID1 TWO-WIRE COMMUNICATION CABLE FROM CONTROLLER TO VALVES.

3.) ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN SCHEDULE 40 PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL WIRE SLEEVE ADJACENT TO PIPE SLEEVE AT PAVED CROSSINGS.

4.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PER LOCAL CODE AND STANDARDS WHETHER OR NOT SHOWN.

5.) LOCATE VALVE BOXES IN PLANTER AREAS--NOT IN TURF.

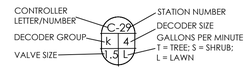
6.) CONTRACTOR SHALL PROVIDE THREE #HK44 HUNTER QUICK-COUPLER KEYS WITH HS1 HOSE SWIVELS.

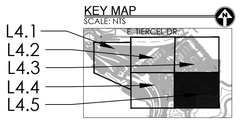
7.) CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
C. VERIFY CONTINUITY ON ALL COMMUNICATION CABLES.

8.) AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES; 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

9.) THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

10.) VALVE KEY:





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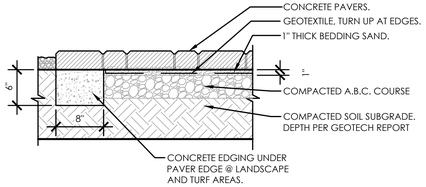
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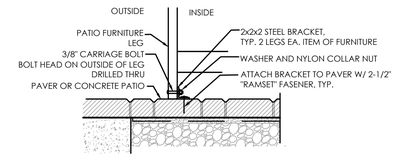
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drawn by: TEAM
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drawing: Irrigation Plan

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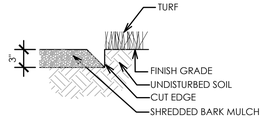
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1.5 Typical Concrete Paver Edging
Scale: 1"=1'-0"

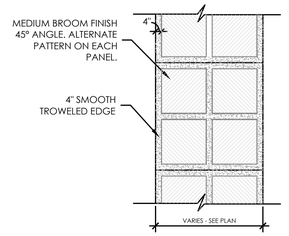


1.4 Site Furniture Bolt Connection
Scale: 1"=1'-0"

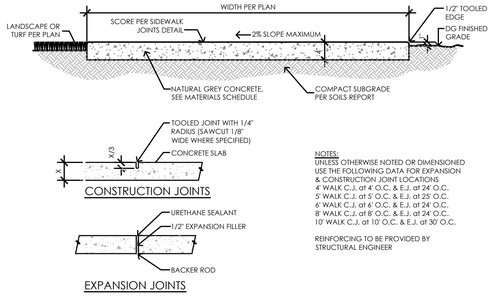


NOTES:
1. MULCH: PREMIUM BLEND OR APPROVED EQ.
2. CREATE A 45 DEGREE ANGLE WHEN SPADING THE BEDS TO HELP MINIMIZE THE AMOUNT OF FUTURE WEEDS AND TO HELP WITH TURF MAINTENANCE.

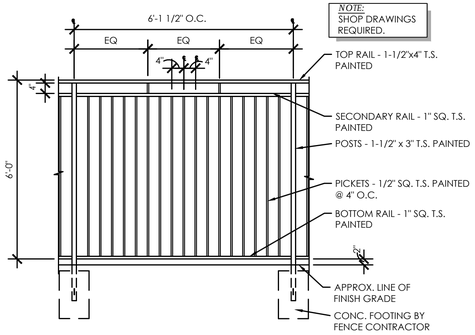
1.3 Cut Edge
Scale: 1"=1'-0"



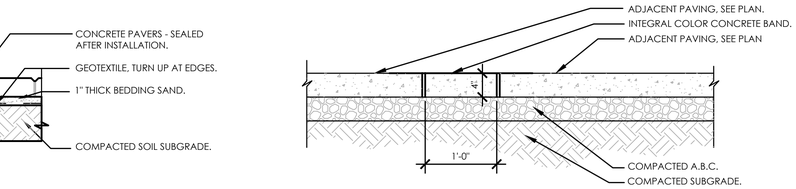
1.2 Sidewalk pattern
Scale: 1/4"=1'-0"

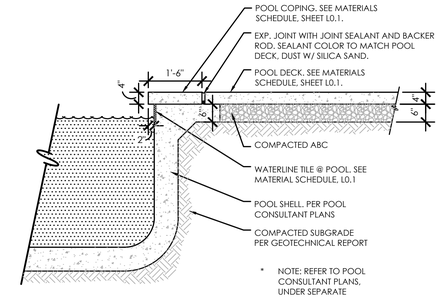


1.1 Typical Sidewalk
Scale: 3/4"=1'-0"



1.9 Pool Fence - Typ. Elevation
Scale: 1/2" = 1'-0"

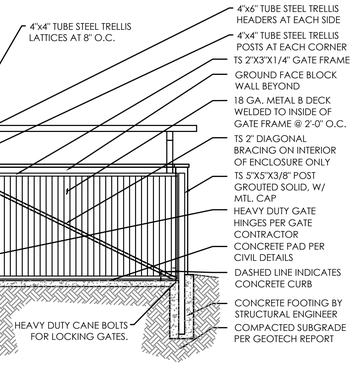




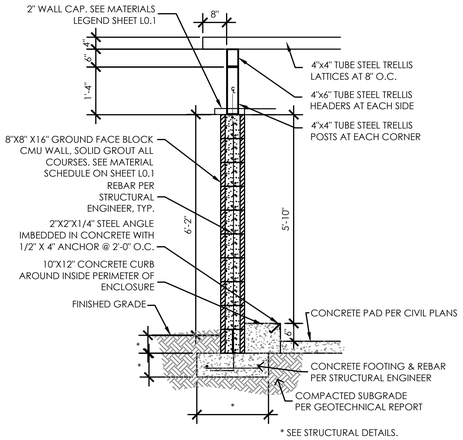
1.8 Pool Coping
Scale: 1/2" = 1'-0"

1.7 Typical Concrete Paver
Scale: 1"=1'-0"

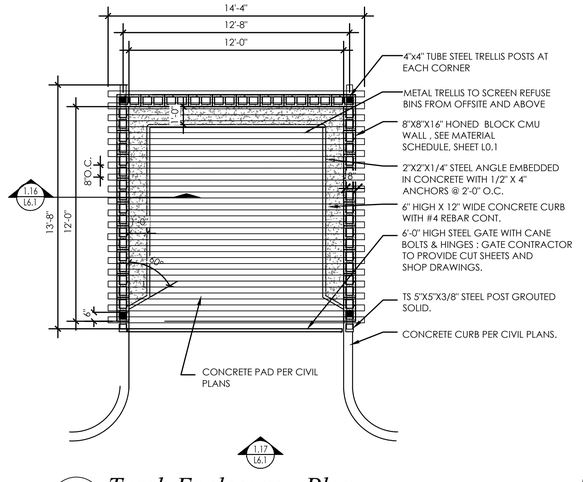
1.6 Concrete Band @ Pool Deck
Scale: 1"=1'-0"



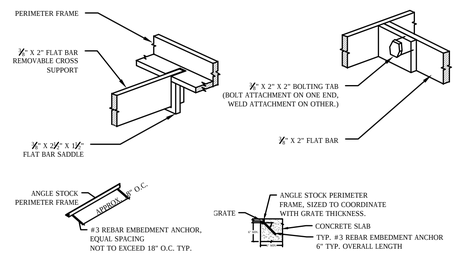
1.17 Trash Enclosure - Elevation
Scale: 1/4" = 1'-0"



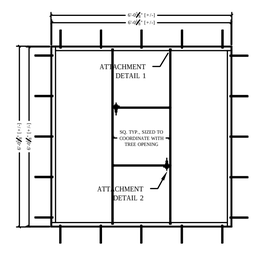
1.16 Trash Enclosure - Trellis Section
Scale: 1/2" = 1'-0"



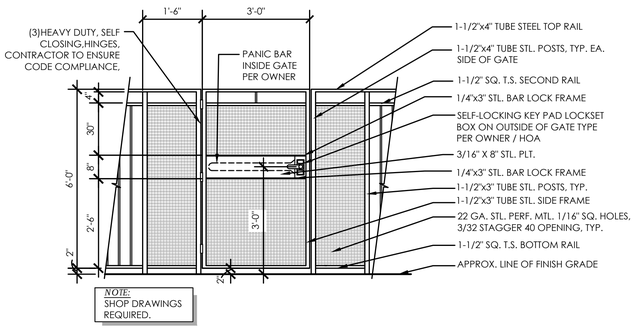
1.15 Trash Enclosure - Plan
Scale: 1/4" = 1'-0"



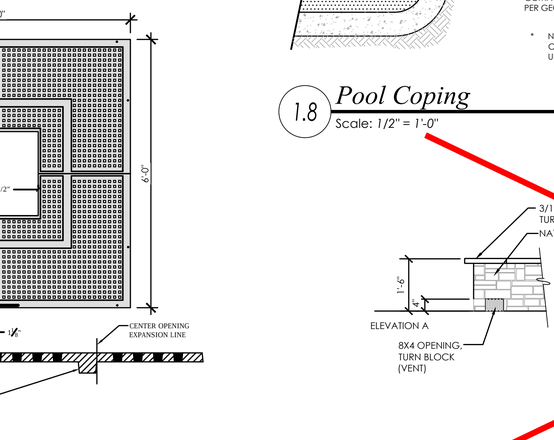
1.14 Plaza Tree Grate - Frame Details
Scale: 1"=1'-0"



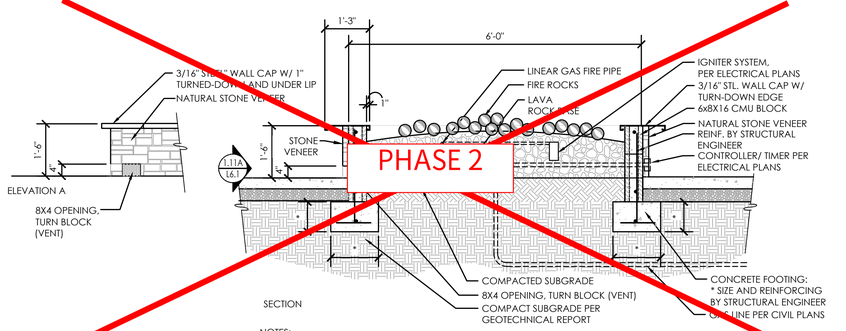
1.13 Tree Grate - Frame Plan
Scale: 1/2"=1'-0"



1.10 Pool Fence - Typ. Gate Elevation
Scale: 1/2" = 1'-0"



1.12 Plaza Tree Grate - Plan
Scale: 3/4"=1'-0"



1.11 Fire Pit
Scale: 1/2" = 1'-0"

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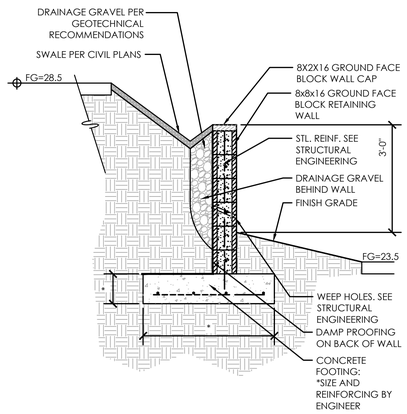
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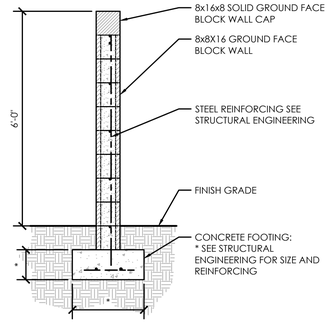
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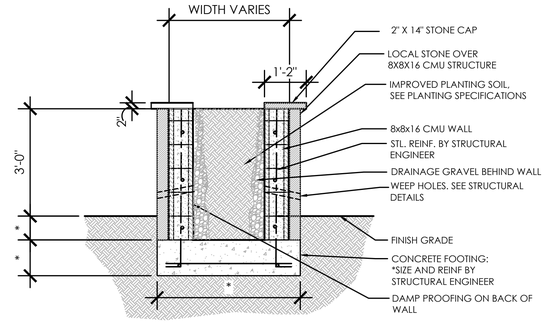
2.4 Landscape Retaining Wall

Scale: 1/2" = 1'-0"



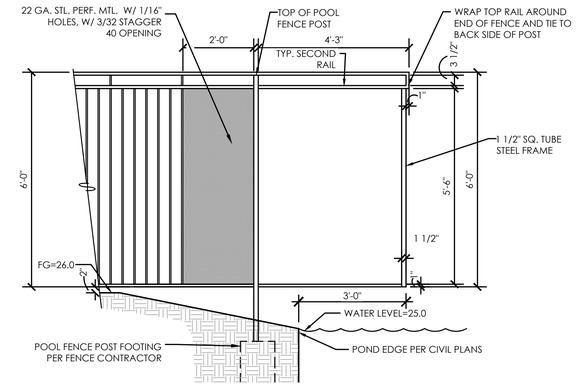
2.3 BBQ & POOL EQUIPMENT CMU Wall

Scale: 1/2" = 1'-0"



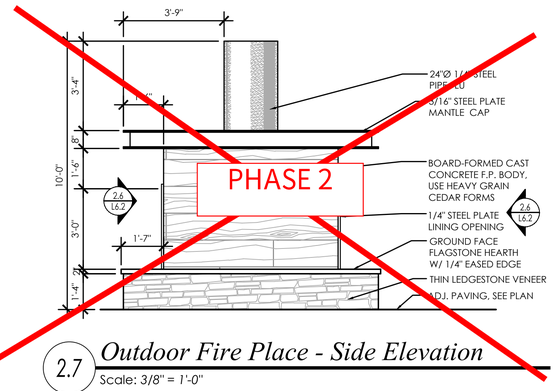
2.2 Raised Planter Wall

Scale: 1/2" = 1'-0"



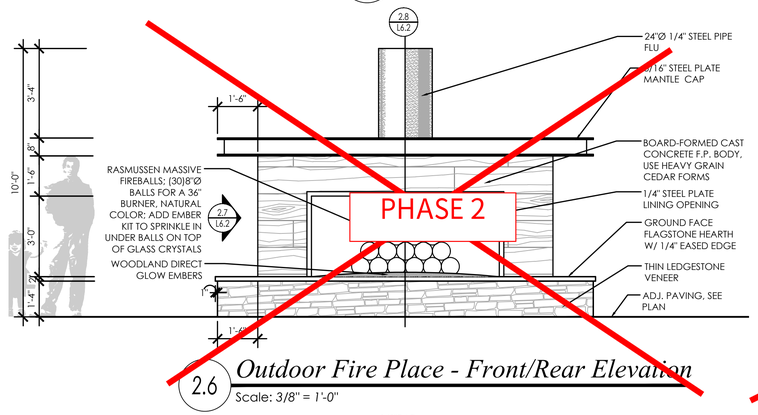
2.1 Pool Fence @ Pond Edge

Scale: 1/2" = 1'-0"



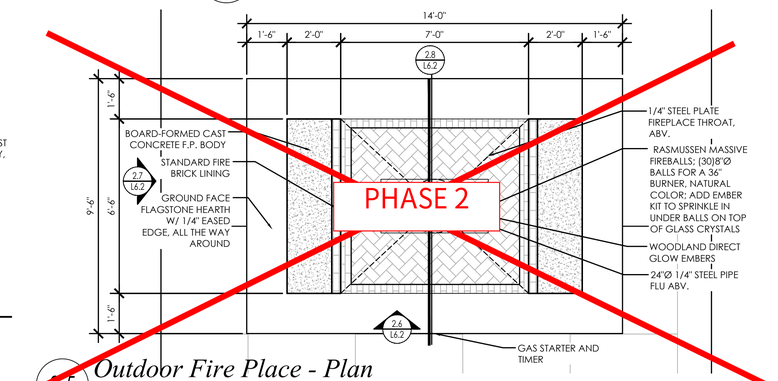
2.7 Outdoor Fire Place - Side Elevation

Scale: 3/8" = 1'-0"



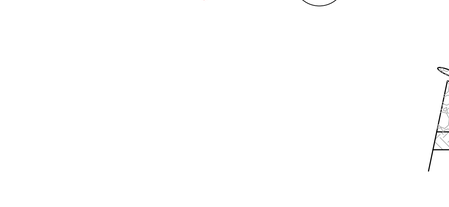
2.6 Outdoor Fire Place - Front/Rear Elevation

Scale: 3/8" = 1'-0"



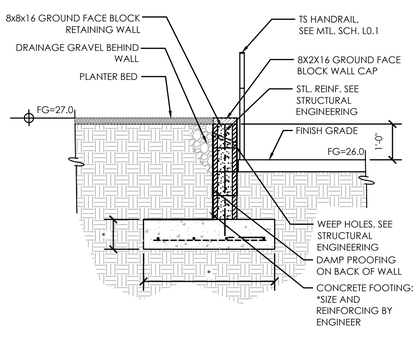
2.5 Outdoor Fire Place - Plan

Scale: 3/8" = 1'-0"



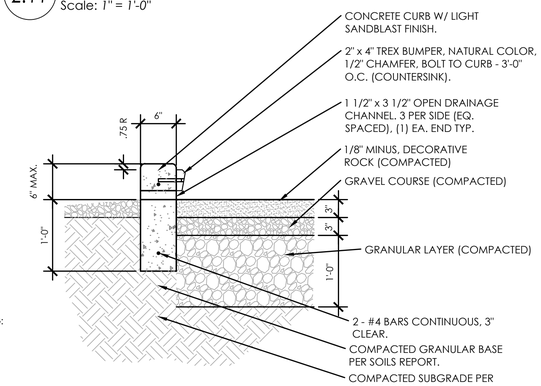
2.11 Typical Bocce Court - Surface Section

Scale: 1" = 1'-0"



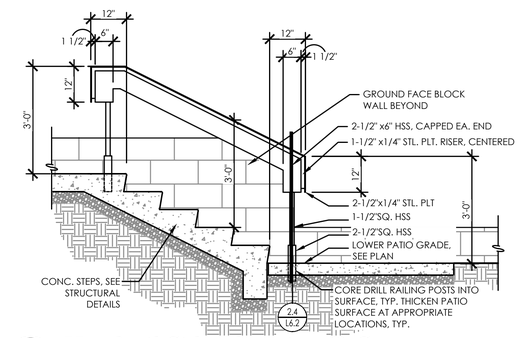
2.13 Landscape Retaining Wall @ Steps

Scale: 1/2" = 1'-0"



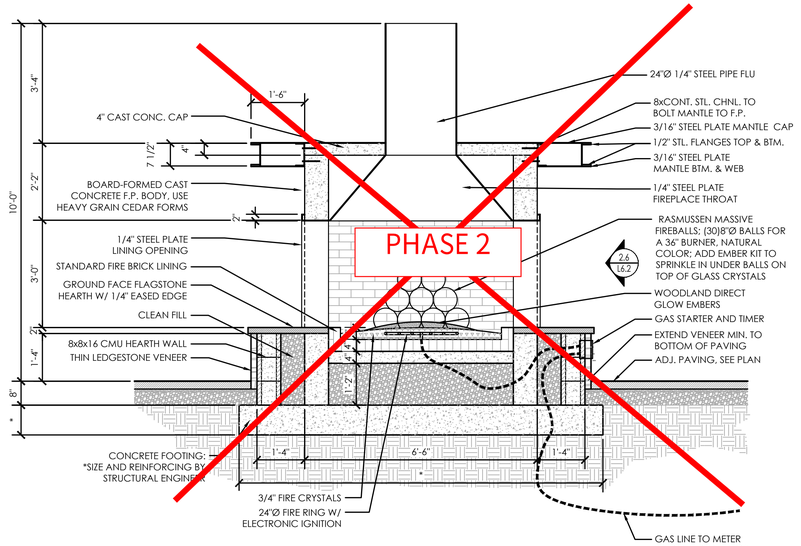
2.12 Typical Bocce Court - Header Section

Scale: 1" = 1'-0"



2.10 Handrail Side Elevation @ Steps

Scale: 1/2" = 1'-0"



2.8 Outdoor Fire Place - Section

Scale: 1/2" = 1'-0"

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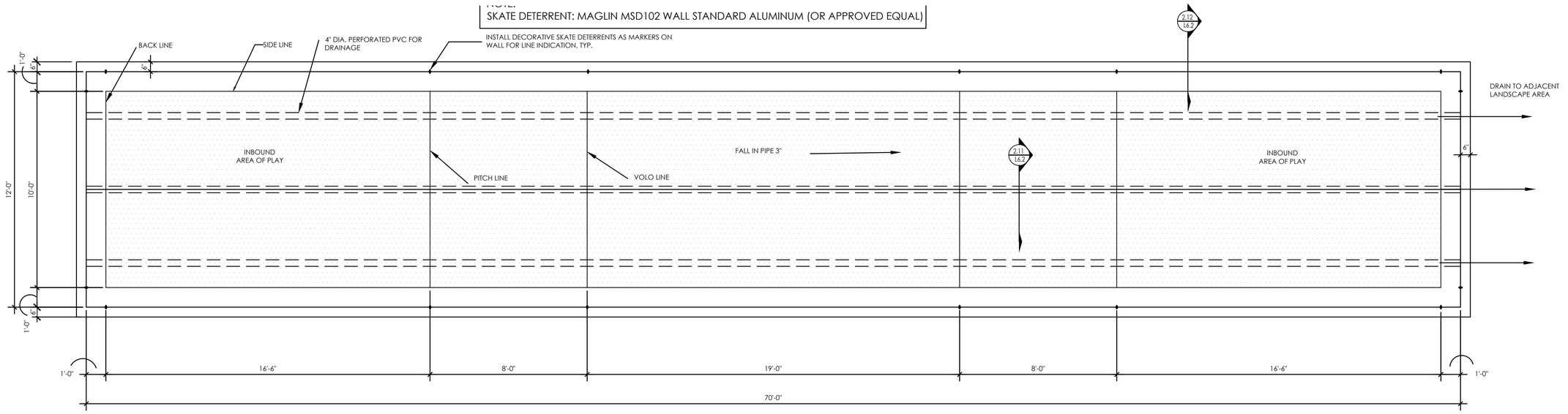
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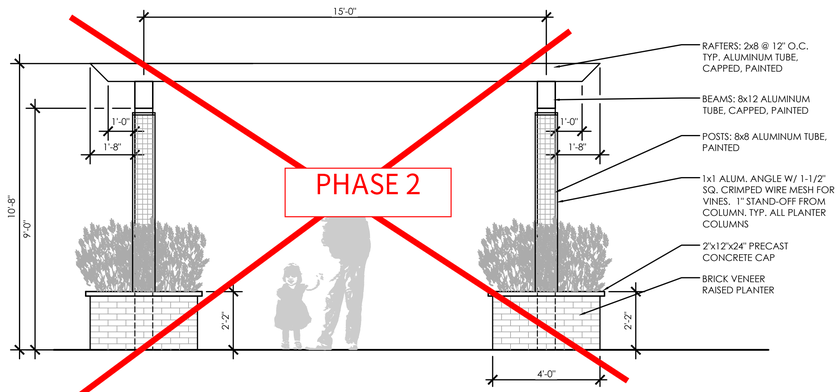
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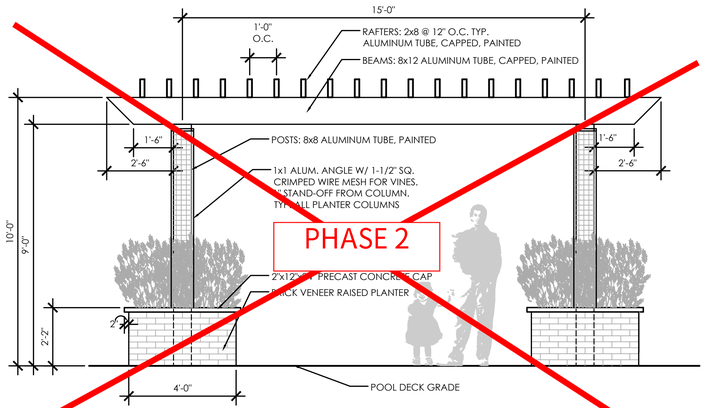
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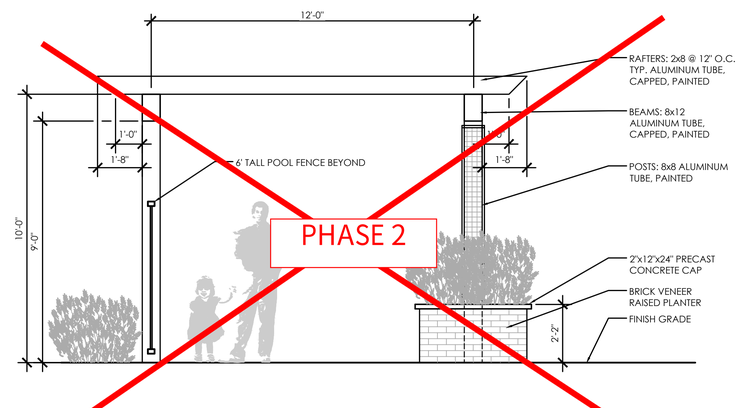
3.1 *Typical Bocce Court*
Scale: 3/8" = 1'-0"



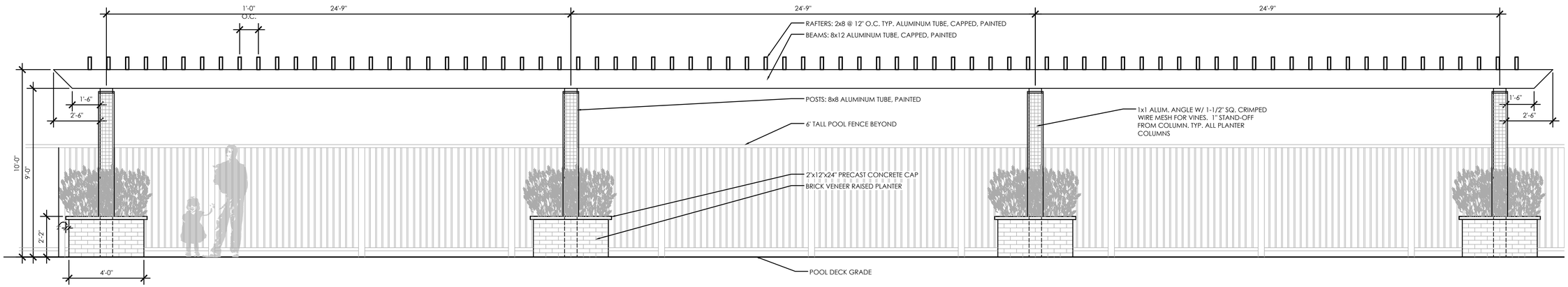
3.4 *Events Lawn Trellis - Side Elevation*
Scale: 3/8" = 1'-0"



3.3 *Events Lawn Trellis - Front/Rear Elevation*
Scale: 3/8" = 1'-0"



3.2 *Lap Pool Trellis - End Elevation*
Scale: 3/8" = 1'-0"



3.5 *Lap Pool Trellis - Front Elevation*
Scale: 3/8" = 1'-0"

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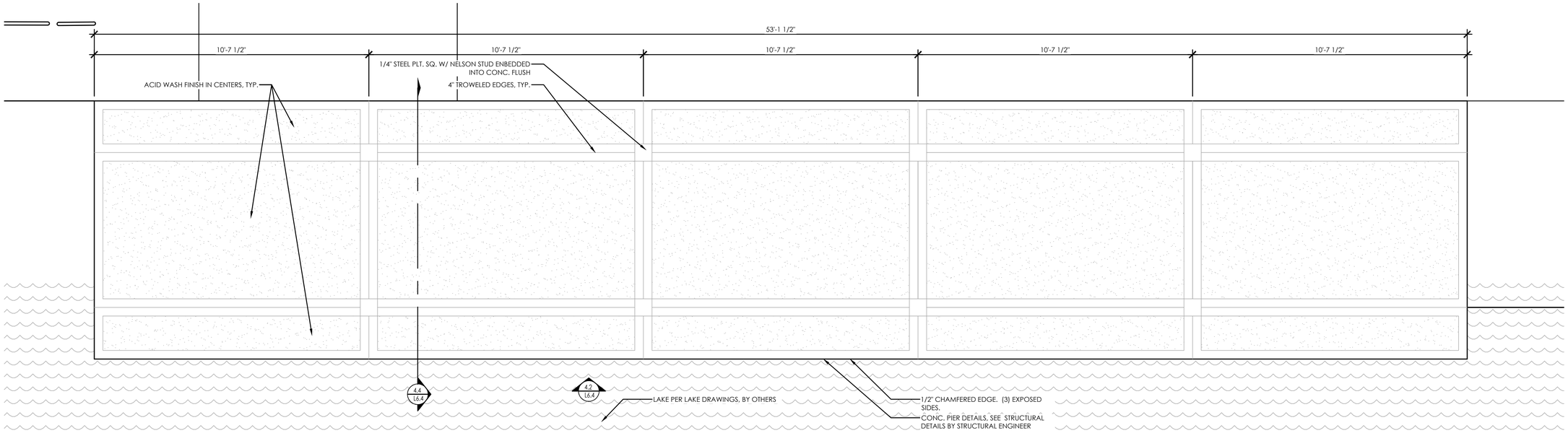
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date: 08.31.2021
drawing: Details

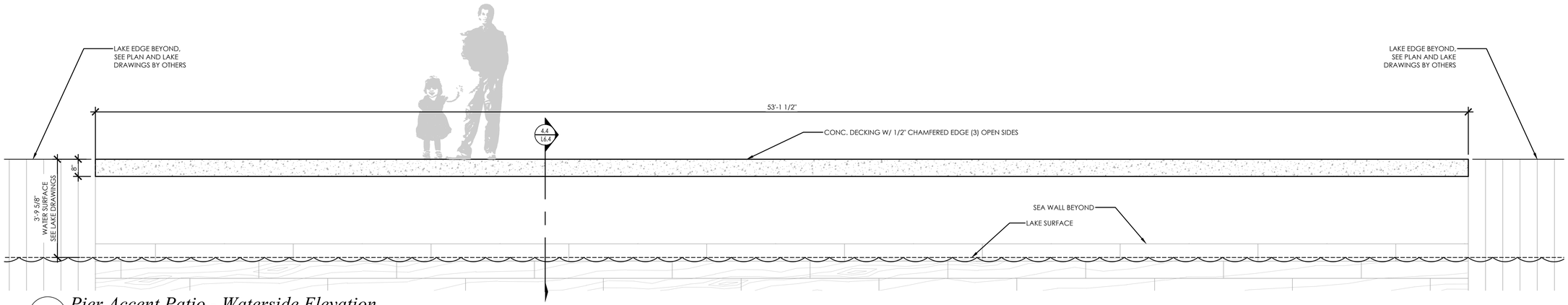
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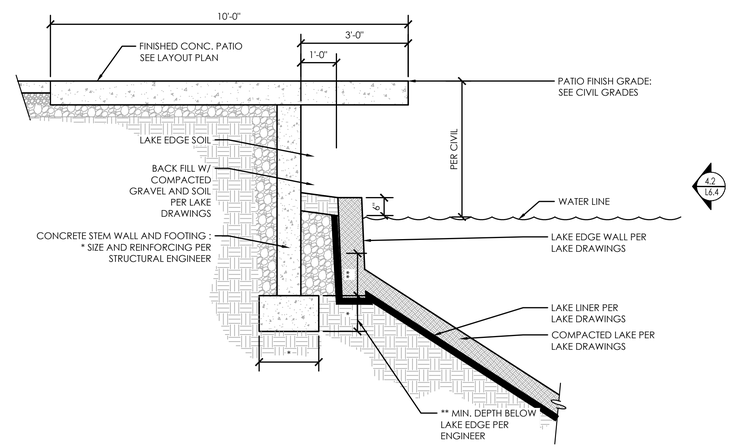
4.1 *Pier Accent Patio - Plan*

Scale: 1/2"=1'-0"



4.2 *Pier Accent Patio - Waterside Elevation*

Scale: 1/2"=1'-0"



4.4 *Pier Accent Patio - Section*

Scale: 1/2"=1'-0"

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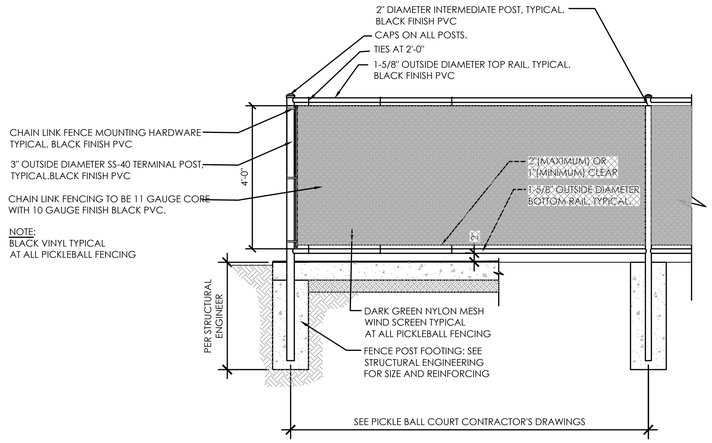
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project #: SHE249
scale: As Shown
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drawn by: TEAM
date: 08.31.2021
drawing: Details

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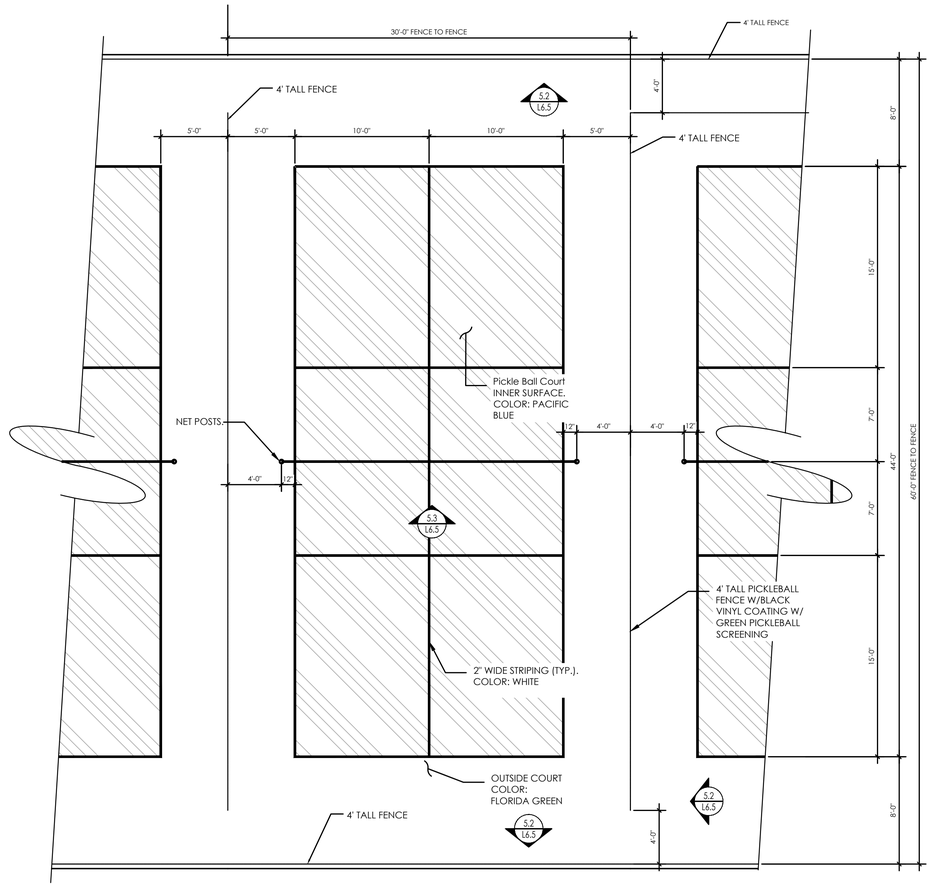
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NOTE:
PICKLE BALL COURT DRAWINGS ARE FOR DESIGN INTENT ONLY. PLEASE REFER TO PICKLE BALL COURT CONTRACTORS DRAWINGS AND MANUFACTURER'S INSTRUCTIONS FOR EXACT SIZE AND INSTALLATION APPLICATIONS, TYPICAL.

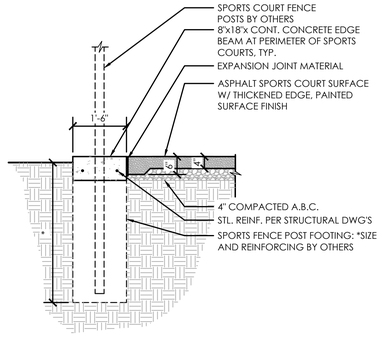
5.2 Pickle Ball Court Fence

Scale: 1/2" = 1'-0"



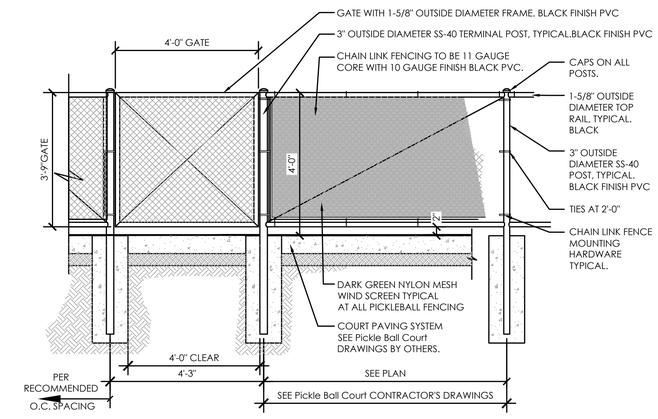
5.1 Pickle Ball Court Layout

Scale: 3/16" = 1'-0"



5.6 Sport Court Fencing Edge

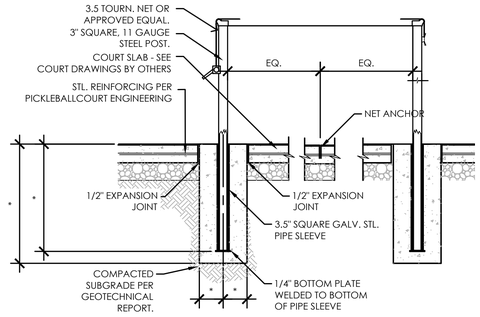
Scale: 1/2" = 1'-0"



NOTE:
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5.5 4' Tall Pickle Ball Court Fencing

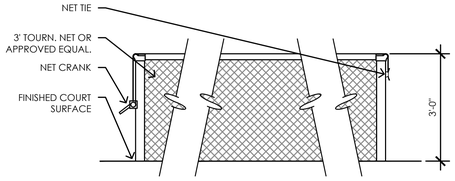
Scale: 1/2" = 1'-0"



NOTE:
LANDSCAPE PICKLEBALL DRAWINGS ARE FOR DESIGN INTENT ONLY. * PLEASE REFER TO Pickle Ball Court CONTRACTORS DRAWINGS AND MANUFACTURER'S INSTRUCTIONS FOR EXACT SIZE AND INSTALLATION APPLICATIONS, TYPICAL.

5.4 Pickle Ball Net - Section

Scale: 1/2" = 1'-0"



5.3 Pickle Ball Net

Scale: 1/2" = 1'-0"

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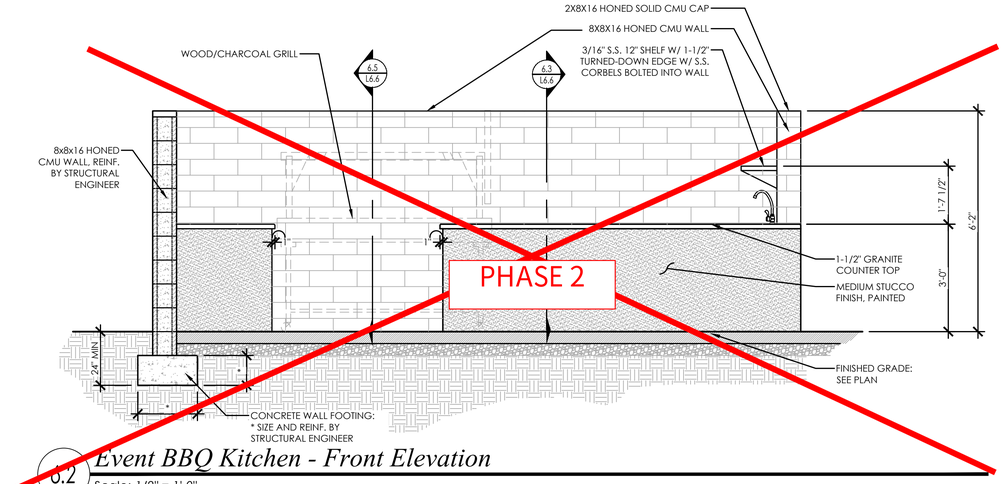
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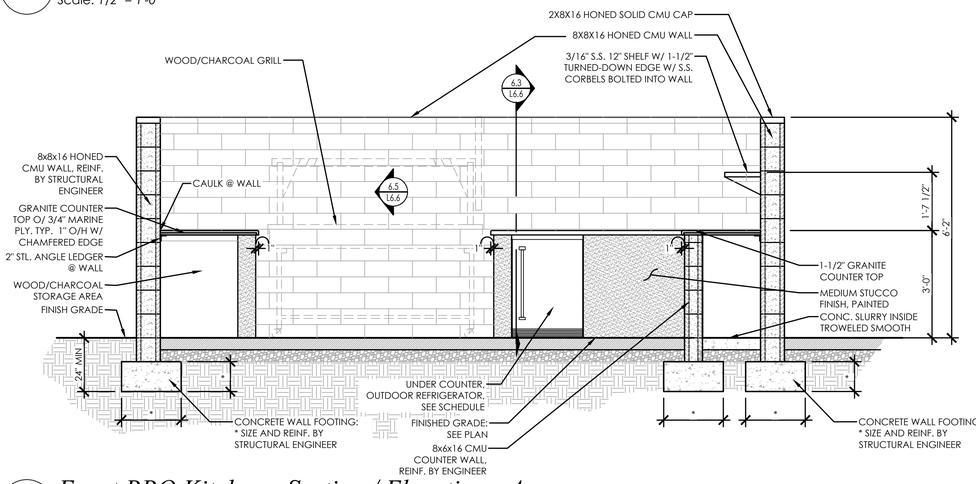
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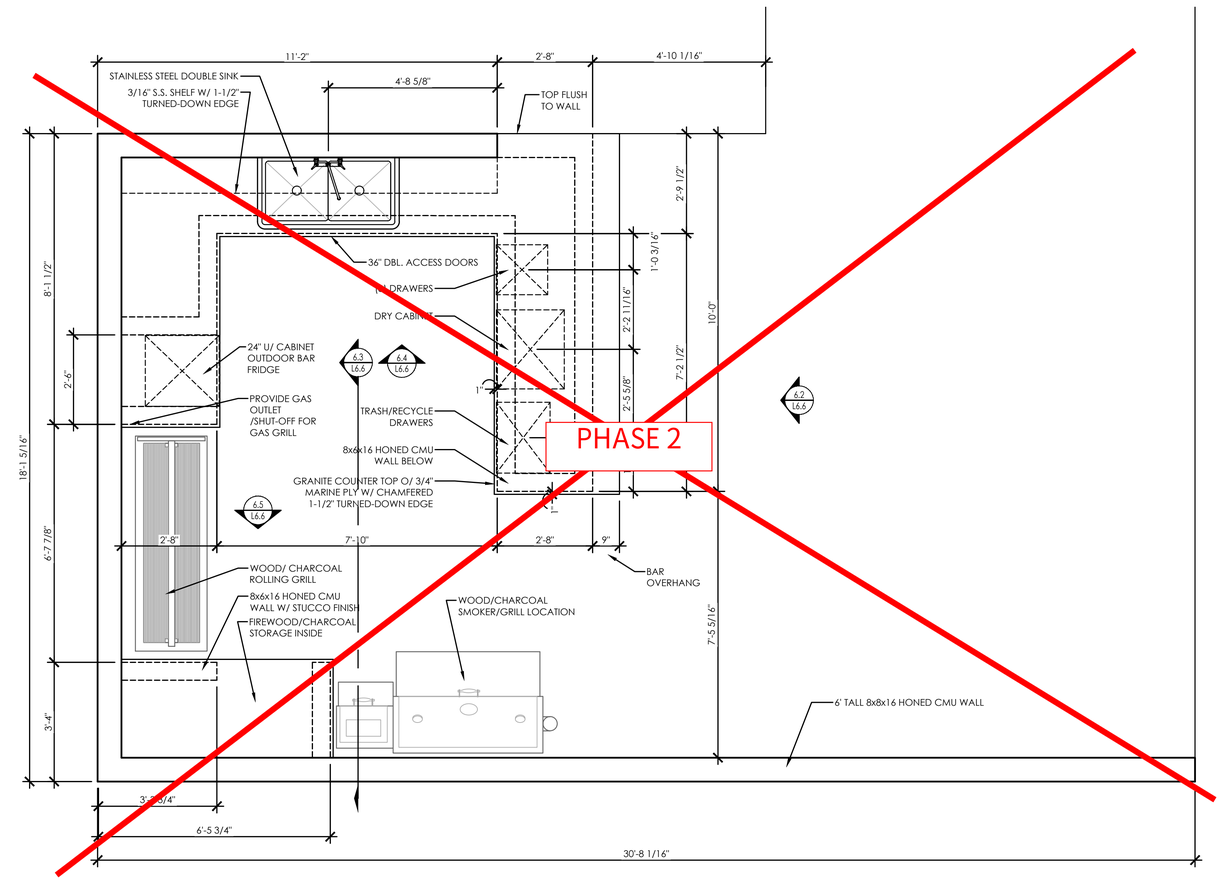
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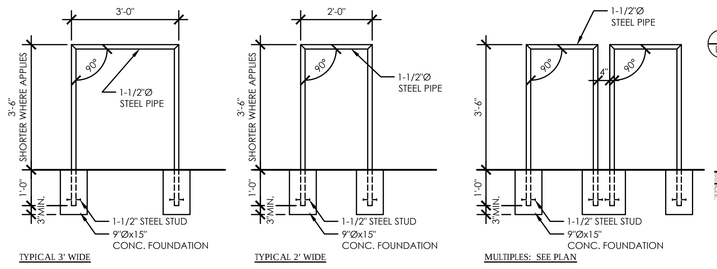
6.2 *Event BBQ Kitchen - Front Elevation*
Scale: 1/2" = 1'-0"



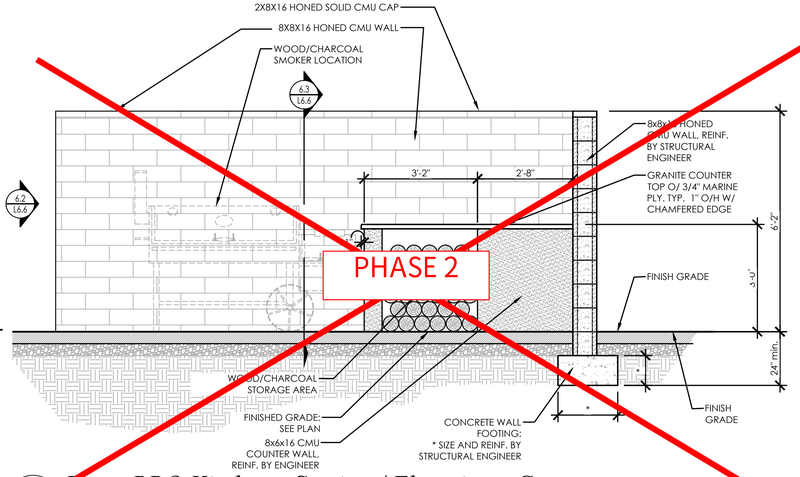
6.3 *Event BBQ Kitchen - Section / Elevation - A*
Scale: 1/2" = 1'-0"



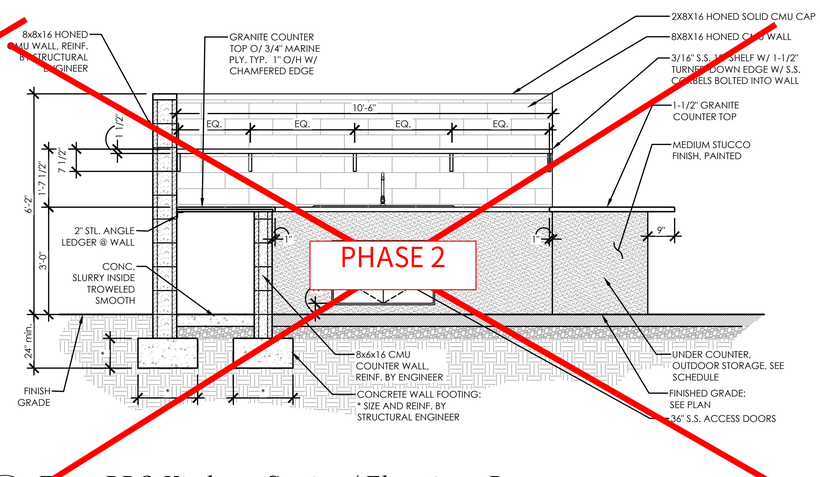
6.1 *Event BBQ Kitchen*
Scale: 1/2" = 1'-0"



6.6 *Bocce Area Lake Edge Barrier*
Scale: 1/2" = 1'-0"



6.5 *Event BBQ Kitchen - Section / Elevation - C*
Scale: 1/2" = 1'-0"



6.4 *Event BBQ Kitchen - Section / Elevation - B*
Scale: 1/2" = 1'-0"

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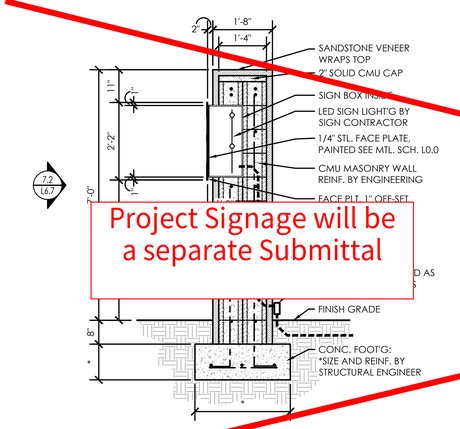
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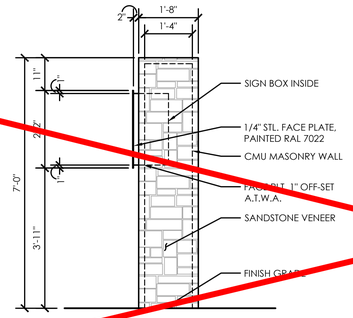
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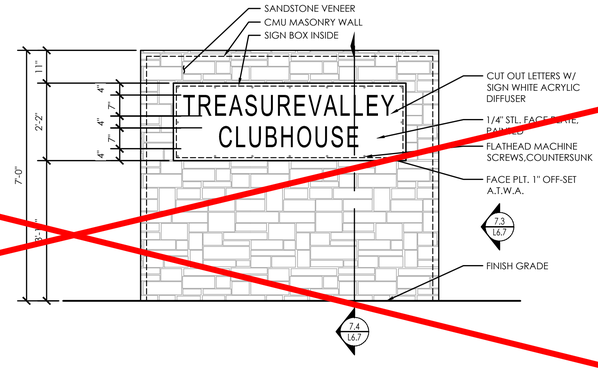


Project Signage will be a separate Submittal

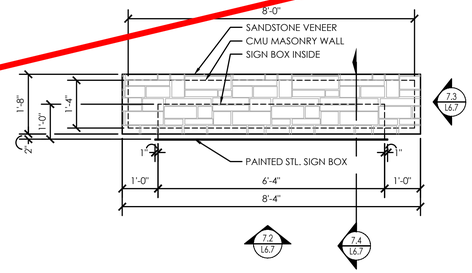
7.4 *Clubhouse Portal Sign - Section*
Scale: 1/2" = 1'-0"



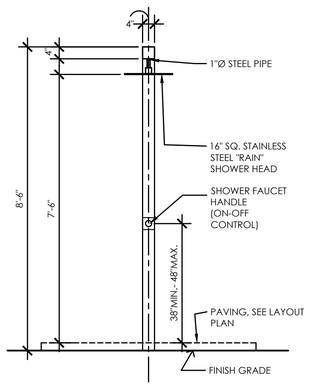
7.3 *Clubhouse Portal Sign - Side Elevation*
Scale: 1/2" = 1'-0"



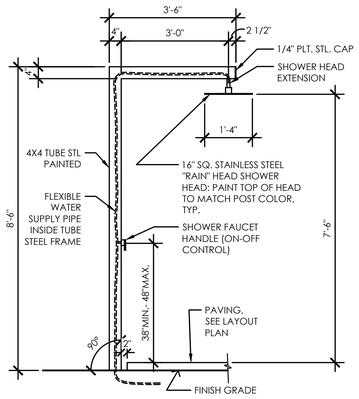
7.2 *Clubhouse Portal Sign - Front Elevation*
Scale: 1/2" = 1'-0"



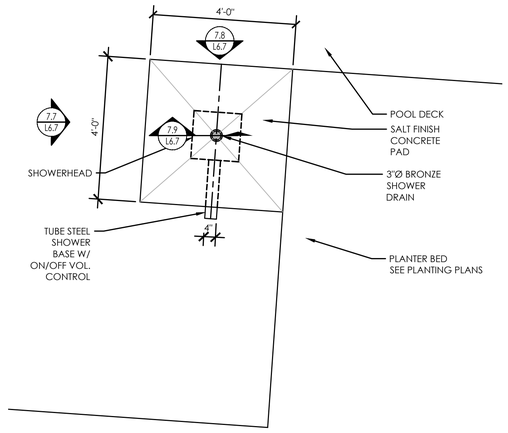
7.1 *Clubhouse Portal Sign - Plan*
Scale: 1/2" = 1'-0"



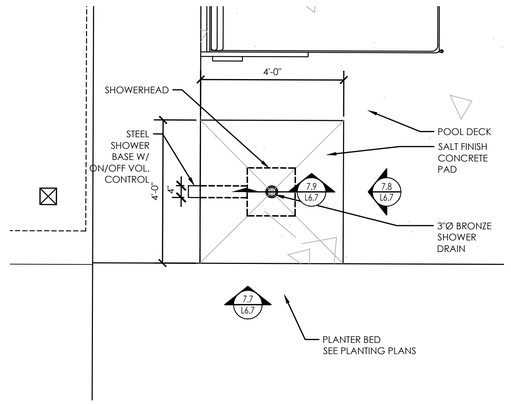
7.8 *Outdoor Shower - Front Elev.*
Scale: 1/2"=1'-0"



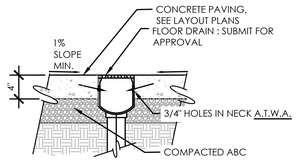
7.7 *Outdoor Shower - Side Elev.*
Scale: 1/2"=1'-0"



7.6 *Lap Pool Outdoor Shower - Plan*
Scale: 1/2"=1'-0"



7.5 *Main Pool Outdoor Shower - Plan*
Scale: 1/2"=1'-0"



7.9 *Outdoor Shower - Drain Section*
Scale: 1"=1'-0"

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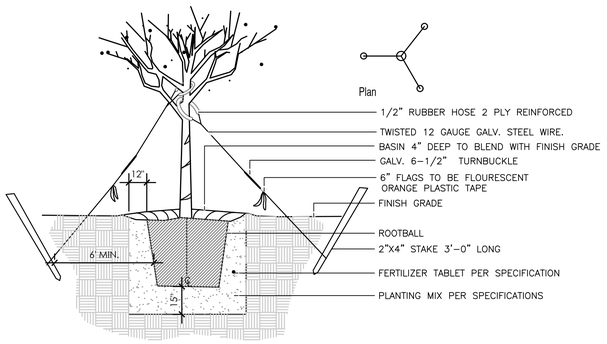
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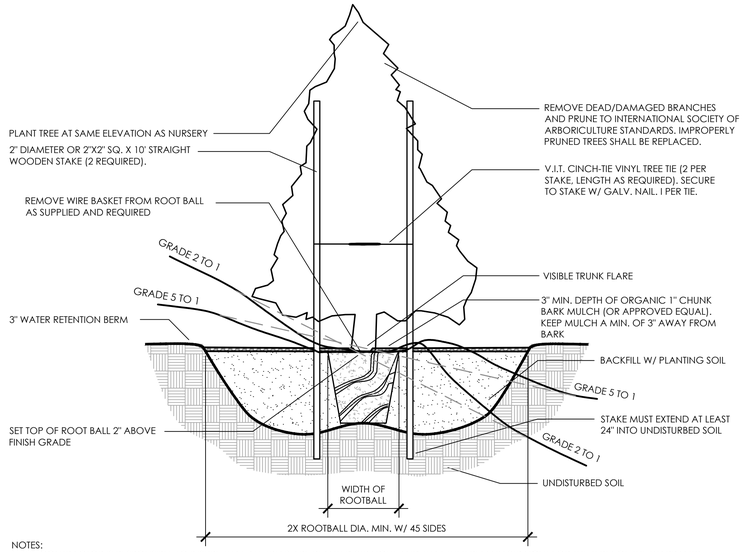
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1.3 Tree Guying Detail

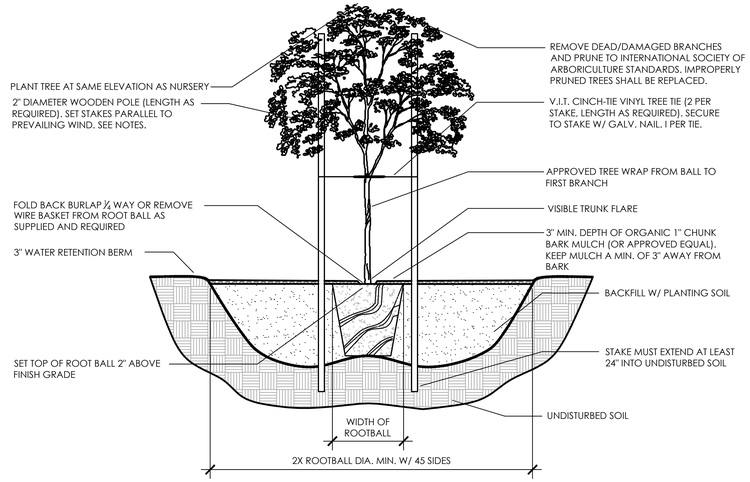
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

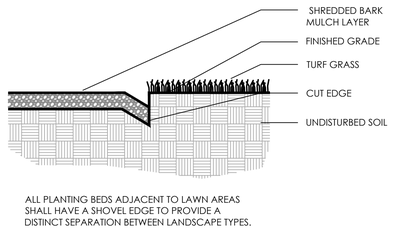
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NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.1 Deciduous Tree Planting Detail

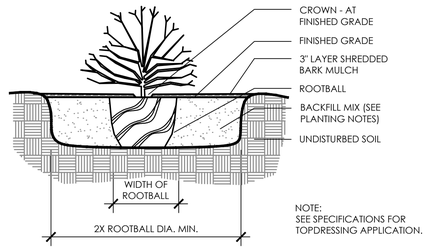
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ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail

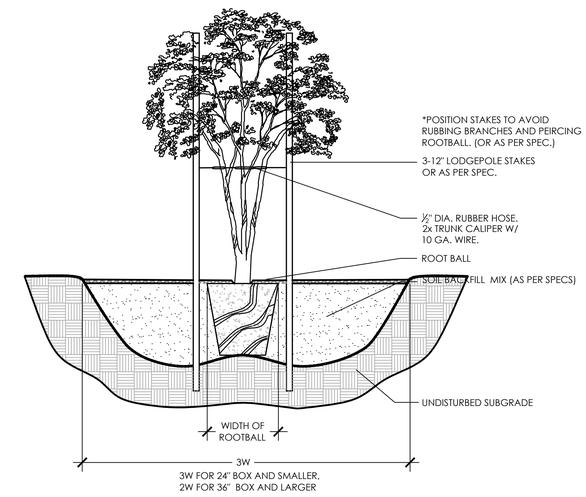
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NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

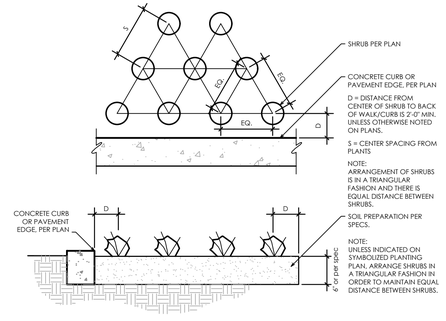
1.5 Shrub Planting Detail

Scale: N.T.S.



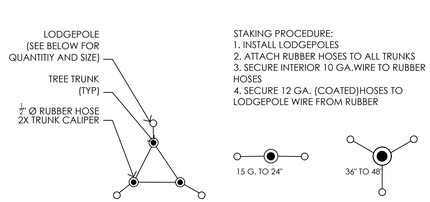
1.4 Tree Staking Detail

Scale: N.T.S.



1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

Scale: NTS

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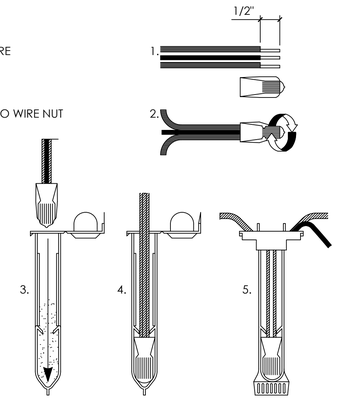
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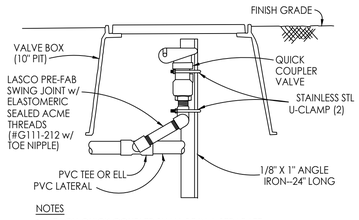
1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO CAPSULE



4. PUSH WIRE NUT TO BOTTOM OF CAPSULE
5. CLOSE COVER OF CAPSULE, SEPARATING WIRES INTO CHANNELS

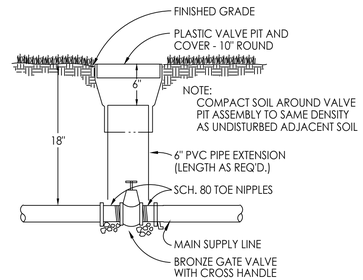
NOTE: VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS"

DIRECT-BURY WIRE SPLICE

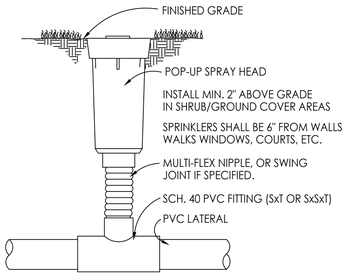


NOTES
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
2. PROVIDE (1) QUICK COUPLER KEY FOR EACH SIX QUICK COUPLER VALVES.
3. PLACE 4"-6" DEPTH PEA GRAVEL UNDER VALVE BOX.
4. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER

QUICK-COUPLER VALVE IN BOX



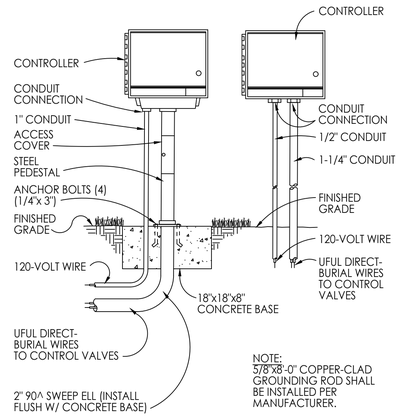
GATE VALVE ASSEMBLY



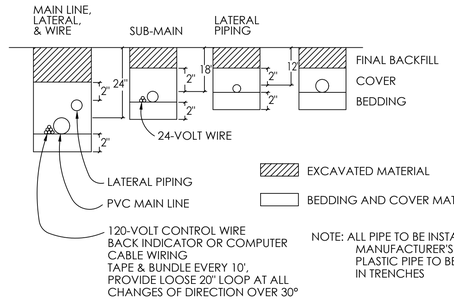
ADJUSTABLE ARC NOZZLES SHALL BE USED WHERE EDGES CURVE OR BEND

POP-UP SPRAY HEAD

NOTE:
1. ALL WIRING TO BE INSTALLED AS PER LOCAL CODE
2. SEE MANUAL FOR MOUNTING INSTRUCTIONS
3. 120-VOLT AND GROUND CONNECTIONS INSIDE HIGH VOLTAGE BOX IN CONTROLLER
4. 24-VOLT CONNECTIONS INSIDE CABINET OR ACCESS COVER OF PEDESTAL



CONTROLLER DETAIL

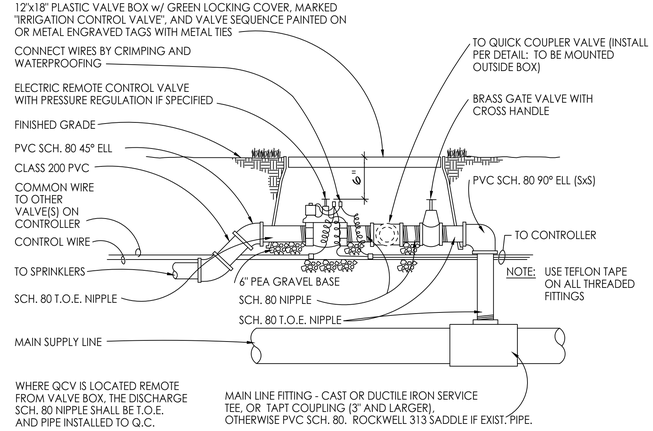


NOTE: ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS PLASTIC PIPE TO BE "SNAKED" IN TRENCHES

NOTE: APPROVED "ELECTRICAL POWER WIRES BELOW" WARNING TAPE SHALL BE INSTALLED 12" ABOVE ALL POWER WIRING IN TRENCHES

TRENCHING DETAIL

NOTE: ELBOW AT TOP OF RISER SHALL BE SCH 80 PVC MATERIAL. USE SOLVENT RECOMMENDED BY MANUFACTURER.



REMOTE CONTROL VALVE ASSEMBLY

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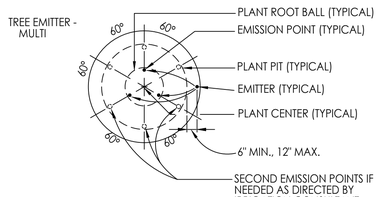
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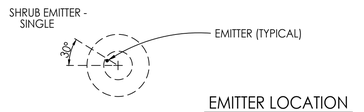
project #: SHE249
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.31.2021
drawing: Irrigation Details

sheet #
L7.2
30 of 33

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NOTE: ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER - 18" FROM TREE CENTER FOR TYP. 24" BOX TREE.

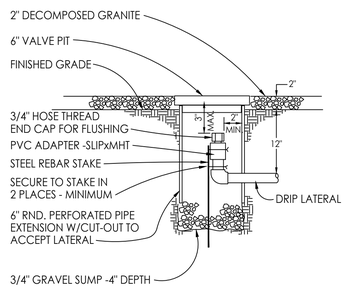




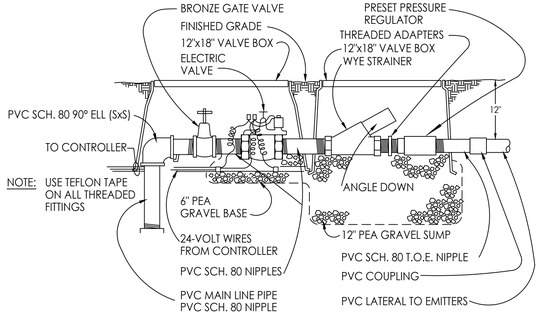
EMITTER LOCATION

TREE SIZE	DISTANCE FROM TRUNK		EMITTER TYPE
	1st 6 TUBES	2nd 6 TUBES	
15 G	3-12"		1-1 GPH
24"	4-18"		1-1 GPH
30"	6-21"		1-1 GPH
36"	6-24"		1-2 GPH
42"	6-27"		1-2 GPH
48"	6-12"	4-30"	2-2 GPH
54"	6-15"	5-33"	2-2 GPH
60"	6-18"	6-36"	2-2 GPH
72"	6-20"	6-42"	3-2 GPH

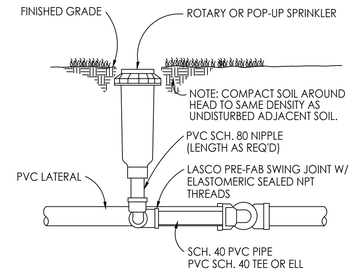
THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.



DRIP SYSTEM FLUSH PLUG

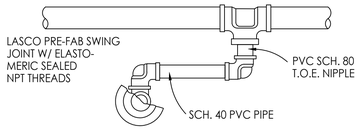


EMITTER VALVE MANIFOLD



SIDE VIEW

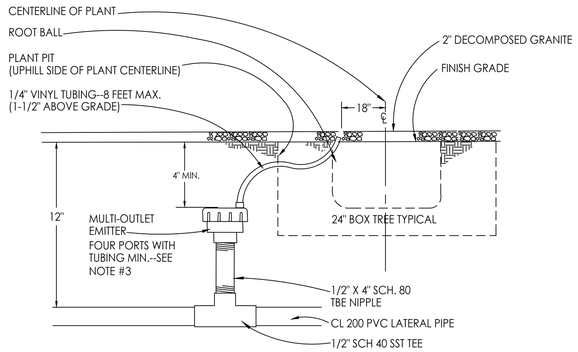
NOTE: SPRINKLERS SHALL BE 8" MINIMUM FROM WALLS, WALKS, WINDOWS, COURTS, ETC.



TOP VIEW

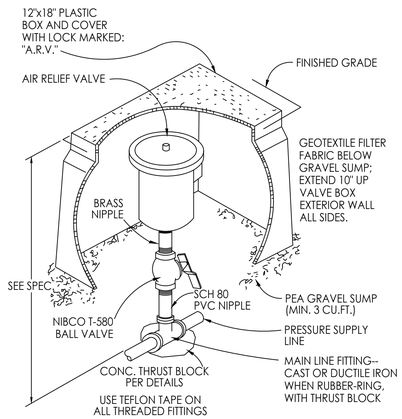
ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE

TURF SWING JOINT RISER ASSEMBLY

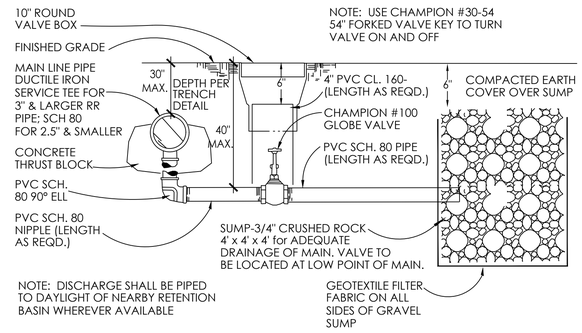


NOTE:
1.) EMISSION POINTS SHALL BE LOCATED UPHILL OF PLANT, SUPPLYING WATER TO ROOTBALL.
2.) AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTER LINE.
3.) FOUR HOLES OPEN INITIALLY, WITH TUBING SPACED EQUALLY AROUND THE DRIP LINE OF TREE.

MULTI-OUTLET EMITTER



AIR RELIEF VALVE ASSEMBLY



MANUAL DRAIN VALVE ASSEMBLY

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STATE OF IDAHO * RUSSELL GREEY * LICENSED LANDSCAPE ARCHITECT * LA - 16653 Expires 09/31/22

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #: SHE249
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 08.31.2021
drawing: Irrigation Details

sheet #
L7.3
31 of 33

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. 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.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12' of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔ Nu-Earth 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.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf. , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

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STATE OF IDAHO
GREEY
LA - 16653
Expires:06/31/13
LICENSED LANDSCAPE ARCHITECT

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
SHE249
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
08.31.2021
drawing:
Planting Specifications

sheet #
L8.1
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IRRIGATION SPECIFICATIONS

PART I - GENERAL

1.01 WORK INCLUDED

Work of this Section generally includes a provision of an underground irrigation system including the following:

1. Trenching, stockpiling excavation materials, and refilling trenches.
2. Complete systems including but not limited to piping, pump station, assemblies, valves, fittings, heads, controller wiring, and final adjustments to ensure efficient coverage as determined by Architect.
3. Water connections.
4. Replacements of unsatisfactory materials.
5. Clean-up, inspection, and approval.
6. Tests.

1.02 REFERENCES

Perform Work in accordance with requirement of Conditions of the Contract and Division 01 - General Requirements as well as provisions of all applicable laws, codes, ordinances, rules and regulations. Conform to requirements of reference information listed below, except where more stringent requirements are shown or specified in Contract Documents.

1. American Society for Testing and Materials (ASTM) - Specifications and Test Methods specifically referenced in this section.
2. Underwriters Laboratories (UL) - UL Wires and Cables.

1.03 QUALITY ASSURANCE

Installer Qualifications - Installer shall have had considerable experience and demonstrated ability in the installation of irrigation system(s) of specified type(s) in a neat, orderly, and responsible manner in accordance with recognized standards of workmanship. To demonstrate ability, experience, and financial stability necessary for this project, submit if requested by Consultant, prior to contract award the following:

1. List of 3 projects completed in the last 2 years of similar complexity to this Project. Description of projects shall include:
   a. Name of project.
   b. Location.
   c. Owner.
   d. Brief description of work and project budget.
2. Current company financial statement.

Special Requirements:

a. Tolerances - Specified depths of pressure supply lines and laterals and pitch of pipes are minimums. Settlement of trenches is cause for removal of finish grade treatment, refilling, recompaction, and repair of finished grade treatment.
b. Coordination with Other Contracts - Protect, maintain, and coordinate Work with Tasks under other sections.
c. Damage to Other Improvements - Contractor shall replace or repair damage to grading, soil preparation, seeding, sodding, or planting done under other Sections during work associated with installation of irrigation system at no additional cost to the Owner.
d. Work involving substantial plumbing for installation of backflow preventers, copper service, and related work shall be executed by licensed and bonded plumber(s), performed in accordance with all prevailing codes and regulations.
e. Work involving connection to, installation, or extension of 120 volt or greater electrical service shall be executed by a licensed and bonded electrician, performed in accordance with all prevailing codes and regulations.

1.04 SUBMITTALS

Prepare and make submittals in accordance with conditions of the Contract prior to installation.

STAKING, CONSTRUCTION RECORD DRAWINGS, AND PROGRAMMING:

1. Coates Irrigation Consultants Inc. (CICI) shall stake the locations of all sprinklers 25-feet in radius or greater with the assistance of Contractor (refer to Section 3.02-1, and contact CICI prior to Bid for staking fees). CICI shall use the GPS collection method to record the rotary sprinklers, mainline routing, electric and gate valves, and controllers; and provide plan copy to Contractor. Contractor shall draw lateral piping, controller station numbers, and all other record information on the Field Record. At end of every day, revise Field Record for all work accomplished that day in RED ink. The Field Record Plan(s) shall be available at the Project Site for review. Upon completion of Project, Contractor shall submit Field Record Plan for review, prior to final acceptance.

   Record plans shall be to same scale and in the same format as designed plans.

2. Following approval of Field Record Plan by the Architect and Consultant, the Contractor shall submit the Field Record Plan with ALL changes, additions, and modifications performed during the project installation to Consultant. Consultant (CICI) shall create a digital Construction Record from the information provided by Contractor. The digital Construction Record file shall be generated as follows:
   a. PDF: Contractor shall contract with Coates Irrigation Consultants Inc. (CICI) to combine all Field Record information and GPS data for locations of water source(s), mainline routing, valves, controllers, and basic features to correspond with the site plan. This digital file shall be placed into sheet form as required, and Portable Document Format (PDF) files created as the Construction Record. Contractor shall contact CICI prior to Bid for fees for GPS data collection and creation of digital Construction Record.

3. Consultant will not certify any pay request submitted by the Contractor if the Field Record drawings are not current, and processing of pay request will not occur until Field Records are updated.

4. Consultant (CICI) shall collect the field controller data for programming purposes, if Contractor is unable to collect data or if the process delays project completion. Contractor shall contact CICI for fees for data collection.

5. Prior to scheduling walk-through for substantial completion, Contractor is to submit all Field Record information to the Consultant for approval.

6. Contractor shall also provide both a hard copy and Electronic Form version of the Controller Data Sheets to the Consultant. Hard copy and Electronic Forms shall be provided to the Contractor by Coates Irrigation Consultants Inc.

CONTROLLER CHARTS - Do not prepare controller charts until Construction Record (as-built) drawings have been approved by the Consultant.

1. Provide controller chart, automatic controller.
2. Controller drawing may be same size reproduction of the record drawing, if scale permits fitting them inside the controller door without folding drawing. If photo reduction prints are required, keep reproduction to maximum size possible to retain full legibility. Chart may also be Controller Data Sheet as for central-satellite systems, if approved by Consultant.
3. Controller chart shall be bond print of actual as-built system, showing area covered by that controller; or Controller Data Sheet showing information on each station, and with complete description of each station's location.
4. Identify area of coverage of each remote control valve, using a distinctly different pastel color for each zone. Highlight heads, lateral piping, and control valves.
5. Following review of controller drawings by Consultant, hermetically seal each chart between two layers of 20 mm thick clear plastic.
6. Controller chart shall be completed and approved by Consultant prior to final completion walk-through of irrigation system.
7. Attach approved controller chart to inside of each controller door using self adhesive Velcro strips.

CONTROL SYSTEM PROCEDURES:

1. Contractor shall be responsible to provide and install all specified control equipment to result in a complete and working system, whether or not all appurtenances are shown on plans. System shall include controllers; all grounding and surge protection; and electrical control wiring.

2. Following installation of each controller, contractor shall record all station data on a "Data Sheet" provided by the Consultant. This data shall include the type and quantity of irrigation devices on each station, nozzle type, arc, area of control (turf, trees, shrubs, etc.), valve size, gpm, location, etc. as shown on the Data Sheet.
3. Prior to final walk-through for each area of the project, contractor shall confirm that the following has been accomplished:
   a. Construction record drawings per 1.04.1.
   b. Data Sheets for Controllers.

4. Consultant (CICI) shall provide the following programming services: station data, hydraulic tree, and programs and schedules in the irrigation computer. CICI shall not provide a visual, interactive map. Contractor shall contact CICI for fees for programming services prior to bid.

5. Product Warranty: Warranty* includes the following:
   a. Manufacturer's stated warranties shall apply on all products.
   b. It shall insure that an authorized representative will be at the job site within 24 hours of notification of a product problem.
   c. Warranty includes a one-year minimum product and labor warranty. If the product fails to meet project specifications, and the manufacturer's representative is unable to resolve the deficiency, the product will be replaced at no cost to the client with the product of their choice. This includes Contractor's labor for product replacement at their normal hourly rates.
   d. In the event of a product problem, and the Consultant is required to spend additional time not covered by their contract as a result of this problem, then the manufacturer will reimburse the Consultant for time and materials at their normal hourly rates.

   *Project Qualifications:
   a. The Consultant must be currently certified as an irrigation designer by the Irrigation Association, the American Society of Irrigation Consultants, or licensed in the project state to practice landscape architecture which includes irrigation design.
   b. The project must consist entirely of one manufacturer's products where applicable (i.e.: excluding pipe, fittings, & wiring). If any competitive products are INSTALLED on the project, the warranty will be the standard trade warranty as delineated in the manufacturer's product catalog.
   c. The manufacturer's representative must be notified in the event of a product problem at least twenty-four (24) hours prior to an in-field meeting.
   d. Installation must be certified by authorized representative in conformance to plans.

Operation Manual:

Submit 3 sets of Operations Manual to Consultant for approval, prior to scheduling the final completion walk-through. Manual is to include the following in a 1 x 3 ring binder:

1. Index sheet stating project name, and listing Contractor name, address, phone number, and contact person. Include same information for Primary Sub-Contractors.
2. Manufacturer cut sheets for all material components of irrigation system. Highlight or circle specific models or items.

1.05 DELIVERY, STORAGE and HANDLING

Deliver, unload, store and handle materials, packaging, bundling, products, in dry conditions,or a weatherproof manner, to prevent damage, breakage, deterioration, intrusion, ignition, and vandalism. Deliver in original unopened packaging containers prominently displaying manufacturer name, volume, quantity, contents, instructions, and conformance to local, state, and federal law. Remove and replace cracked, broken, or contaminated items or elements prematurely exposed to moisture, inclement weather, snow, ice, temperature extremes, fire, or job site damage.

Handling of PVC Pipe - Exercise care in handling, loading and storing of PVC pipe. All PVC pipe shall be transported in a vehicle which allows the entire length of pipe to lie flat so as not to subject it to undue bending or concentrated external loads. All sections of pipe that have been dented or damaged shall be discarded, and if installed, shall be removed and replaced with new piping.

1.06 JOBSITE CONDITIONS

Protection of Property:

1. Preserve and protect all trees, plants, monuments, structures, and paved areas from damage due to Work in this Section. In the event damage does occur, all damage to inanimate items shall be completely repaired or replaced to the satisfaction of the Owner. All injuries to living plants shall be repaired by the Owner, and all costs of such repairs shall be charged to and paid by the Contractor.

2. Protect buildings, walks, walls, and other property from damage. Flare and barricade open ditches. Damage caused to asphalt, concrete, or other building material surfaces shall be repaired or replaced at no cost to the Owner. Restore disturbed areas to original condition.

Existing Trees:

1. All trenching or other Work under limb spread of any and all evergreens or low branching deciduous material shall be done by hand or by other methods so as to prevent damage to limbs or branches.

2. Where it is necessary to excavate adjacent to existing trees, use all possible care to avoid injury to trees, and tree roots. Excavation in areas where 2 inch and larger roots occur shall be done by hand. Roots 2 inches and larger in diameter, except directly in the path of pipe conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a trenching machine is operated close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through roots. Roots 1 inch and larger in diameter shall be painted with two coats of "Tree Seal". Trenches adjacent to trees shall be closed within 24 hours, and when this is not possible, the side of the trench adjacent to the tree shall be kept shaded with moistened burlap or canvas.

Protection and Repair of Underground Lines:

1.Request proper utility company to stake exact location (including depth) of all underground utilities. Take whatever precautions necessary to protect these underground lines from damage. In the event damage does occur, all damages shall be repaired by Contractor unless other arrangements have been made.

Replacement of Paving and Curbs - Where trenches and lines cross existing roadways, paths, curbing, etc., damage to these shall be kept to a minimum and shall be restored to original condition.

1.07 WARRANTY/GUARANTY

Contractor shall warrant materials against defects for a period of one year from the date of Substantial Completion. Contractor shall guarantee workmanship for similar period. Contractor shall be responsible for coordinating material warranty items with the manufacturer/distributor.

Settling of backfilled trenches which may occur during guaranty period shall be repaired by Contractor at no expense to the Owner, including complete restoration of damaged property.

Expenses due to vandalism before substantial completion shall be borne by Contractor.

Owner or representative maintenance company will maintain turf and planting areas during warranty period, so as not to hamper proper operation of the irrigation system.

1.08 MAINTENANCE

Furnish the following maintenance items to Owner prior to final Acceptance:
1. 2 sets of special tools required for moving, disassembling, and adjusting each type of sprinkler head and valve supplied on this project.
2. 2 keys for each automatic controller.
3. 3 quick coupler keys and matching hose swivels.

1.09 EXTRA STOCK

In addition to installed system furnish the following items to Owner:
1. 4 per 100 installed drip emitters of each type used.
2. 2 pop-up heads of each type used.

PART II - PRODUCTS

2.01 MATERIALS

General Piping:

Note: All piping for reclaimed water systems shall be purple colored, or wrapped with reclaimed "sock" or reclaimed marking tape, and main lines shall have detectable reclaimed marking tape in trench 12" above top of pipe.

1. Pressure Supply Lines (downstream of backflow prevention units) - Class 200 PVC, Solvent Weld Belled End for 2-1/2" and smaller, and rubber-ring joint for 3" and larger with ductile iron fittings.
2. Non-pressure lines - Class 200 PVC, Solvent Weld Belled End.
3. Drip Piping - 1/2" Class 315 PVC, Solvent Weld unless otherwise specified on plans.
4. Emitter Tubing - by emitter manufacturer.

Plastic Pipe and Fittings:

1. Identification Markings:
a. All pipe to be identified with following indelible markings:
   1) Manufacturer's Name.
   2) Nominal pipe size.
   3) Schedule or class.
   4) Pressure Rating.
   5) NSF (National Sanitation Foundation) seal of approval.
   6) Date of extrusion.

b. All fittings including valve taps for rubber-ring pipe shall be cast or ductile iron, rubber-ring joint for PVC. Ductile iron fittings shall have the following characteristics:
   1) All ductile iron fittings and joint restraints shall have a fusion bonded epoxy coating on interior and exterior of the product surface, average of 10-12 mm thickness. Epoxy coating shall conform to the requirements of CSA Z245.20-20 and NSF 61 for water services. Tar/bitumen coating will not be approved.
   2) All ductile iron pipe fittings, joint restraints, lateral isolation valves and mainline isolation gate valves shall be of the same manufacture which offers a 10-year warranty on products and replacement labor costs. Prior to installation, manufacturer shall provide documentation stating the above warranty information.

2. Solvent Weld Pipe - Manufactured from virgin polyvinyl chloride (PVC) compound in accordance with ASTM D2241 and ASTM D1784: cell classification 12245-B, Type 1, Grade 1.
   a. Fittings - Standard weight, Schedule 40, injection molded PVC; complying with ASTM D1784 and D2466, cell classification 12454-B.
      1) Threads - Injection molded type (where required).
      2) Tees and ells - Side gated.
   b. Threaded Nipples - ASTM D2464, Schedule 80 with molded threads.
   c. Joint Cement and Primer - Type as recommended by manufacturer of pipe and fittings.

Low Pressure/Volume Systems:

1. Emitters as indicated on drawings.
2. Drip Piping - manufactured of polyvinyl chloride compound conforming to ASTM D2241 and ASTM D1784, Type 1, Grade 1.
3. Fittings - Schedule 40 PVC, or as recommended by piping manufacturer.
4. Drip Valve Assembly - Type and size shown on drawings.
   a. Wye Strainer - Plastic/Fiberglass construction with 150 mesh nylon screen and blow out assembly.
   b. Control Valve - 2-way, solenoid pilot operated type made of synthetic, non-corrosive material; diaphragm-activated and slow closing. Include freely pivoted seat seal; retained (mounted) without attachment to diaphragm.
   c. Pressure Regulator - Plastic/Fiberglass construction, preset type with pressure setting per drawings.

Copper Pipe and Fittings:

1. Copper Pipe - Type K hard tempered.
2. Fittings - Wrought copper, solder joint type.
3. Joints - Soldered with solder, 45% silver, 15% copper, 16% zinc, and 24% cadmium and solids at 1125 F and liquids at 1145F.

Brass Pipe and Fittings:

1. Brass Pipe - 85% red brass, AMSI Schedule 40 screwed pipe.
2. Fittings - Medium brass, screwed 125 pound class.

Quick Coupling Valves - Brass two-piece body designed for working pressure of 150 psi, operable with quick coupler. Equip quick coupler with locking rubber cover (purple for reclaimed water if specified).

Valve Boxes:

Note: All box covers for reclaimed water systems shall be purple colored, and marked for reclaimed. Otherwise, valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation.

1.Drip Line Blow-out Stubs, and Wire Stub Box - Carson #910-12.
2. 1-inch through 2-inch Control Valves - Carson #1419-13B.
3. Drip Valve Assemblies - Carson #1419-13B.
4. Control Wiring Splices - Carson #910-12.
5. Main Line Gate Valves - Carson #910-12.
6. Air-Reilef Valves - Carson #1419-13B.
7. Manual Drain Valves - Carson #1419-13B.
8. Pressure Reducing Valves - As shown on detail.

Electrical Control Wiring:

1. Low Voltage:
   a. Electrical Control Wire - AWG UF UL approved No. 14 gauge direct-burial copper wire for all control wires, and No. 14 gauge direct-burial copper wire for all common wires.
   b. Wire Colors:
      1) Control Wires - Red.
      2) Common Wires - White.
      3) Master Valve Wires - Blue and yellow.
      4) Future Wires - Same as control and common wire (labeled at terminations). Two per controller unless noted, at each extreme end.
   c. If multiple controllers are utilized, and wire paths of different controllers cross each other, both common and control wires from each controller shall be different colors approved by Consultant.

   d. Wire connections for all valve and solenoid locations shall be UL 486D approved direct-bury wire connectors for wet / damp locations, rated up to 600 volts, as manufactured by Rain Bird model DB Series Wire Connector, or approved similar dry splice method. Wire connectors shall provide strain relief and have the wire nut / spring integrated into the housing. All 24-volt wire splices shall conform to National Electric Code (NEC) standards and all state, local and federal codes.

2. High Voltage - Type required by local codes and ordinances, of proper size to accommodate needs of equipment serviced.

Sprinkler Heads - As shown on drawings. Purple caps or nozzles for Reclaimed Water use.

Electric Control Valves - As noted on drawings. Purple handles for Reclaimed Water use. Install pressure regulating devices where specified on plans.

Pipe bedding material - Construction grade sand approved by Consultant.

Automatic Controller - As shown on drawings.

Backflow Preventer - As shown on drawings.

Manual Drain Valve - As shown on drawings.

Air-Relief Valve - As shown on drawings.

Pressure Reducing Valve - As shown on drawings.

Master Control Valve - As shown on drawings.

Flow Sensor and Monitor or Transmitter - As shown on drawings.

Pump Station - As shown on drawings.

PART III - EXECUTION

3.01 INSPECTION

Examine areas and conditions under which Work of this Section is to be performed. Do not proceed with Work until unsatisfactory conditions have been corrected.

Grading operations, with the exception of final grading, shall be completed and approved by Owner prior to staking or installation of any portion of irrigation system except sleeving.

3.02 PREPARATION

Staking shall Occur as Follows:

1. For all projects with rotary sprinklers spaced at twenty-five feet (25') or greater, Consultant (CICI) shall lay out the sprinklers using wire flags with assistance from Contractor. Contractor shall contact CICI prior to Bid for Consultant's staking fees. For all projects or area segments with smaller sprinklers, Contractor shall lay out sprinklers and contact Consultant for review.

2. Mark with powdered lime or marking paint routing of pressure supply lines, and flag heads and control valve locations for first series of zones as directed by Consultant. Contact Consultant a minimum of 48 hours in advance and request a review of staking. Consultant will review staking and direct changes if required. Staking review does not relieve installer from coverage problems due to improper placement of heads after staking.

Install sleeving under all asphalt paving and concrete walks, prior to the installation of concrete or paving operations, to accommodate piping and wiring. Compact backfill around sleeves to 95% Standard Proctor Density within 2% of optimum moisture content in accordance with ASTM D1557.

Trenching - Trench excavation shall follow, as much as possible, layout shown on Drawings. Dig trenches straight, and support the pipe continuously on the bottom of trench. Trench bottom shall be clean and smooth with all rock and organic debris removed. Pressure supply line trenches shall be over-excavated as required to allow for bedding material. Trench depth shall be uniform as required to meet minimum depth requirements for the type of piping being installed.

1. Clearances:
   a. Piping smaller than 3 inches - Trenches shall have a minimum width of 7 inches. 12 inches for 3" and larger pipe.
   b. Line clearance - Provide not less than 6 inches of clearance between each line, and not less than 12 inches of clearance between lines of other trades.
   c. For Reclaimed Water systems, 2-foot vertical (below) and 6-foot horizontal separations from potable lines are required per industry standards.

2. Pipe and Wire Depth:
   a. Pressure Supply Piping - 24 inches from top of pipe (30 inches where 6" and larger pipe is on project).
   b. Non-pressure piping - 12 inches from top of pipe.
   c. Control Wiring - Side and bottom of pressure supply line.
   d. Drip piping - 12 inches from top of pipe.
   e. Emitter tubing - 12 inches from top of pipe (non slope plantings). 4 inches from the top of pipe (slopes 2:1 or greater).

3. Boring will be permitted only where pipe must pass under obstruction(s) which cannot be removed, and must be approved by Consultant if not specifically indicated on construction drawings. Final density of backfill shall match that of surrounding soil. Use of sleeves of suitable diameter is acceptable if installed first by jacking or boring, and pipe laid through sleeves. Observe same precautions as though pipe were installed in open trench.

3.03 INSTALLATION

Locate other equipment as near as possible to location designated on construction drawings. Deviations shall be approved by Consultant prior to installation.

PVC Piping:

1. Snake pipe in trench as much as possible to allow for expansion and contraction.

2. When pipe laying is not in progress, or at end of each day, close pipe ends with tight plug or cap. (Perform work in accordance with good practices prevailing in piping trades).

3. Coordinate pressure supply line installation with required bedding operations. Concrete thrust blocks or steel joint restraints shall be utilized for all rubber-ring joint fittings per industry standards. In sandy soil, mechanical joint fittings shall be used with thrust blocks.

4. Stake all above-grade PVC piping per details.

5. Use 45-degree ells when making perpendicular crossings of above-grade PVC piping, to depress bottom pipe.

6. Lay pipe and make all plastic-to-plastic joints in accordance with manufacturer's recommendations.

Drip Piping:

1. Install fitting connections per manufacturer's recommendations.
2. Use threaded risers and Sch. 40 or Sch 80 fittings per details when making connections in drip piping for emitters and fittings.
3. Install drip line blow-out stubs at all dead ends of drip piping.
4. Any deviations from drip pipe routing shown on drawings must be approved by consultant prior to installation.

Control Wiring

1. Low Voltage Wiring:
   a. Bury control wiring between controller and electric valves in pressure supply line trenches, with wires consistently located below and to one side of pipe, on top of initial pipe bedding, or in separate trenches.
   b. Bundle all 24-volt wires at 10-foot intervals with electrical or duct tape.
   c. Provide an expansion loop at pressure supply line angle fittings, every electric control valve location (in valve box), and at minimum 500 feet intervals. Form expansion loop by wrapping wire at least 8 times around a 1-inch pipe and withdrawing pipe.
   d. Make splices and electric control valve connections using SureSplice SK 12-14 connectors or similar dry splice method.
   e. Install control wire splices not occurring at control valve in a separate splice valve box.
   f. Install one control wire for each control valve.
   g. Run 2 spare #14-1 control wires from controller pedestal to last electric control valve operated by controller on each and every leg of pressure supply line. Label spare wires at controller and wire stub box. Loop a minimum of 24" from all spare wires inside every control valve box operated by controller.
   h. Run all future control wires from controller pedestal to point indicated on drawings. Coil a minimum of ten (10) feet at termination and install in 10" round valve box. Label all wires at termination.

2. High Voltage Wiring for Automatic Controller
   a. Provide 120-volt power connection to automatic controller.

Automatic Controller:

1. Install controller in accordance with manufacturer's instructions as detailed and where shown on Drawings.
2. Connect remote control valves to controller in numerical sequence as shown on Drawings.
3. Final location of controller shall be approved by Consultant prior to installation.
4. Each controller shall have a dedicated separate ground wire and surge protection.
5. Above-ground conduit shall be rigid galvanized with appropriate fittings. Below-ground conduit shall be Schedule 40 PVC.

Quick Coupler Valves:

Install quick couplers on double swing-joint assemblies of Schedule 80 PVC piping; flush to grade. Angled nipple relative to pressure supply line shall be no more than 45 degrees and no less than 10 degrees. Install quick coupler as detailed.

Drip Valve Assemblies - Install drip valve assembly as detailed.

Drip Emitters - Install drip emitters as detailed.

Valve Boxes:

1. Install one valve box for each type of valve installed as detailed flush with grade for all sodded areas, and above-grade for all seeded areas.
2. Valve box extensions are not acceptable, except for master valve and flow sensor.
3. Install gravel sump after compaction of all trenches. Valve box to rest on gravel sump. Place final portion of gravel inside valve box after valve box is backfilled and compacted.
4. Install "Christy" stainless steel or 2.5" x 5" plastic valve label tags for each valve box (1-800-258-4583). Entire controller & station number shall be printed on each tag. Letter and number size shall be no smaller than 1/8 inch and no greater than 1/4 inches. Label each valve box as follows:
   a. Control valves - Controller letter and station number.
   b. Quick Coupler Valves - Label "QCV."
   c. Wire Splices - Label wire splices with the letters "W.S."
   d. Drip Piping Blow-out Stubs - Controller letter and station number of each drip piping blow-out.
   e. Gate Valves - Label with letters "GV" typical.
   f. Air-Relief Valves - Label with letters "ARV" typical.
   g. Manual Drain Valve - Label with letters "MDV."
   h. Pressure Reducing Valves - Label with letters "PRV" typical.
   i. Flow Sensors - Label with letters "FS" typical.
5. Valve box color to be selected based upon a review of the location and adjacent material by Owner and Landscape Architect prior to installation. These guidelines are typical of all installations unless water source is effluent. In that case all valve boxes no matter the location are to be purple in color and meet all applicable codes and ordinances.

Backflow Preventer - Install as detailed on Drawings.
Pump Station- Install as detailed on Drawings.

Electric Control Valves:

Install top of cross handle a maximum of 3 inches below finished grade where shown on Drawings and as detailed. When grouped together, allow a minimum of 12 inches between valve box sides. Space control valves accordingly. Install each remote control valve in a separate valve box. Install valve boxes flush with grade. When parallel to roadway, sidewalk or other permanent element or structure, control valve and box are to be installed perpendicular to element or structure, spaced equally. For athletic areas such as football fields where concrete curbs exists, place electric valves within one foot of curb.

Main Line Gate Valves - Install as detailed on Drawings.

Air-Relief Valves - Install as detailed on Drawings.

Control Wiring:

1. All control wiring to be laid to bottom and side of pressure supply line trench. Separate wire trenches will not be allowed unless approved by Consultant prior to installation.

Backfilling - Do not begin backfilling operation until required system tests have been completed. Backfill shall not be done in freezing weather except with prior written approval by Consultant. Leave trenches slightly mounded to allow for settlement after backfilling is complete. Trenches shall be finished graded prior to walk-through of system by Consultant.

1. All pressure supply lines shall be bedded with construction grade sand 4 inches below invert of pipe, to 6" above top of pipe and width of trench when site conditions are rocky or otherwise unfavorable.
2. Materials - Excavated material is generally considered satisfactory for backfilling purposes after completing bedding requirements. Backfill materials shall be free of rubbish, vegetative matter, frozen materials, and stones larger than 2 inches in maximum dimension. Do not mix subsoil with topsoil. Material not suitable for backfill shall be hauled away. Contractor shall be responsible for providing suitable backfill if excavated material is unacceptable, or not sufficient to meet backfill, compaction, and final grade requirements.
3. Do not leave trenches open for a period of more than 48 hours. Open excavations shall be protected in accordance with OSHA regulations.
4. Compact backfill to 90% maximum density in 6" lifts, determined in accordance with ASTM D155-7 utilizing the following methods:
   a.Mechanical tamping.
   b.Puddling or ponding. Puddling or ponding and/or jetting is prohibited within 10'-0" of building or foundation walls.

Piping Under Paving:

1. Provide for a minimum cover of 24 inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphalt concrete or concrete paving. Provide sleeving as required by municipality, or as shown on plans.
2. Piping shall be bedded with construction grade sand - 6 inches below pipe to 6 inches above pipe and the width of the trench.
3. Compact backfill material in 6-inch lifts at 95% maximum density determined in accordance with ASTM D1557 using manual or mechanical tamping devices.
4. Set in place, cap, and pressure test all piping under paving, in presence of Consultant or Owner prior to backfilling and paving operations.
5. Piping under existing walk or concrete pavement shall be done by jacking, boring, or hydraulic driving, but where cutting or breaking of walks and/or concrete is necessary, it shall be done and replaced at no cost to the Owner. Obtain permission and prior approval from Owner to cut or break walks and / or concrete.

3.04 FIELD QUALITY CONTROL

Flushing - After piping, risers, and valves are in place and connected, but prior to installation of emitter heads, quick coupler valves, and air relief valves, thoroughly flush piping system under full head of water pressure from dead end fittings. Maintain flushing for 5 minutes through furthestmost valves. Cap riser after flushing.

Testing - Conduct tests in presence of Consultant. Arrange for presence of Consultant a minimum of 48 hours in advance of testing. Supply force pump and all other test equipment.

1. After backfilling, and installation of all control valves & quick coupler valves, fill pressure supply line with water, and pressurize to 40 PSI over the designated static pressure or 120 PSI, whichever is greater, for a period of 2 hours.
2. Leakage, Pressure Loss - Test is acceptable if no leakage or loss of pressure is evident during test period.
3. Leaks - Detect and repair leaks.
4. Retest system until pressure can be maintained for the duration of the test.
5. Before final acceptance, pressure supply line shall remain under pressure for a period of 48 hours.

Walk-Through for Substantial Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Entire System shall be completely installed and operational prior to scheduling of walk-through. All sodded areas are to be complete with head height and valve boxes adjusted accordingly.
3. Operate each zone in its entirety for Consultant at time of walk-through, and open all valve boxes.
4. Consultant shall generate a list of items to be corrected prior to Final Completion ("Punch List").
5. Furnish all materials and perform all Work required to correct all inadequacies due to deviations from Contract Documents, and as directed by Consultant.
6. During walk-through, expose all drip emitters and sprinklers under operations for observation by Consultant to demonstrate that they are performing and installed as designed; prior to placing of all mulch material. Schedule separate walk-through if necessary.

Walk-Through for Final Completion:

1. Arrange for Consultant's presence a minimum of 48 hours in advance of walk-through.
2. Show evidence to Consultant that Owner has received all accessories, charts, record drawings, and equipment as required before Final Completion walk-through is scheduled.
3. Operate each zone identified as deficient at substantial completion walk-through for Consultant to review at time of final completion walk-through to ensure correction of all incomplete items.
4. Items deemed not acceptable by Consultant shall be reworked to the complete satisfaction of Consultant.
5. If after request to Consultant for a walk-through for Final Completion of the irrigation system, Consultant finds items during walk-through to be deficient, Contractor shall be charged for all subsequent walk-throughs. Funds will be withheld from final payment and/or retainage to Contractor, in amount equal to additional time and expenses required by Consultant to conduct and document further walk-throughs as deemed necessary to ensure compliance with Contract Documents.

3.05 ADJUSTING

Upon substantial completion of installation, fine-tune entire system by regulating valves, adjusting spray patterns and break-up arms/screws, and setting pressure reducing valves or throttling electric valve flow control stems to proper pressure settings to provide optimum and efficient coverage. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible. Heads of same type shall be operating at same pressure +/- 7%.

If it is determined that irrigation adjustments will provide proper and more adequate coverage, make such adjustments prior to Final Acceptance, as directed, at no additional cost to Owner. Adjustments may also include changes in nozzle sizes, degrees of arc, and control valve throttling.

All sprinkler heads shall be set perpendicular to finish grade unless otherwise designated.

Areas which do not conform to designated operation requirements due to unauthorized changes or poor installation practices shall be immediately corrected at no additional cost to the Owner.

3.06 CLEANING

Maintain continuous cleaning operation throughout duration of Work. All trash or debris generated by installation of irrigation system shall be properly disposed of by Contractor off-site.

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STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires: 09/31/22
LICENSED LANDSCAPE ARCHITECT

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
SHE249
scale:
As Shown
issued for:
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TEAM
date:
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Irrigation Specifications

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L8.2
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GENERAL STRUCTURAL NOTES

A. GENERAL

1. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKMEN WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
2. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM-WORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS NOTED HEREIN IS NOT EXCEEDED.
3. DESIGN OF ITEMS NOT PART OF THE PRIMARY STRUCTURAL SYSTEM (SUCH AS STAIRS, RAILINGS, NON-STRUCTURAL WALLS) AND PREFABRICATED STRUCTURAL ITEMS (SUCH AS FLOOR, ROOF TRUSSES) SHALL BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. REFER TO SUBMITTALS SECTION FOR ITEMS THAT MUST BE SUBMITTED FOR REVIEW AND FOR SUBMITTAL REQUIREMENTS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCH'L. DRAWINGS AND RESOLVE ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCH'L, MECH, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
5. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY INDICATED AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY SHOW ONLY ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
7. STANDARDS AND CODE REFERENCES NOTED IN THESE CONSTRUCTION DOCUMENTS REFER TO THE EDITIONS ADOPTED BY THE BUILDING CODE SPECIFIED IN THE BASIS FOR DESIGN. REFERENCES NOT SPECIFICALLY ADOPTED BY SAID BUILDING CODE REFER TO THE LATEST EDITION.
8. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, JURISDICTION, OR THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR THE BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION.

B. BASIS FOR DESIGN

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2018
2. ROOF LOADS: DEAD LOAD: 5 PSF; LIVE LOAD (REDUCIBLE): 20 PSF
3. WIND LOADS: 102 MPH BASIC WIND SPEED (Vasd = 79 MPH); EXPOSURE C; INTERNAL PRESSURE COEFFICIENT (GCpi) = 0.18; COMPONENT AND CLADDING WIND PRESSURE PER ASCE7-16
4. SEISMIC LOADS: SITE CLASS D; SEISMIC DESIGN CATEGORY C; R = 1.25; S_S = 0.28; S_1 = 0.102; S_{DS} = 0.294; S_{D1} = 0.163; SYSTEM: NON-BUILDING STRUCTURE; ANALYSIS: EQUIVALENT LATERAL FORCE PROCEDURE; BASE SHEAR, V = C_sW = 0.235 W
5. SNOW LOADS: P_g = 14 PSF; P_f = 14 PSF; C_e = 1.0; C_t = 1.2; Ie = 1.0; P_d = PER PLAN
6. RISK CATEGORY: RISK CATEGORY II; SEISMIC IMPORTANCE FACTOR = 1.0
7. RAIN INTENSITY: 1 1/2"/HR (BASED ON 100-YR RAIN CYCLE)

C. FOUNDATION

1. FOUNDATIONS DESIGNED PER RECOMMENDATIONS BY GEOTEK, INC., REPORT NO. 2050-ID, DATED AUGUST 12, 2019. SITE PREPARATION, GRADING, TESTS, INSPECTIONS, FIELD OBSERVATIONS, OR APPROVAL FROM THE GEOTECHNICAL ENGINEER RECOMMENDED BY THE GEOTECHNICAL REPORT AND ANY ADDENDA SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS.
2. ALLOWABLE DEAD PLUS LIVE LOAD SOIL PRESSURE = 2000 PSF.
3. FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, OR UNCOMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.
4. TRENCHES AND EXCAVATIONS UNDER OR ADJACENT TO FOUNDATIONS SHALL BE PROPERLY BACKFILLED AND COMPACTED.
5. BACKFILL MATERIAL AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (INCLUDING REQUIREMENTS FOR GEOFABRIC, IF ANY.). IN THE ABSENCE OF THE GEOTECHNICAL REPORT, BACKFILL MATERIAL SHALL BE GRANULAR AND FREE DRAINING.

D. CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ACI 318 AND ACI 301, EXCEPT AS MODIFIED BY THE CONSTRUCTION DOCUMENTS.
2. DUE TO SEVERE/VERY SEVERE SULFATE CONTENT OF THE ON-SITE SOILS, MIN. 28 DAY COMPRESSIVE STRENGTH, f'_c, SHALL BE 4500 PSI AND MAX. WATER/CEMENT RATIO SHALL BE 0.45 FOR ALL CONCRETE IN CONTACT WITH SOIL. (FOUNDATION DESIGN BASED ON 2500 PSI.)
3. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE. MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE SHRINKAGE AND HAVE PROVEN SHRINKAGE CHARACTERISTICS OF 0.05% OR LESS BASED ON TESTING PER ASTM C157.
4. IF USED, EARLY STRENGTH CONCRETE SHALL BE PROPORTIONED TO DEVELOP THE 28 DAY COMPRESSIVE STRENGTH AT THE AGE REQUIRED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TEST DATA FOR REVIEW BY THE STRUCTURAL ENGINEER TO SUBSTANTIATE THE CONCRETE STRENGTH AT THE REQUIRED AGE.
5. ALL CONCRETE SHALL BE NORMAL WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARD ROCK AGGREGATES CONFORMING TO ASTM C33 U.N.O. WHERE LIGHTWEIGHT CONCRETE IS SPECIFIED, CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT USING AGGREGATES CONFORMING TO ASTM C330. THE AGGREGATE IN THE CONCRETE SHALL BE well GRADED. THE NOMINAL MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL BE 1 1/2" FOR SLABS ON GRADE (1 1/2" MIX) AND 3/4" OR LESS FOR ALL OTHER CONCRETE, U.N.O.
6. MAX. SLUMP SHALL BE 5 INCHES (EXCEPTION: WHERE ADMIXTURES/PLASTICIZERS HAVE BEEN INCLUDED IN MIX DESIGN TO IMPROVE WORKABILITY, SLUMP LIMIT SHALL BE BASED ON ADMIXTURE MFR.'S RECOMMENDATIONS). MIX WATER SHALL BE CLEAN AND POTABLE.
7. PORTLAND CEMENT SHALL CONFORM TO ASTM C150. TYPE V CEMENT SHALL BE USED FOR CONCRETE IN CONTACT WITH EARTH. TYPE II CEMENT MAY BE USED ELSEWHERE. CEMENT SHALL BE TYPE V WITH POZZOLAN WHERE CONCRETE IS IN CONTACT WITH SOIL CONTAINING VERY SEVERE SULFATE EXPOSURE.

D. CONCRETE (CONT'D.)

8. FLY ASH MAY BE USED IN CONCRETE, SUBJECT TO APPROVAL BY THE ARCHITECT, PROVIDED THE FOLLOWING CONDITIONS ARE MET:

8.1. FLY ASH SHALL COMPLY WITH ASTM C618.

8.2. CEMENT CONTENT SHALL BE REDUCED A MINIMUM OF 15 PERCENT UP TO A MAXIMUM OF 25 PERCENT WHEN COMPARED TO AN EQUIVALENT CONCRETE MIX DESIGN WITHOUT FLY ASH. FLY ASH CONTENT SHALL NOT COMPRISE MORE THAN 35 PERCENT OF THE TOTAL CEMENTITIOUS CONTENT. THE WATER-CEMENT RATIO SHALL BE CALCULATED BASED ON THE TOTAL CEMENTITIOUS MATERIAL IN THE MIX.

8.3. CLASS F FLY ASH SHALL BE USED IN SULFATE RESISTANT CONCRETE WITH f'_c EQUAL TO OR GREATER THAN 4000 PSI. CLASS C FLY ASH MAY BE USED ELSEWHERE.

9. WATER SOLUBLE CHLORIDE ION CONCENTRATIONS IN CONCRETE SHALL BE LIMITED PER ACI 318, SECTION 19.3.2.1, EXPOSURE CLASS "C1".
10. ALL CONCRETE EXPOSED TO FREEZE/THAW CYCLES OR DEICING CHEMICALS SHALL CONFORM TO ACI 318, SECTION 19.3.2.1, EXPOSURE CLASS "F1".
11. TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
12. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER ACI 318. SYSTEMATICALLY MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. SLABS ON GRADE NEED BE VIBRATED ONLY AROUND AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.
13. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH DUE TO COLD OR HOT WEATHER IN ACCORDANCE WITH ACI 305 AND 306. CONTRACTOR SHALL TAKE SPECIAL CURING PRECAUTIONS TO MINIMIZE SHRINKAGE CRACKING OF CONCRETE SLABS.
14. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCEMENT, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS.
15. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 318, SECTION 26.5.3.2, UNLESS ALTERNATE METHODS HAVE BEEN APPROVED BY THE ARCHITECT AND ENGINEER. WHERE CURING COMPOUNDS HAVE BEEN APPROVED FOR SLAB CURING, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF COMPOUNDS WITH ANTICIPATED FLOOR FINISH (e.g., RESILIENT TILE) PRIOR TO CURING COMPOUND APPLICATION.
16. GROUT BENEATH COLUMN BASES OR BEARING PLATES SHALL BE 5000 PSI (MIN.) NON-SHRINK FLOWABLE GROUT. INSTALL GROUT BENEATH BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL GROUT BENEATH BASE PLATES AFTER COLUMN HAS BEEN PLUMBED. FRAMING (NOT INCLUDING CONCRETE OVER STEEL DECK OR CONCRETE TOPPING AS OCCURS) MAY BE INSTALLED ONE LEVEL ABOVE BASE PLATE PRIOR TO PLACING GROUT BENEATH BASE PLATES. GROUT SHALL BE PLACED BENEATH BASE PLATES PRIOR TO INSTALLATION OF ANY FRAMING TWO OR MORE LEVELS ABOVE BASE PLATE. GROUT DEPTH SHALL BE 1 1/2" TYPICAL, OR SHALL BE SUFFICIENT TO ALLOW GROUT OR DRYPACK TO BE PLACED BENEATH PLATE WITHOUT VOIDS.

E. MASONRY

1. ALL MASONRY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH IBC 2104 AND ACI 530.1.
2. MASONRY COMPRESSIVE STRENGTH, f'_m, SHALL BE 2000 PSI U.N.O. 28 DAY COMPRESSIVE STRENGTHS OF INDIVIDUAL COMPONENTS (i.e., BLOCK, GROUT, AND MORTAR) SHALL BE AS NOTED BELOW. BLOCK STRENGTH SPECIFIED IS BASED ON NET AREA. ALTERNATIVELY, STRENGTHS OTHER THAN THOSE LISTED BELOW MAY BE USED IF THE COMBINED SYSTEM ACHIEVES SPECIFIED VALUE OF f'_m, AND MASONRY COMPRESSIVE STRENGTH IS VERIFIED BY THE PRISM TEST METHOD IN ACCORDANCE WITH ASTM C1314.

f'_m:	BLOCK:	GROUT:	MORTAR:	MORTAR TYPE:
2000 PSI	2000 PSI	2000 PSI	2000 PSI	TYPE S

3. STRUCTURAL MASONRY SHALL BE HOLLOW, MEDIUM WEIGHT (115 PCF), LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. BLOCK TEST DATA BY A CERTIFIED LABORATORY SHALL BE SUBMITTED FOR REVIEW. ALL BLOCKS SHALL BE PLACED IN RUNNING BOND CONSTRUCTION U.N.O. WITH ALL VERTICAL CELLS IN ALIGNMENT.
4. GROUT SHALL CONFORM TO REQUIREMENTS OF IBC 2103.3. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ONLY SOLID GROUT CELLS WITH REINFORCING UNLESS REQUIREMENT TO SOLID GROUT ENTIRE WALL IS SPECIFICALLY NOTED ON PLANS OR SCHEDULE. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS.
5. MORTAR MIX SHALL CONFORM TO REQUIREMENTS OF IBC 2103.2. SEE TABLE ABOVE FOR MORTAR TYPE. MORTAR THICKNESS SHALL NOT EXCEED 5/8 INCH.
6. GROUT AND MORTAR MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY, STAMPED BY AN APPROPRIATELY LICENSED SPECIALTY ENGINEER, AND APPROVED BY THE ENGINEER OF RECORD. MIX DESIGNS SHALL INCLUDE THE PROJECT NAME AND INDICATE THEIR USE WITHIN THE STRUCTURE.
7. LAP REINFORCING BARS PER TYPICAL REBAR LAP SCHEDULE (MASONRY) U.N.O.
8. REINFORCING SHALL BE SECURED IN ITS PROPER POSITION WITHIN THE CELL TO PREVENT LATERAL DISPLACEMENT PRIOR TO GROUTING BY WIRE POSITIONERS OR OTHER SUITABLE DEVICES AT INTERVALS NOT EXCEEDING 10'-0" o.c. MAX.
9. MIN. WALL VERT. REINF. U.N.O. ON PLANS OR DETAILS, SHALL BE #5 BAR VERT. FULL HEIGHT IN CENTER OF GROUTED CELL AT ALL WALL INTERSECTIONS, CORNERS, WALL ENDS, JAMBS AT WALL OPENINGS, AND AT EACH SIDE OF CONTROL JOINTS. REFER TO PLAN FOR TYPICAL WALL VERT. REINF. SIZE AND SPACING. DOWEL ALL VERT. REINF. TO FOUNDATION WITH DOWELS TO MATCH AND LAP VERT. REINF.
10. MIN. WALL HORIZ. REINF. U.N.O. ON PLANS OR DETAILS, SHALL BE (2) #5 BARS IN CENTER OF 32" DEEP (MIN.) CONTINUOUS GROUTED BOND BEAM AT ELEVATED FLOOR AND ROOF LINES AND SINGLE #5 BAR IN CENTER OF 16" DEEP CONTINUOUS GROUTED BOND BEAM AT TOP OF PARAPET OR FREE STANDING WALL AND AT INTERVALS NOT TO EXCEED 48" o.c. PLACE BARS AT ELEVATED FLOOR AND ROOF LINES CONTINUOUS THROUGH CONTROL JOINTS. PROVIDE BENT BARS PER TYPICAL DETAILS TO MATCH AND LAP HORIZ. BOND BEAM REINF. AT CORNERS AND WALL INTERSECTIONS TO MAINTAIN BOND BEAM CONTINUITY. USE BOND BEAM UNITS AT HORIZ. REINF.
11. MIN. LINTEL, WHERE NOT NOTED ON PLANS, SHALL HAVE A MIN. OF (2) #5 CONTINUOUS HORIZ. BARS IN BOTTOM OF BOND BEAM OR LINTEL BLOCK AND SHALL BE GROUTED SOLID TO A MIN. DEPTH OF 24". SILLS SHALL BE REINFORCED WITH SINGLE #5 BAR IN BOND BEAM BLOCK, GROUTED SOLID TO MIN. DEPTH OF 8". ALL LINTEL OR SILL REINF. AND GROUT SHALL EXTEND 2'-0" MIN. PAST JAMBS U.N.O. ON PLANS OR DETAILS.
12. MECH., ELECT., AND PLUMBING PENETRATIONS THRU MASONRY SHALL COMPLY WITH THE FOLLOWING:

12.1. DO NOT CUT ANY REINF. THAT MAY INTERFERE WITH PENETRATIONS. INSTALL ANY SLEEVES REQUIRED BY MECH., ELECT., OR PLUMBING PRIOR TO GROUTING.

12.2. PENETRATIONS SHALL NOT BE CORED OR CUT INTO MASONRY WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER THRU THE ARCHITECT.

12.3. PENETRATIONS THRU LINTELS, PILASTERS, AND JAMBS ARE PERMITTED ONLY WHERE SPECIFICALLY DETAILED.

12.4. CONDUIT AND PIPING PARALLEL TO PLANE OF WALL SHALL NOT BE EMBEDDED IN WALL U.N.O.

F. REINFORCING STEEL

1. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH CURRENTLY ADOPTED ACI 318 AND CRSI'S MANUAL OF STANDARD PRACTICE.
2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR ASTM A706 ('A706 REQUIRED FOR ALL REINFORCING TO BE WELDED) AND SHALL BE GRADE 60 (f_y = 60 KSI) DEFORMED BARS U.N.O. REINFORCING IN SLABS ON GRADE MAY BE GRADE 40 (f_y = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER U.N.O. ON PLANS OR DETAILS.
3. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR." ARE TO CENTER OF STEEL. CLEAR COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS NOTED BELOW U.N.O. ON PLANS OR DETAILS. CLEAR COVER FOR PRESTRESSED CONCRETE AND FOR PRECAST CONCRETE MANUFACTURED UNDER PLANT CONTROL CONDITIONS SHALL BE PER ACI 318, SECTIONS 20.6.1.3.2 AND 20.6.1.3.3, RESPECTIVELY.

EXPOSURE CONDITION:	COVER:
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER (INCLUDING SLABS ON GRADE)	
NO. 5 AND SMALLER	1 1/2"
NO. 6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	
STRUCTURAL SLABS, WALLS, JOISTS	
NO. 11 AND SMALLER	3/4"
NO. 14 AND LARGER	1 1/2"
BEAMS, COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS)	1 1/2"

4. LAP SPLICES OF REINFORCING STEEL SHALL CONFORM TO TYPICAL REBAR LAP SCHEDULE U.N.O. NO TACK WELDING OF REINFORCING BARS ALLOWED. LATEST ACI CODE AND DETAILING MANUAL APPLY. AT WALLS AND FOOTINGS, PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZ. BARS AT ALL CORNERS AND INTERSECTIONS U.N.O. VERT. WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC., U.N.O. ON PLANS OR DETAILS.
5. MECHANICAL SPLICE COUPLERS SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE SPLICED BAR'S YIELD STRENGTH.
6. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE UN-BENT AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED.
7. WELDING OF REINFORCING BARS, METAL INSERTS, AND CONNECTIONS SHALL BE MADE ONLY AT LOCATIONS SHOWN ON PLANS OR DETAILS. SEE WELDING SECTION OF G.S.N. FOR ADDITIONAL REQUIREMENTS.
8. REINFORCING BAR SPACINGS SHOWN ON PLANS ARE MAX. ON CENTER DIMENSIONS. DOWEL ALL VERT. REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE. MIN. CLEAR SPACING BETWEEN PARALLEL REINFORCEMENT SHALL BE THE LARGER OF 1-1/2 TIMES NOMINAL BAR DIA. OR 1-1/3 TIMES MAX. AGGREGATE SIZE OR 1-1/2". CLEAR SPACING LIMITATION APPLIES ALSO TO CLEAR DISTANCE BETWEEN A CONTACT LAP SPLICE AND ADJACENT SPLICES OR BARS.
9. MIN. REINFORCING AT EDGES OF CONCRETE WALL OPENINGS SHALL BE (2) #5 BARS, EXTEND THE GREATER OF THE DEVELOPMENT LENGTH OF THE BAR PER TYPICAL REBAR LAP SCHEDULE OR 24" MIN. PAST EDGES OF OPENING U.N.O. HOOK ENDS AT INTERFERENCE WITH EXTENSION.

G. STRUCTURAL ALUMINUM

1. STRUCTURAL ALUMINUM MEMBERS, BOLTS, RIVOTS, ETC., SHALL CONFORM TO THE FOLLOWING STANDARDS AND THE MATERIAL PROPERTIES OF THE ALUMINUM ASSOCIATION'S ALUMINUM DESIGN MANUAL U.N.O:

SHAPE:	STANDARD:	ALLOY:
PROFILED EXTRUSION	ASTM B221	6061-T6
OTHER STANDARD SHAPES	ASTM B308	6061-T6
BARS	ASTM B221	6061-T6
TUBES	ASTM B241	6061-T6
BOLTS	ASTM F593	STAINLESS STEEL (300 SERIES)
NUTS	ASTM F594	STAINLESS STEEL (300 SERIES)
RIVETS	ASTM B316	6061-T6

2. CROSS-SECTIONAL DIMENSIONS OF STRUCTURAL ALUMINUM SHALL NOT VARY BY MORE THAN THE TOLERANCES GIVEN IN THE ALUMINUM ASSOCIATION'S ALUMINUM STANDARDS AND DATA.
3. ALL STRUCTURAL AND MISC. ALUMINUM SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE ALUMINUM DESIGN MANUAL.
4. ALL WELDING OF STRUCTURAL ALUMINUM SHALL CONFORM TO AWS D1.2.
5. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL COMPLETE JOINT PENETRATION (CJP) WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
6. ALL WELDING SHALL USE 5356 GRADE FILLER ALLOY PER THE ALUMINUM DESIGN MANUAL TABLE 7.1-1 AND SHALL MEET AWS A5.10 WITH A MIN. TENSILE STRENGTH OF 35 KSI U.N.O.
7. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.2. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THE WPS SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW PRIOR TO FABRICATION AND ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.
8. WELD LENGTHS CALLED OUT ON PLANS OR DETAILS ARE MINIMUM NET EFFECTIVE LENGTHS U.N.O.
9. ALL BOLTS SHALL BE INSTALLED AS BEARING-TYPE CONNECTIONS WITH THREADS EXCLUDED FROM SHEAR PLANE U.N.O. THE NOMINAL DIAMETER OF HOLES FOR BOLTS SHALL NOT BE MORE THAN 1/16" GREATER THAN THE NOMINAL DIAMETER OF THE BOLT. THE NOMINAL WIDTH OF SLOTS FOR BOLTS SHALL NOT BE MORE THAN 1/16" GREATER THAN THE NOMINAL DIAMETER OF THE BOLT. THE NOMINAL LENGTH OF SLOTS SHALL BE LESS THAN 2.5 TIMES THE NOMINAL BOLT DIAMETER.

H. STRUCTURAL STEEL

1. STRUCTURAL STEEL MEMBERS SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O:

SHAPE:	STANDARD:	F_y:
ROLLED WIDE FLANGE SECTIONS	ASTM A992	50 KSI
OTHER STANDARD STEEL SHAPES AND ROLLED SECTIONS	ASTM A36	36 KSI
BARS AND PLATES	ASTM A36 OR ASTM A572, GRADE 50 (WHERE NOTED)	36 KSI / 50 KSI
PIPES	ASTM A53, GRADE B	35 KSI
HSS (RECT.)	ASTM A500, GRADE C OR ASTM A1085	50 KSI
HSS (ROUND)	ASTM A500, GRADE C OR ASTM A1085	46 KSI

2. ALL STRUCTURAL AND MISC. STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC 303 AND SHALL BE COMPLETED BY AN "APPROVED STEEL FABRICATOR." SHOP DRAWINGS AND ERECTION DRAWINGS SHALL INCLUDE ALL ITEMS AS REQUIRED BY AISC 360, SECTION M1.
3. SEE CONCRETE SECTION OF G.S.N. FOR GROUTING REQUIREMENTS BENEATH COLUMN BASES AND BEARING PLATES.

I. STRUCTURAL STEEL WELDING

1. ALL WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AISC 360, SECTION J2 AND FOLLOW THE PREQUALIFIED JOINT DETAILS INCLUDED THEREIN. WELDING OF JOINTS THAT INCLUDE REINFORCING STEEL SHALL CONFORM TO AWS D1.4.
2. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT HIS DISCRETION. ALL COMPLETE-JOINT-PENETRATION (CJP) WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
3. ALL WELDING SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.1, TABLE 3.1, WITH A MIN. TENSILE STRENGTH OF 70 KSI U.N.O. WELDS BETWEEN REINFORCING BARS SHALL USE PREQUALIFIED MATCHING FILLER METALS PER AWS D1.4, TABLE 5.1, WITH A MIN. TENSILE STRENGTH OF 90 KSI U.N.O. (MIN. TENSILE STRENGTHS FOR FILLER METALS USED IN WELDS BETWEEN REINFORCING BARS AND STRUCTURAL STEEL MAY BE 70 KSI).
4. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELDING PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER METAL MANUFACTURER. THE WPS SHALL BE SUBMITTED TO THE OWNER'S TESTING AGENCY FOR REVIEW PRIOR TO FABRICATION AND ERECTION. COPIES OF THE WPS SHALL BE ON SITE AND AVAILABLE TO ALL WELDERS AND THE SPECIAL INSPECTOR.
5. WELD LENGTHS CALLED OUT ON PLANS OR DETAILS ARE MINIMUM NET EFFECTIVE LENGTHS U.N.O.
6. ALL MISC. FILLET WELDS NOT NOTED, INCLUDING THOSE FOR STIFFENERS, MISC. PLATES, ETC., SHALL BE PER AISC 360, TABLE J2.4.
7. WELDS SHALL BE SEQUENCED TO MINIMIZE RESIDUAL STRESS DUE TO WELD SHRINKAGE.

J. STRUCTURAL STEEL BOLTS, ANCHORS, HEADED STUDS

1. STRUCTURAL STEEL BOLTS, ANCHORS, ETC., SHALL CONFORM TO THE FOLLOWING STANDARDS AND MATERIAL PROPERTIES U.N.O:

COMPONENT:	STANDARD:	F_y:
BOLTS	ASTM F3125, GRADE A325 OR GRADE A490 WHERE NOTED	---
NUTS	ASTM A563	---
WASHERS	ASTM F436	---
ANCHOR RODS	ASTM F1554, GRADE 36 OR GRADE 55 WHERE NOTED OR GRADE 105 WHERE NOTED (GRADE 55 RODS SHALL COMPLY WITH WELDABILITY SUPPLEMENT S1)	36 KSI / 55 KSI / 105 KSI
WASHERS (AT ANCHOR RODS)	ASTM A36 OR ASTM F844 (USS STANDARD) (F844 WASHERS PERMITTED ONLY FOR 3/4" DIA. RODS AT 1 1/16" MAX. DIA. PUNCHED HOLES IN BASE PLATE WHERE NO WELD REQ'D BETWEEN WASHER AND BASE PLATE)	36 KSI / ---

2. ALL ANCHOR RODS AT STEEL COLUMN BASE PLATES SHALL BE RODS WITH THREADS BOTH ENDS WITH HEAVY HEX NUT FULLY THREADED ONTO EMBEDDED END. TACK WELD NUT TO ROD OR SPOIL THREADS TO PREVENT NUT FROM BACKING OFF. ANCHOR RODS SHALL NOT BE REPAIRED, REPLACED OR FIELD-MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
3. HEADED STEEL STUDS AND AUTOMATIC WELDED DOUELS SHOWN ON PLANS OR DETAILS SHALL BE BY NELSON STUD WELDING, INC, PER ICC ESR-2856 AND ICC ESR-2907, RESPECTIVELY. STUDS SHALL HAVE FLUXED ENDS AND BE AUTOMATICALLY END-WELDED WITH SUITABLE EQUIPMENT (NO FILLET WELDING OF STUDS PERMITTED U.N.O.) AT SPACINGS INDICATED ON THE PLANS OR DETAILS. WELDING OF STUDS SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1 AND AWS C5.4. HEADED STUDS AND AUTOMATIC WELDED DOUELS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY ARE OF EQUIVALENT CAPACITY FOR THE INTENDED APPLICATION AND HAVE CURRENT ICC APPROVAL.
4. WHERE A SPECIFIC EXPANSION ANCHOR, SCREW ANCHOR, OR EPOXY PRODUCT IS SPECIFIED ON PLANS OR DETAILS, ONLY THE SPECIFIED PRODUCT SHALL BE USED AND NO SUBSTITUTIONS ARE ALLOWED. WHERE AN EXPANSION ANCHOR, SCREW ANCHOR, OR EPOXY PRODUCT IS SPECIFIED ON PLANS OR DETAILS BUT A SPECIFIC PRODUCT IS NOT STATED, ANY OF THE RESPECTIVE PRODUCTS LISTED BELOW ARE ACCEPTABLE. THE USE OF PRODUCTS NOT INCLUDED BELOW IS NOT ALLOWED. ALL PRODUCTS SHALL BE INSTALLED WITH SPECIAL INSPECTION.

4.1. EXPANSION ANCHORS IN CONCRETE SHALL BE HILTI KWIK BOLT TZ (ICC ESR-1917), SIMPSON STRONG-BOLT 2 (ICC ESR-3037), OR DEWALT POWER-STUD+ SD2 (ICC ESR-2502) U.N.O. EXPANSION ANCHORS IN MASONRY SHALL BE SIMPSON STRONG-BOLT 2 (IAPMO ER-0240), HILTI KWIK BOLT 3 (ICC ESR-1385) OR DEWALT POWER-STUD+ SD1 (ICC ESR-2966). EXPANSION ANCHORS SHALL BE INSTALLED WITH SPECIAL INSPECTION.

4.2. SCREW ANCHORS SHALL BE DEWALT SCREW-BOLT+ PER ICC ESR-4042 FOR MASONRY AND ICC

GENERAL STRUCTURAL NOTES (CONT'D.)

K. SPECIAL INSPECTION

1. IN ADDITION TO STANDARD INSPECTIONS BY THE BUILDING OFFICIAL REQUIRED PER IBC SECTION 110, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION FOR THE TYPES OF WORK LISTED IN THIS SECTION.

2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR AT LEAST 24 HOURS NOTICE PRIOR TO PERFORMING ANY WORK REQUIRING SPECIAL INSPECTION.

4. THE SPECIAL INSPECTOR SHALL INSPECT THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED CONTRACT DRAWINGS AND SPEC'S. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER AND THE BUILDING OFFICIAL. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPEC'S AND THE APPLICABLE CODE PROVISIONS.

5. INSPECTORS SHALL INSPECT FROM AN APPROVED SET OF CONTRACT DRAWINGS. SHOP DRAWINGS SHALL NOT BE USED IN LIEU OF THE APPROVED CONTRACT DRAWINGS FOR INSPECTION PURPOSES.

6. TYPES OF WORK TO BE INSPECTED BY THE SPECIAL INSPECTOR ARE AS FOLLOWS:

6.1. EPOXY ANCHORS IN CONCRETE - INSPECTION OF EPOXY ANCHORS IN CONCRETE SHALL BE PERIODIC, U.N.O. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL ADHESIVE ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII). AT THE TIME OF INSTALLATION, THE CONCRETE SHALL HAVE ACHIEVED A MINIMUM AGE OF 28 DAYS, BE DRY, AND BE BETWEEN 50 DEGREES F AND 104 DEGREES F. THE HOLES SHALL BE DRILLED WITH A HAMMER DRILL TO THE DIMENSIONS LISTED IN THE MPII AND SHALL BE CLEANED USING THE BLOW-BRUSH-BLOW TECHNIQUE REQUIRED IN THE MPII. WHERE ANCHORS ARE INSTALLED INTO LIGHTWEIGHT CONCRETE, IT IS ASSUMED THAT THE CONCRETE IS CLASSIFIED AS ALL-LIGHTWEIGHT CONCRETE AS DEFINED IN ACI 318. ANY ADHESIVE ANCHORS INSTALLED HORIZONTALLY (EXCEPT FOR ANCHORS IN A SLAB-ON-GRADE) OR UPWARDLY INCLINED SHALL BE INSTALLED BY PERSONNEL WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT AND SHALL BE INSTALLED WITH CONTINUOUS SPECIAL INSPECTION.

6.2. EPOXY ANCHORS IN MASONRY - EPOXY ANCHORS IN MASONRY SHALL BE INSTALLED WITH PERIODIC SPECIAL INSPECTION. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL ADHESIVE ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

6.3. SCREW ANCHORS AND EXPANSION ANCHORS IN CONCRETE OR MASONRY - SCREW ANCHORS AND EXPANSION ANCHORS SHALL BE INSTALLED WITH PERIODIC SPECIAL INSPECTION. INSTALLATIONS SHALL BE PERFORMED BY QUALIFIED PERSONNEL TRAINED (BY MANUFACTURER) TO INSTALL SCREW/EXPANSION ANCHORS AND THEY SHALL FOLLOW THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).

6.4. STEEL CONSTRUCTION AND WELDING PER IBC SECTION 1705.2.

K. SPECIAL INSPECTION (CONT'D.)

6.6.

STEEL CONSTRUCTION SPECIAL INSPECTIONS		
INSPECTION OF WELDING		
INSPECTION TASKS PRIOR TO WELDING	**CONTINUOUS**	**PERIODIC**
WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	×	-
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	×	-
MATERIAL IDENTIFICATION (TYPE/GRADE)	-	×
WELDER IDENTIFICATION SYSTEM *	-	×
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) JOINT PREPARATION DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) CLEANLINESS (CONDITION OF STEEL SURFACES) TACKING (TACK WELD QUALITY AND LOCATION) BACKING TYPE AND FIT (IF APPLICABLE)	-	×
CONFIGURATION AND FINISH OF ACCESS HOLES	-	×
FIT-UP OF FILLET WELDS DIMENSIONS (ALIGNMENT, GAPS AT ROOT) CLEANLINESS (CONDITION OF STEEL SURFACES) TACKING (TACK WELD QUALITY AND LOCATION)	-	×
CHECKING WELD EQUIPMENT	-	×
* THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.		
INSPECTION TASKS DURING WELDING	**CONTINUOUS**	**PERIODIC**
USE OF QUALIFIED WELDERS	-	×
CONTROL AND HANDLING OF WELDING CONSUMABLES PACKAGING EXPOSURE CONTROL	-	×
NO WELDING OVER CRACKED TACK WELDS	-	×
ENVIRONMENTAL CONDITIONS WIND SPEED WITHIN LIMITS PRECIPITATION AND TEMPERATURE	-	×
WPS FOLLOWED SETTINGS ON WELD EQUIPMENT TRAVEL SPEED SELECTED WELDING MATERIALS SHIELDING GAS TYPE/FLOW RATE PREHEAT APPLIED INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) PROPER POSITION (F, V, H, OH) INTERMIX OF FILLER METALS AVOIDED UNLESS APPROVED	-	×
WELDING TECHNIQUES INTERPASS AND FINAL CLEANING EACH PASS WITHIN PROFILE LIMITATIONS EACH PASS MEETS QUALITY REQUIREMENTS	-	×
SINGLE-PASS FILLET WELDS GREATER THAN 5/16"	×	-
MULTI-PASS FILLET WELDS	×	-
COMPLETE AND PARTIAL PENETRATION WELDS	×	-
PLUG AND SLOT WELDS	×	-
SINGLE-PASS FILLET WELDS EQUAL TO OR LESS THAN 5/16"	-	×
FLOOR AND ROOF DECK WELDS	-	×
INSPECTION TASKS AFTER WELDING	**CONTINUOUS**	**PERIODIC**
WELDS CLEANED	-	×
SIZE, LENGTH AND LOCATION OF WELDS	×	-
WELDS MUST MEET VISUAL ACCEPTANCE CRITERIA CRACK PROHIBITION WELD/BASE-METAL FUSION CRATER CROSS SECTION WELD PROFILES WELD SIZE UNDERCUT POROSITY	×	-
ARC STRIKES	×	-
K-AREA **	×	-
PLACEMENT OF REINFORCING OR CONTOURING FILLET WELDS (IF REQUIRED)	×	-
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	×	-
REPAIR ACTIVITIES	×	-
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	×	-
** WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. OF THE WELD.		

K. SPECIAL INSPECTION (CONT'D.)

6.10. MASONRY CONSTRUCTION PER IBC SECTION 1705.4 AND TMS 602 TABLES 3 AND 4.
1. PRIOR TO CONSTRUCTION, VERIFICATION OF COMPLIANCE OF SUBMITTALS.
2. PRIOR TO CONSTRUCTION, VERIFICATION OF f'm AND f'AAC, EXCEPT WHERE SPECIFICALLY EXEMPTED BY CODE.
3. DURING CONSTRUCTION, VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) WHEN SELF-CONSOLIDATING GROUT IS DELIVERED TO PROJECT SITE.

TMS 602 TABLE 4 – LEVEL 2			
	VERIFICATION AND INSPECTION	**CONTINUOUS**	**PERIODIC**
1.	AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:		
	A. PROPORTIONS OF SITE-PREPARED MORTAR	-	×
	B. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES	-	×
	C. GRADE, TYPE, AND SIZE OF REINFORCEMENT CONNECTORS, ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES	-	×
	D. PRESTRESSING TECHNIQUE	-	×
	E. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	×	-
	F. SAMPLE PANEL CONSTRUCTION	-	×
2.	PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:		
	A. GROUT SPACE	-	×
	B. PLACEMENT PRESTRESSING TENDONS AND ANCHORAGES	-	×
	C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND ANCHOR BOLTS	-	×
	D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS	-	×
3.	VERIFY COMPLIANCE OF THE FOLLOWING DURING CONSTRUCTION:		
	A. MATERIALS AND PROCEDURES WITH THE APPROVED SUBMITTALS	-	×
	B. PLACEMENT OF MASONRY UNITS AND MORTAR JOINT CONSTRUCTION	-	×
	C. SIZE AND LOCATION OF STRUCTURAL MEMBERS	-	×
	D. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION	-	×
	E. WELDING OF REINFORCEMENT	×	-
	F. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)	-	×
	G. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	×	-
	H. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	×	-
	I. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	×	-
4.	OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS	-	×

7. CERTIFICATE OF APPROVAL REGARDING MATERIALS AND INSPECTION OF PREFABRICATED ITEMS SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1704.

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PRELIMINARY
NOT FOR CONSTRUCTION

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

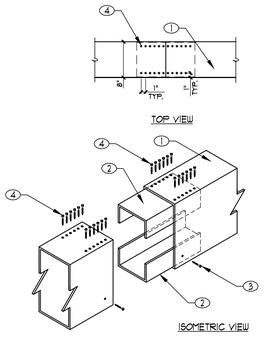
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project #:
210290-007
scale:
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issued for:
REVIEW
designed by:
AR
date:
06.09.2021
drawing:
GENERAL STRUCTURAL NOTES (CONT'D.)

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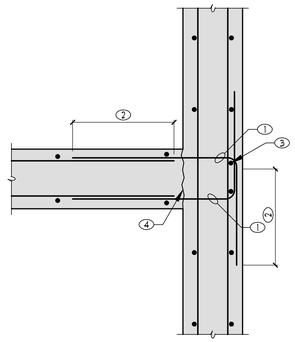
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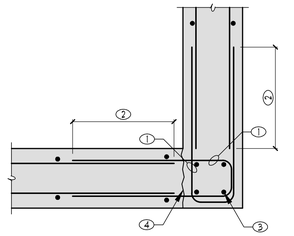
1. BEAM PER PLAN
2. U-CHANNEL 3/4x1 5/8x0.125 14" PIECES - 7 - INCHES INSIDE OF EACH BEAM SCREWED TOGETHER USING (2) ROWS OF #12 TEK SCREWS 1" o.c. IN THE TOP AND BOTTOM OF BEAM. SPLICES ARE PLACED AT POST POSITIONS
3. #14 TEK SCREWS
4. (20) #14 TEK SCREWS EACH BEAM, (10) EACH SIDE OF SPLICE

18 BEAM SPLICE

18-210290 NO SCALE

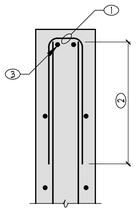


A WALL INTERSECTION



B WALL CORNER

1. BENT DOUEL w/ SIZE AND SPACING TO MATCH WALL HORIZ. REINF. USE "L" SHAPED DOUELS AT WALL INTERSECTIONS AND "U" SHAPED DOUELS AT WALL CORNERS AND END OF WALL
2. LAP LENGTH PER TYPICAL REBAR LAP SCHEDULE, TYP.
3. LOCATE VERT. BAR AT HOOKED HORIZ. BAR, TYP.
4. OPTIONAL FOUR JOINT. ROUGHEN SURFACE TO 1/4" AMPLITUDE. SEE G.S.N. FOR ADDITIONAL JOINT SURFACE PREPARATION REQUIREMENTS

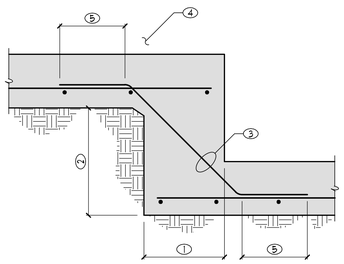


C END OF WALL OR JAMB

A. SEE CONCRETE WALL SCHEDULE OR WALL ELEVATIONS FOR TYP. WALL REINF. U.N.O. ON PLAN

07 TYPICAL CONCRETE WALL INTERSECTION - PLAN

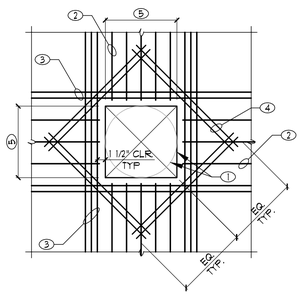
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1. WIDTH EQUAL TO FOOTING THICKNESS OR 18", WHICHEVER IS GREATER
2. WHERE STEP EXCEEDS 48", USE MULTIPLE STEPS
3. SLOPED REINFORCING AT STEP TO MATCH AND LAP WITH LONGITUDINAL BARS
4. WALL ABOVE AS OCCURS NOT SHOWN FOR CLARITY
5. LAP PER TYPICAL REBAR LAP SCHEDULE (WHERE PRESENT)

08 TYPICAL STEPPED FOOTING

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5. 4'-0" MAX. SEE PLAN FOR REINF. AT LARGER OPENINGS

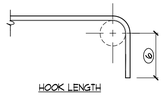
1. OPENING MAY BE RECTANGULAR OR ROUND
2. REINF. INTERRUPTED BY OPENING, TYP.
3. NUMBER OF ADDED BARS EQUAL TO HALF THE NUMBER OF BARS INTERRUPTED BY OPENING, ROUNDED UP TO AN EQUAL NUMBER OF BARS EACH SIDE OF OPENING. EXTEND ADDITIONAL BARS THE FULL LENGTH OF THE UNINTERRUPTED REINF. SPACE ADDED BARS AT 3" o.c. MIN, 6" o.c. MAX.
4. (2) #5 x 48" DIAG. AT 3" o.c., TYP. AT EACH CORNER OF OPENING, CENTER IN SLAB THICKNESS. DIAG. REINF. MAY BE OMITTED AT OPENINGS LESS THAN 12" SQUARE

A. DETAIL APPLIES TO BOTH TOP AND BOTTOM REINF.

B. RECESSED BOXES, GROUPED PIPE SLEEVE PENETRATIONS, ETC., SHALL BE TREATED AS A FRAMED OPENING PER THIS DETAIL U.N.O.

09 TYPICAL OPENING IN CONCRETE WALL/SLAB

09-210290 NO SCALE



A. ALL TABULATED VALUES ARE IN UNITS OF INCHES U.N.O.

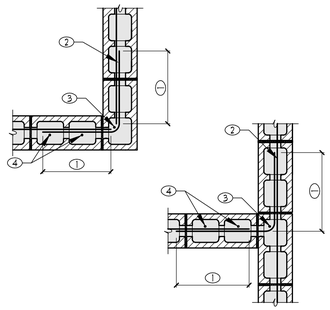
B. CONCRETE STRENGTHS SHOWN ARE FOR DESIGN PURPOSES ONLY. SEE G.S.N. FOR ACTUAL CONCRETE SPECIFICATIONS

BAR SIZE	CONCRETE (f'c 2500 PSI w/ 1 1/2" MIN. CLR.) MIN. SPACING (1)	TOP BARS (2)	OTHER BARS	STANDARD HOOK LENGTH	MASONRY EDGE BARS (4)	CENTER BARS (5) 8" CMU	CENTER BARS (5) 6" CMU
#3	2	18	14	4 1/2	13	12	12
#4	2 1/2	24	19	6	22	13	18
#5	3 1/4	30	23	7 1/2	35	20	28
#6	3 3/4	37	28	9	54	38	53
#7	4	60	46	10 1/2	(3)	(3)	-
#8	4	76	59	12	(3)	(3)	-
#9	4 1/4	94	72	13 1/2	(3)	(3)	-

1. BAR SPACING IS MEASURED AS CENTER TO CENTER BAR SPACING. NOTIFY ENGINEER WHERE BAR SPACING IS LESS THAN MIN SPACING NOTED IN SCHEDULE
2. TOP BARS ARE HORIZONTAL BARS SO PLACED THAT 12 INCHES OR MORE OF FRESH CONCRETE IS CAST IN MEMBER BELOW SPLICE
3. MECHANICAL SPLICE COUPLER PER G.S.N. REQUIRED
4. USE EDGE BAR LAP LENGTHS FOR BARS NOT MEETING CENTER BAR CRITERIA AND WHERE CLR. COVER TO END OF WALL IS LESS THAN CLR. COVER TO FACE OF WALL
5. CENTER BARS ARE BARS PLACED AT MID-THICKNESS OF CMU. BARS NOT PLACED AT MID-THICKNESS BUT HAVING CLR. COVER TO EACH FACE OF MASONRY WALL OF AT LEAST 5 x BAR DIA. MAY ALSO USE CENTER BAR LAP LENGTHS
6. STANDARD HOOK LENGTH REFER TO STANDARD REBAR BEND DETAIL FOR MORE INFORMATION

04 TYPICAL REBAR LAP SCHEDULE

SCH01-05C 210218 NO SCALE



1. LENGTH PER TYPICAL REBAR LAP SCHEDULE
2. BENT REBAR SIZE TO MATCH HORIZ. WALL REINF.
3. VERTICAL REINF. AND PLACEMENT PER PLAN
4. VERTICAL REINF. AND PLACEMENT PER PLAN MAY BE PLACED IN FIRST OR SECOND CELL OF PERPENDICULAR WALL UNLESS REINFORCING IS REQUIRED IN ALL CELLS

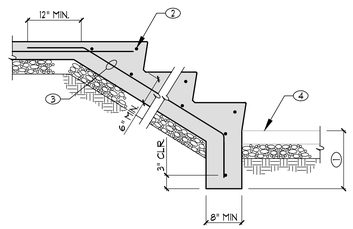
A. WHERE WALL HORIZ. REINF. ARE AT DIFFERENT ELEVATIONS FROM EACH OTHER, PROVIDE BENT BAR IN SOLID-GROUTED CELLS AT EACH HORIZ. BAR SIM. TO THIS DETAIL

B. BOND BEAMS AT FENCE WALLS (INCLUDING THE FENCE-WALL PORTION OF RETAINING WALLS) NEED NOT HAVE JOINT REINFORCING AT INTERSECTIONS PER NOTE (2) OF THIS DETAIL

C. HORIZ. REINF. AT FOOTING INTERSECTION SHALL BE LAPPED SIM. TO THIS DETAIL

05 TYPICAL WALL INTERSECTION

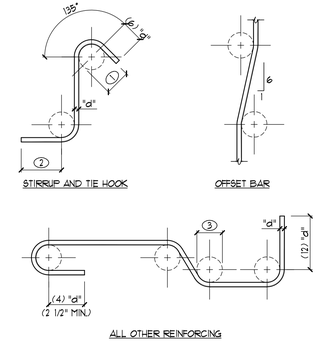
MR01-03 080304 NO SCALE



1. MIN. EMBEDMENT PER FOUNDATION PLAN NOTES OR PLAN(S)
2. #4 NOSING BAR
3. #4 AT 12" O.C. EACH WAY - CENTER IN MINIMUM THICKNESS
4. EXTERIOR SLAB AS OCCURS

06 TYPICAL CONCRETE STAIR ON GRADE

F01-08 170618 NO SCALE



1. MINIMUM FINISHED BEND DIA. FOR STIRRUPS AND TIES ONLY (4) "d" FOR #3 BAR AND SMALLER, (6) "d" FOR #6 THRU #8. TYPICAL
2. (6) "d" FOR #5 AND SMALLER (12) "d" FOR #6 THRU #8
3. MINIMUM FINISHED BEND DIA. FOR ALL REINFORCING EXCEPT STIRRUPS AND TIES (6) "d" UP TO #8 BAR, (8) "d" FOR #9 THRU #11, (12) "d" FOR #14 AND #18.

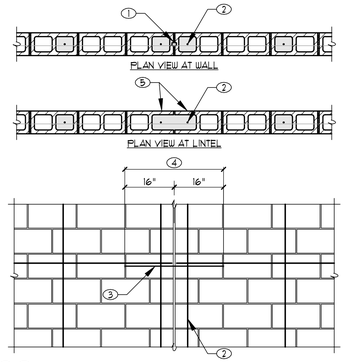
A. "d" = BAR DIA.

B. ALL REINFORCEMENT SHALL BE BENT COLD UNLESS NOTED OTHERWISE ON PLANS OR DETAILS

C. REINFORCING PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS SPECIFICALLY NOTED ON PLANS OR DETAILS

01 STANDARD REBAR BEND DETAIL

G01-01 200729 NO SCALE



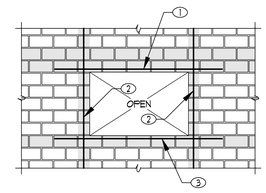
1. FILLER MATERIAL PER ARCH'L
2. VERTICAL REINFORCING EACH SIDE OF C.J.
3. 1/2" DIA. x 32" LONG SMOOTH ROD AT EACH HORIZONTAL REINFORCING BAR. GREASE BOTH ENDS
4. STOP TYPICAL HORIZONTAL REINFORCING AT CONTROL JOINTS. ONLY HORIZONTAL REINFORCING AT THE FLOOR LINE, ROOF LINE AND TOP OF WALL TO RUN THROUGH THE CONTROL JOINT
5. OPEN END BLOCK BACK TO BACK

A. LOCATE CONTROL JOINTS WHERE SHOWN ON PLAN. WHERE NOT SPECIFICALLY NOTED ON PLAN, LOCATE AT 24'-0" MAX. o.c. VERIFY LOCATION COMPATIBILITY WITH ARCH'L. PRIOR TO PLACEMENT

B. CONTROL JOINTS IN LINTELS SHALL BE LOCATED AT MID-SPAN U.N.O. LINTEL REINFORCING AT BOTTOM OF LINTEL TO BE CONTINUOUS THROUGH CONTROL JOINT

02 TYPICAL MASONRY CONTROL JOINT (MCJ)

M01-01 181204 NO SCALE



1. LINTEL PER PLAN, SCHEDULE, OR G.S.N. EXTEND 24" MIN. PAST EDGE OF OPENING
2. JAMB PER PLAN, SCHEDULE, OR G.S.N.
3. SILL PER G.S.N. EXTEND 24" MIN. PAST EDGE OF OPENING

A. BEND HORIZONTAL BARS AT INTERFERENCE AT CORNERS AS OCCURS

03 TYPICAL OPENING IN MASONRY WALL

M01-04 080304 NO SCALE

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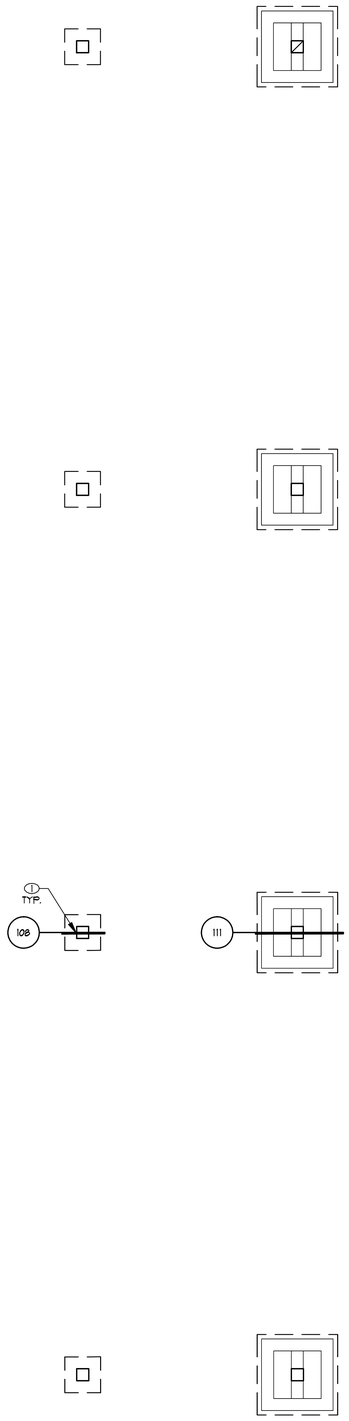
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TYPICAL DETAILS

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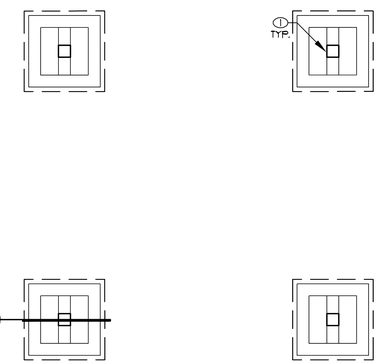
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FOUNDATION PLAN – LAP POOL TRELLIS

SCALE: 1/4"=1'-0"



FOUNDATION PLAN – EVENTS LAWN TRELLIS

SCALE: 1/4"=1'-0"

FOUNDATION PLAN KEYNOTES

① 8" x 8" x 3/16" ALUMINUM POST

FOUNDATION PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. AND/OR CIVIL PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L., MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. FINISH FLOOR ELEVATION VARIES. SEE CIVIL DWGS.

D. SEE ARCH'L. AND/OR CIVIL DWGS. FOR EXTERIOR SLABS, WALLS, ETC.

E. SEE G.S.N., PLANS, AND DETAILS FOR SPECIAL REINF. REQUIRED AT MASONRY CORNERS, JAMBS, WALL OPENINGS, TOP OF WALL, AND FOR REQUIRED LOCATION OF VERT. BARS WITHIN THE CELL.

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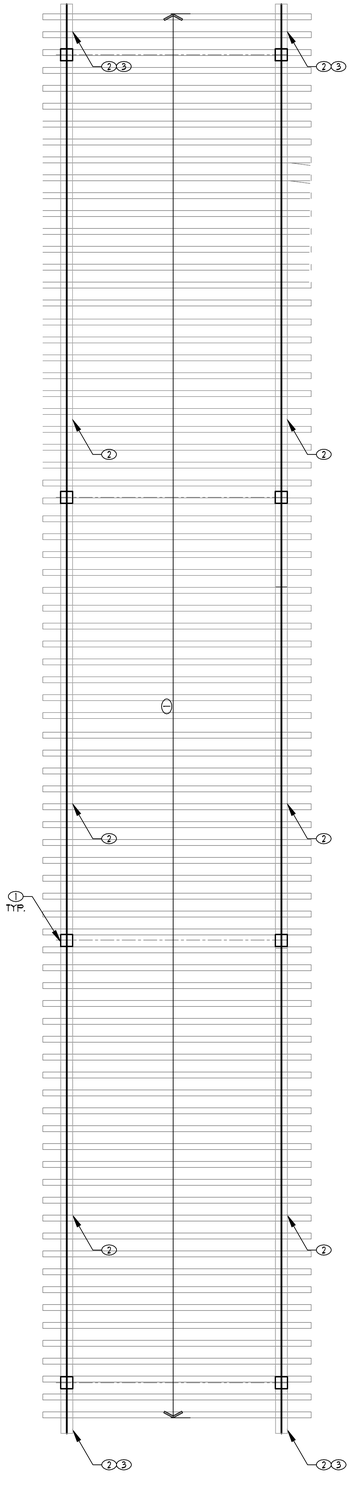
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TRELLIS FOUNDATION PLANS

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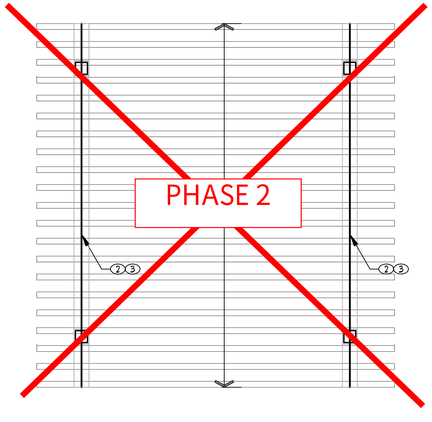
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TRELLIS FRAMING PLAN – LAP POOL TRELLIS

SCALE: 1/4"=1'-0"



TRELLIS FRAMING PLAN – EVENTS LAWN TRELLIS

SCALE: 1/4"=1'-0"

FRAMING PLAN KEYNOTES

1. 2" x 8" x 1/8" ALUMINUM TUBE AT 12" o.c.
2. 8" x 12" x 3/16" ALUMINUM TUBE
3. SLOPE BEAM PER ARCH'L AT CANTILEVER END

FRAMING PLAN NOTES

A. VERIFY ALL DIMENSIONS, ELEVATIONS, SLOPES, ETC., w/ ARCH'L. PRIOR TO CONSTRUCTION. RESOLVE DISCREPANCIES WITH ARCHITECT.

B. VERIFY LOCATION AND SIZE OF ALL INSERTS AND OPENINGS IN SLAB WITH ARCH'L., MECH, PLUMBING, AND ELECT. PRIOR TO CONSTRUCTION.

C. SEE ARCH'L. SLAB EDGE PLANS FOR SLAB, OPENING, AND STEP DIMENSIONS.

D. MASONRY CONTROL JOINTS (MCJ) SHALL BE PLACED IN MASONRY WALLS. SEE FOUNDATION PLAN NOTES FOR ADDITIONAL INFO.

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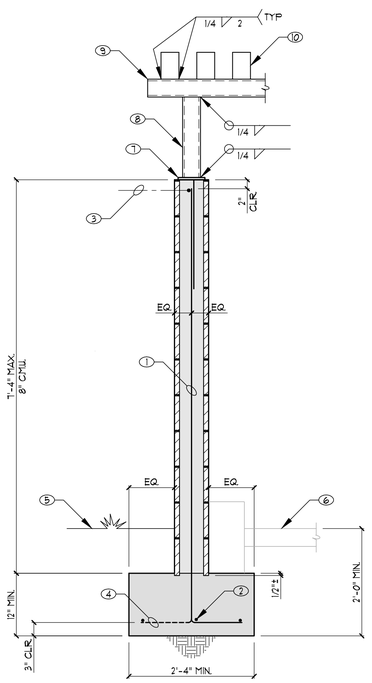
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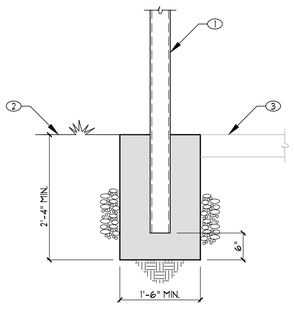


1. #4 VERT. AT 40" o.c. w/ STANDARD HOOK INTO FOOTING
2. #4 AT 12" o.c. E.W.
3. #4 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
4. ALTERNATE BENDS
5. NATURAL GRADE OR COMPACTED SUBGRADE
6. CONCRETE CURB AND PAD BY OTHERS
7. 1/2" STEEL PLATE w/ (2) #4 x 24" WELDED DOWELS
8. HSS4x4x1/4 STEEL TRELLIS POST
9. HSS6x4x1/4 STEEL TRELLIS HEADER
10. HSS4x4x1/4 STEEL TRELLIS LATTICES AT 8" o.c.

A. SOLID GROUT ALL CELLS.
B. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
C. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.
D. REFER TO ARCH'L PLANS FOR LOCATION OF WALL

106 TRASH ENCLOSURE WALL SECTION

106-210290 NO SCALE

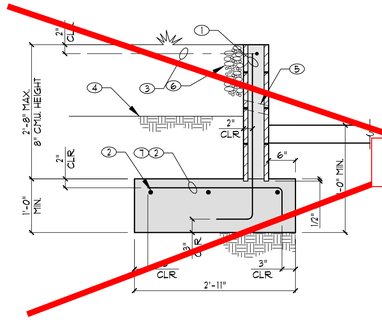


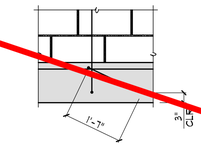
1. GATE POST PER ARCH'L
2. FINISHED GRADE
3. CONCRETE PAD BY OTHERS

A. SEE DETAIL 106 FOR INFORMATION ON TRELLIS POST TO TRELLIS HEADER CONNECTION.
B. POUR FOOTING MONOLITHICALLY w/ TRASH ENCLOSURE FOOTING.

107 STEEL GATE POST AT TRASH ENCLOSURE

107-210290 NO SCALE





PHASE 2

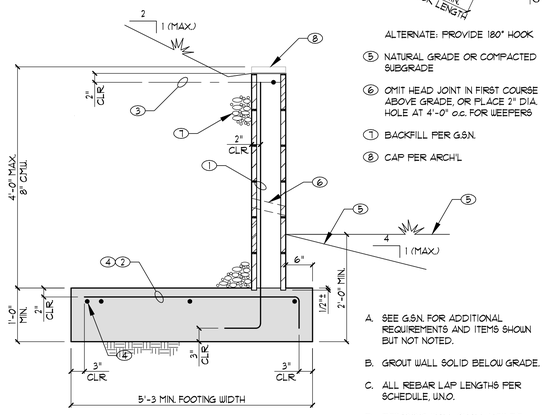
1. #4 VERT. AT 48" o.c. w/ STANDARD HOOK INTO FOOTING
2. #4 AT 12" o.c. E.W.
3. #4 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
4. NATURAL GRADE OR COMPACTED SUBGRADE
5. OMIT HEAD JOINT IN FIRST COURSE ABOVE GRADE, OR PLACE 2" DIA. HOLE AT 4'-0" o.c. FOR WEEPERS
6. ROCK BASE PER ARCH'L
7. HOOK END OF TRANS. TOP BAR BENEATH WALL AS SHOWN BELOW

ALTERNATE: PROVIDE 180° HOOK

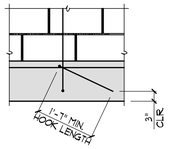
A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
B. GROUT WALL SOLID BELOW GRADE
C. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.
D. REFER TO ARCH'L PLANS FOR LOCATION OF WALL.

103 FIRE PIT WALL

103-210290 NO SCALE



1. #5 AT 48" o.c. w/ STANDARD HOOK INTO FOOTING
2. #4 AT 12" o.c. E.W.
3. #5 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
4. HOOK END OF TRANS. TOP BAR BENEATH WALL AS SHOWN BELOW



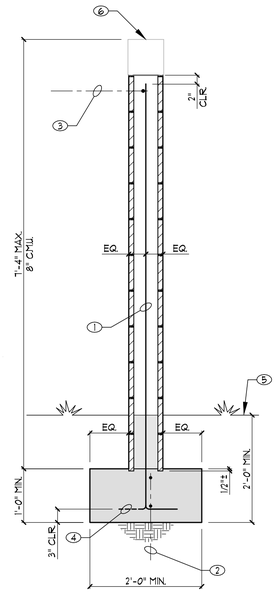
ALTERNATE: PROVIDE 180° HOOK

5. NATURAL GRADE OR COMPACTED SUBGRADE
6. OMIT HEAD JOINT IN FIRST COURSE ABOVE GRADE, OR PLACE 2" DIA. HOLE AT 4'-0" o.c. FOR WEEPERS
7. BACKFILL PER G.S.N.
8. CAP PER ARCH'L

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
B. GROUT WALL SOLID BELOW GRADE.
C. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.
D. RETAINING WALL SHALL NOT BE USED IN A STACKED CONFIGURATION OR AS A FLOOD WALL OR OTHERWISE SURCHARGED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION.
E. REFER TO ARCH'L PLANS FOR LOCATION OF WALL.

105 LANDSCAPE RETAINING WALL

105-210290 NO SCALE

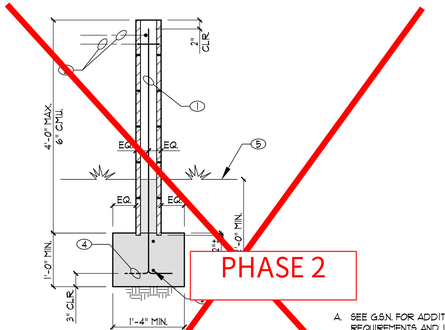


1. #4 VERT. AT 48" o.c. w/ STANDARD HOOK INTO FOOTING
2. #4 CONT. TOP AND BOTTOM.
3. #4 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
4. ALTERNATE BENDS
5. NATURAL GRADE OR COMPACTED SUBGRADE
6. CAP PER ARCH'L

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.
C. FENCE WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE LOADED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION.
D. REFER TO ARCH'L FOR FINISHING DETAILS
E. REFER TO ARCH'L PLANS FOR LOCATION OF WALL.

104 7'-4" MAX. BBQ AND POOL EQUIPMENT WALL

102-192514 NO SCALE



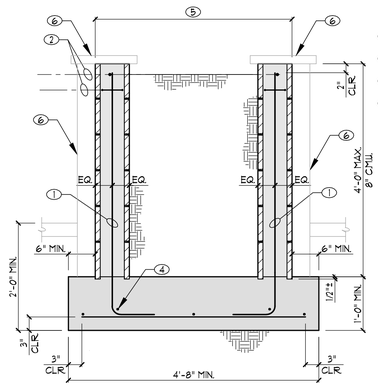
PHASE 2

1. #4 VERT. AT 48" o.c. w/ STANDARD HOOK INTO FOOTING
2. #4 CONT. TOP AND BOTTOM
3. #4 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
4. ALTERNATE BENDS
5. NATURAL GRADE OR COMPACTED SUBGRADE

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.
C. FENCE WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE LOADED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION.
D. REFER TO ARCH'L FOR FINISHING DETAILS
E. REFER TO ARCH'L PLANS FOR LOCATION OF WALL.

101 BBQ LOW WALL

101-210290 NO SCALE



1. #5 VERT. AT 48" o.c.
2. #5 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
3. FLATWORK BY OTHERS
4. #4 AT 12" o.c. E.W.
5. WIDTH PER ARCH'L
6. STONE CAP/STONE WALL PER ARCH'L, AS OCCURS

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.
C. FENCE WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE LOADED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION.
D. REFER TO ARCH'L FOR FINISHING DETAILS.
E. REFER TO ARCH'L PLANS FOR LOCATION OF WALL.
F. PROVIDE A 6" DIA. OPENING CENTERED AT THE BASE OF FOOTING FOR DRAINAGE.

102 RAISED PLANTER WALLS

102-210290 NO SCALE

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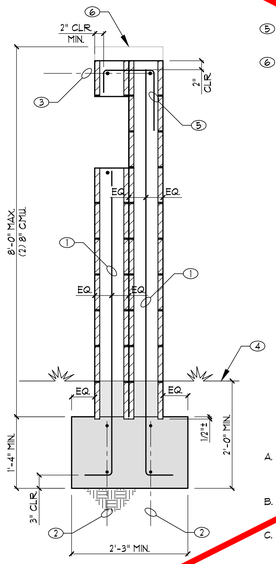
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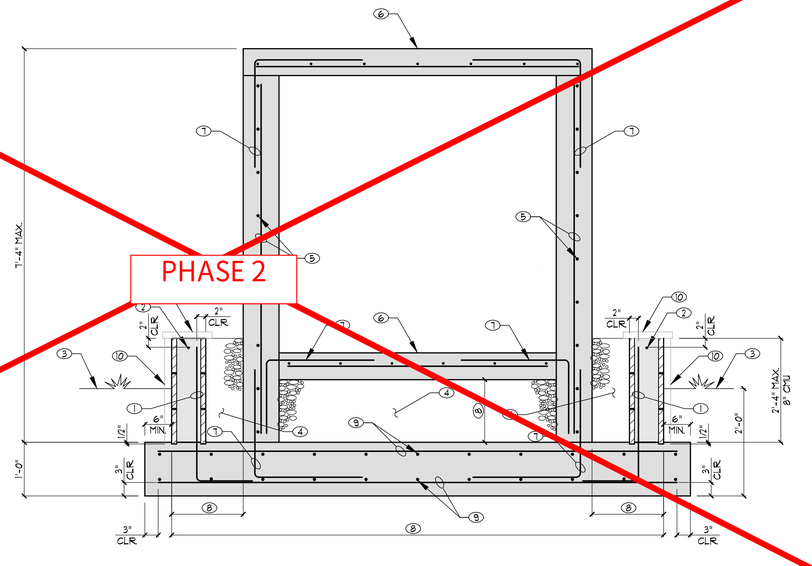
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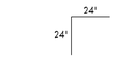
1. #5 VERT. AT 40" o.c.
2. #4 CONT. TOP AND BOTTOM.
3. #5 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
4. NATURAL GRADE OR COMPACTED SUBGRADE
5. #3 TIES X-X @ 15" AT 8" o.c. AT DOUBLE WYTHE
6. CAP/VENEER PER ARCH'L AS OCCURS

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.
C. FENCE WALL SHALL NOT BE USED AS A FLOOD WALL OR OTHERWISE LOADED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION.
D. REFER TO ARCH'L FOR FINISHING DETAILS
E. REFER TO ARCH'L PLANS FOR LOCATION OF WALL

112 ENTRY MONUMENT
112-210290 NO SCALE



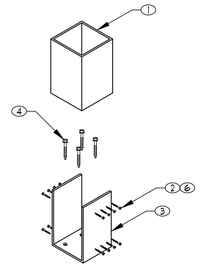
1. #4 VERT. AT 48" o.c. w/ STANDARD HOOK INTO FOOTING
2. #5 CONT. IN 18" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
3. NATURAL GRADE OR COMPACTED SUBGRADE
4. FILL PER G.S.N.
5. 8" THICK WALL w/ #5 AT 10" o.c., E.W.
6. 6" THICK SLAB w/ #4 AT 12" o.c. E.W.
7. #4 DOWEL AT 12" o.c.



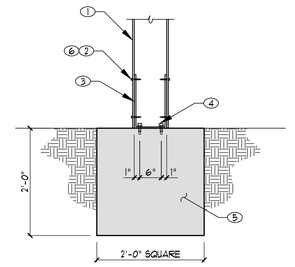
8. PER ARCH'L
9. #5 AT 12" o.c., E.W.
10. CAP/VENEER PER ARCH'L AS OCCURS

A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.
B. ALL REBAR LAP BAR LENGTHS PER SCHEDULE, U.N.O.
C. REFER TO ARCH'L FOR FINISHING DETAILS.
D. REFER TO ARCH'L PLANS FOR LOCATION OF WALL.
E. REFER TO TYPICAL DETAIL 09 FOR OPENING IN CONCRETE WALL/SLAB.

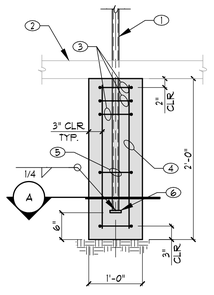
109 OUTDOOR FIREPLACE
109-210290 NO SCALE



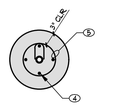
1. COLUMN PER PLAN
2. 8"x12"x0.125 FUNCTIONAL POST BASE 12" TALL
3. MIN. (8) #14 OR #12 x 1" STAINLESS STEEL TEK SCREWS EA SIDE
4. (4) 3/8" DIA. STAINLESS STEEL SIMPSON TITEN HD SCREW ANCHOR w/ 3 1/4" EMBEDMENT, OR (4) 3/8" DIA. SIMPSON STRONG-BOLT 2 w/ 2 3/4" EMBEDMENT,
5. CONCRETE FOOTING f'c = 4500 PSI (FOUNDATION DESIGN BASED ON 2500 PSI)
6. PROVIDE (2) FUNCTIONAL POST BASES, (1) IN EACH DIRECTION



108 ALUMINUM POST AT FOOTING
108-210290 NO SCALE

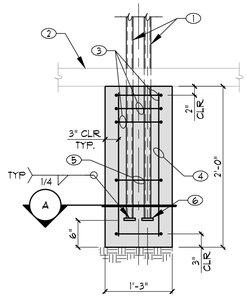


1. STEEL COLUMN PER ARCH
2. FLATWORK BY OTHERS
3. (3) #3 TIES AT TOP 6"
4. (4) #5 VERT.
5. #3 TIES AT 12" o.c.
6. 1/2" THICK END PLATE, 1/2" WIDER THAN STEEL COLUMN

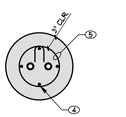


A SECTION

113 BOCCE AREA LAKE EDGE BARRIER (SINGLE POST)
113-210290 NO SCALE

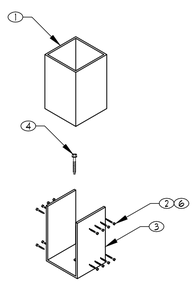


1. STEEL COLUMN PER ARCH'L
2. FLATWORK BY OTHERS
3. (3) #3 TIES AT TOP 6"
4. (4) #5 VERT.
5. #3 TIES AT 12" o.c.
6. 1/2" THICK END PLATE, 1/2" WIDER THAN STEEL COLUMN

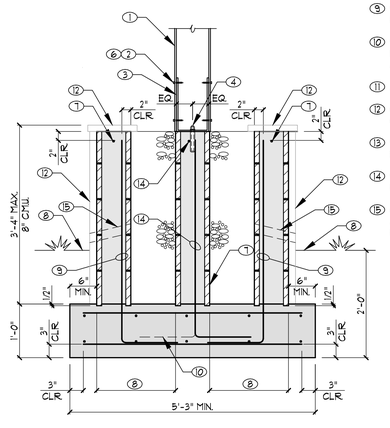


A SECTION

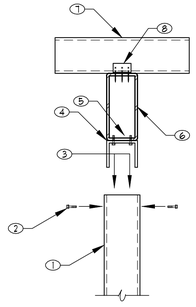
114 BOCCE AREA LAKE EDGE BARRIER (DOUBLE POST)
114-210290 NO SCALE



1. COLUMN PER PLAN
2. 8"x12"x0.125 FUNCTIONAL POST BASE 12" TALL
3. MIN. (8) #14 x 1" STAINLESS STEEL TEK SCREWS EA SIDE
4. (1) 1/2" DIA. THREADED ROD EMBEDDED 12" w/ SIMPSON SET-XP EPOXY. PROVIDE A MIN. 2 3/4" EDGE DISTANCE
5. CONCRETE FOOTING f'c = 4500 PSI (FOUNDATION DESIGN BASED ON 2500 PSI)
6. PROVIDE (2) FUNCTIONAL POST BASES, (1) IN EACH DIRECTION
7. 8" THICK WALL w/ #4 CONT. IN 18" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT OVER ALL AROUND
8. NATURAL GRADE OR COMPACTED SUBGRADE
9. #5 VERT. AT 40" o.c. w/ STANDARD HOOK INTO FOOTING
10. #4 CONT. IN 8" MIN. BOND BEAM. PROVIDE 2" MIN. GROUT COVER ALL AROUND
11. ALTERNATE BEND
12. CAP/VENEER PER ARCH'L, AS OCCURS
13. #4 AT 12" o.c., E.W. TOP AND BOTTOM
14. #5 VERT. AT 40" o.c. w/ STANDARD HOOK INTO FOOTING
15. OMIT HEAD JOINT IN FIRST COURSE ABOVE GRADE, OR PLACE 2" DIA. HOLE AT 4'-0" o.c. FOR WEEPERS



111 TRELLIS ALUMINUM POST AND RAISED PLANTERS AT FOOTING
111-210290 NO SCALE



1. COLUMN PER PLAN
2. MIN. (5) #14 x 1" TEK SCREWS THRU POST INTO CHANNEL EA. SIDE
3. LOWER BEAM AND CHANNEL INTO POST
4. T 3/4" x 2" x 0.125 x T 3/4" CHANNEL
5. MIN. (12) #14 x 1" TEK SCREWS THRU CHANNEL INTO BEAM
6. BEAM PER PLAN
7. BEAM RAFTERS PER PLAN
8. 2" x 2" x 1/8" x 0'-4" LONG ALUMINUM CLIPS EACH SIDE w/ (3) #12 TEK SCREWS TO BEAM AND RAFTERS

110 BEAM TO POST CONNECTION
110-210290 NO SCALE

GREEY | PICKETT
landscape architecture | community design
7144 e stetson drive, suite 265
scottsdale, arizona 85251
480.609.0009p 480.609.0010f

PRELIMINARY
NOT FOR CONSTRUCTION

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
210290-007
scale:
AS NOTED
issued for:
REVIEW
designed by:
AR
date:
06.09.2021
drawing:
FOUNDATION DETAILS

sheet #
S3.2
of

WRIGHT engineers
1645 Village Center Circle Suite 110
Las Vegas, NV 89134
702.933.7000 wrightengineers.com
NV@wrightengineers.com
S3.2 (10290007-F)

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1. 8" THICK CONCRETE SLAB
2. #5 AT 24" o.c.
3. #5 CONT. AT 16" o.c.
4. LAKE EDGE WALL BY OTHERS
5. BACKFILL PER G.S.N.
6. #5 HORIZ. BARS AT 18" o.c.
7. #4 AT 12" o.c. E.W.
8. 1 1/2" DEEP x 5 1/2" WIDE TOOLED KEY WAY
9. #4 DOWEL AT 12" o.c.



10. DISTANCE PER ARCH'L
11. FLATWORK BY OTHERS
12. #5 AT 10" o.c.
13. PROVIDE 2" DIA. HOLE AT 4'-0" o.c. FOR WEEPERS

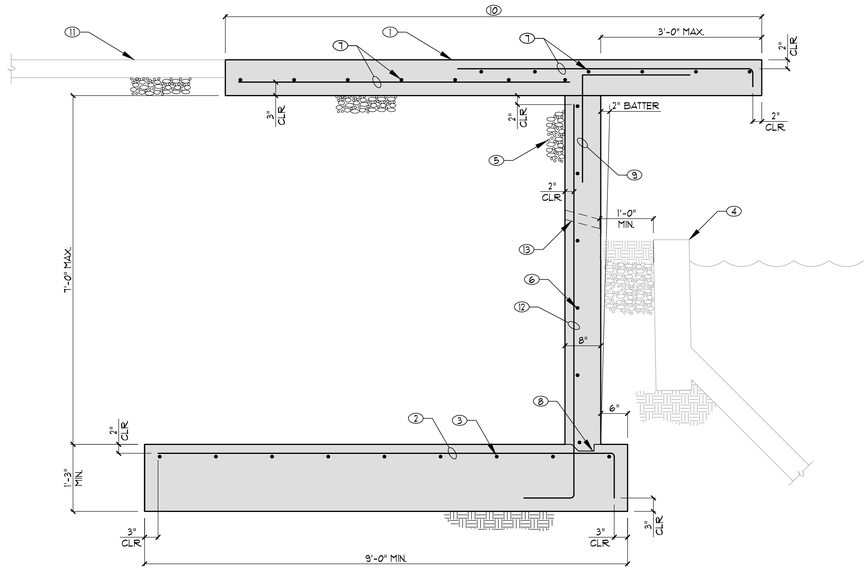
A. SEE G.S.N. FOR ADDITIONAL REQUIREMENTS AND ITEMS SHOWN BUT NOT NOTED.

B. ALL REBAR LAP LENGTHS PER SCHEDULE, U.N.O.

C. RETAINING WALL SHALL NOT BE USED IN A STACKED CONFIGURATION OR AS A FLOOD WALL OR OTHERWISE SURCHARGED UNLESS SPECIFICALLY NOTED. SEE G.S.N. FOR CLARIFICATION

D. RETAINING WALL FOOTING SHALL NOT SURCHARGE LAKE EDGE WALL

E. REFER TO ARCH'L PLANS FOR LOCATION OF RETAINING WALL.



115 RETAINING WALL AT LAKE

115-210290 NO SCALE

GREEY | PICKETT
landscape architecture community design
7144 e stetson drive, suite 205
scottsdale, arizona 85251
480.609.0009p 480.609.0006f

PRELIMINARY
NOT FOR CONSTRUCTION

TRILOGY
CLUBHOUSE
Landscape Construction Documents
KUNA, IDAHO

revisions:

project #:
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scale:
AS NOTED
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REVIEW
designed by:
AR
date:
06.09.2021
drawing:
FOUNDATION DETAILS

sheet #
S3.3
of

WRIGHT engineers
1645 Village Center Circle Suite 10
Las Vegas, NV 89134
702.933.7000 wrightengineers.com
NV@wrightengineers.com
S33-210290007-0

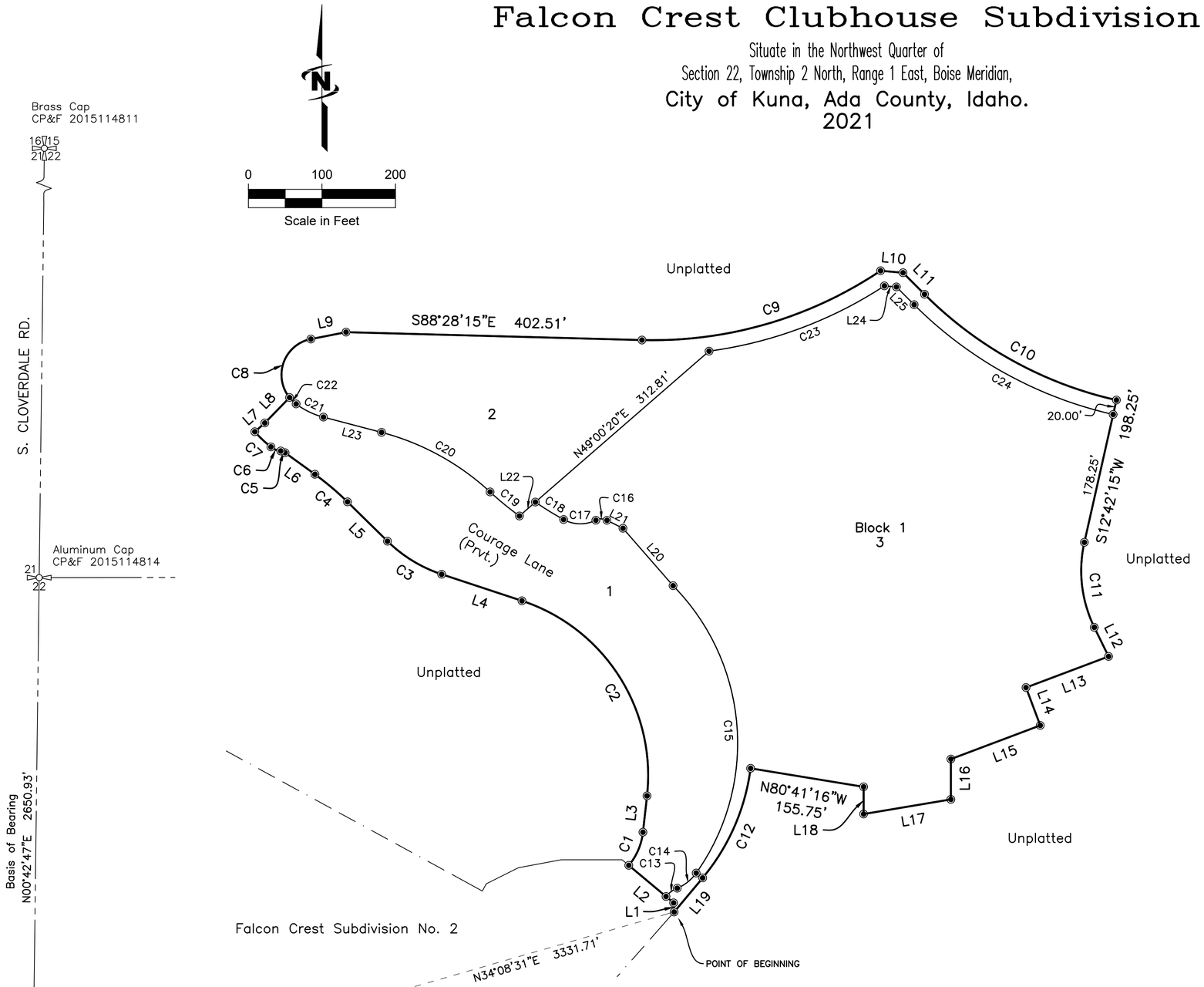
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PLAT SHOWING

Falcon Crest Clubhouse Subdivision

Situate in the Northwest Quarter of
Section 22, Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2021

PLAT BOOK_____ PAGE_____



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.75'	85.00'	33°32'07"	N23°08'28"E	49.04'
C2	340.74'	250.00'	78°05'34"	N32°40'22"W	314.97'
C3	87.07'	190.00'	26°15'19"	N58°35'30"W	86.31'
C4	58.06'	385.00'	8°38'27"	N49°47'03"W	58.01'
C5	6.49'	13.00'	28°35'59"	N68°24'16"W	6.42'
C6	14.58'	27.00'	30°56'14"	N67°14'09"W	14.40'
C7	30.12'	170.50'	10°07'23"	N46°42'21"W	30.08'
C8	101.52'	49.50'	117°30'06"	N20°04'15"E	84.64'
C9	343.25'	555.00'	35°26'09"	N73°48'41"E	337.81'
C10	301.92'	535.00'	32°20'03"	S61°07'43"E	297.93'
C11	118.56'	175.00'	38°49'01"	S06°42'15"E	116.31'
C12	164.84'	290.00'	32°34'06"	S23°37'29"W	162.63'
C13	19.14'	40.00'	27°25'07"	N53°37'06"E	18.96'
C14	33.46'	60.00'	31°57'08"	N51°21'05"E	33.03'
C15	425.64'	305.00'	79°57'30"	N04°36'14"W	391.93'
C16	15.57'	17.00'	52°29'05"	N89°40'49"W	15.03'
C17	45.59'	48.00'	54°25'11"	N88°42'46"W	43.90'
C18	45.11'	400.00'	6°27'42"	N58°16'19"W	45.09'
C19	51.54'	428.00'	6°53'58"	N50°39'20"W	51.51'
C20	170.09'	347.00'	28°05'06"	N61°14'54"W	168.39'
C21	41.47'	107.50'	22°06'18"	N64°14'17"W	41.22'
C22	12.53'	49.50'	14°30'14"	N45°56'01"W	12.50'
C23	256.53'	575.00'	25°33'42"	N69°35'05"E	254.40'
C24	313.21'	555.00'	32°20'03"	S61°07'43"E	309.07'

Legend

- ——— – Subdivision Boundary Line
- ——— – Lot Line
- — — — – Section Line
- —·—·— – Adjacent Property Line
- – Section Corner, as noted
- – Quarter–Section Corner, as noted
- ● – Set 1/2"x24" Rebar, with Plastic Cap Marked "J–U–B 16642"
- ◉ – Set 5/8"x24" Rebar, with Plastic Cap Marked "J–U–B 16642"
- ⊙ – Set 1–3/16" Bernt'sen BP Cap with Magnet Marked "J–U–B 16642"
- △ – Point Not Set or Found
- C# – Curve Number (Typical)
- L# – Course Number (Typical)
- # – Lot Number (Typical)
- [####] – PLS Number Found on Monument

Line Table		
Line #	Direction	Length
L1	N03°11'47"W	12.46'
L2	N50°05'28"W	79.48'
L3	N06°22'25"E	49.71'
L4	N71°43'09"W	115.00'
L5	N45°27'50"W	76.26'
L6	N54°06'17"W	50.03'
L7	N48°49'12"E	18.00'
L8	N44°11'00"E	48.25'
L9	N78°49'18"E	48.70'

Line Table		
Line #	Direction	Length
L10	S84°57'01"E	30.65'
L11	S44°57'42"E	41.37'
L12	S26°06'46"E	44.09'
L13	S69°21'29"W	120.01'
L14	S20°38'31"E	55.00'
L15	S69°21'29"W	129.83'
L16	S00°00'00"E	54.78'
L17	S80°28'40"W	120.31'
L18	N00°00'00"E	36.94'

Line Table		
Line #	Direction	Length
L19	S39°54'32"W	60.47'
L20	N41°08'13"W	103.60'
L21	N63°26'16"W	24.33'
L22	N49°00'20"E	28.80'
L23	N75°17'26"W	81.67'
L24	S84°57'01"E	16.37'
L25	S44°57'42"E	34.10'

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION

PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF

09 MAR 2021

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

JUB Project No. 10–19–149

PLAT SHOWING

Falcon Crest Clubhouse Subdivision

PLAT BOOK_____ PAGE_____

Notes

1. Any re–subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re–subdivision.
2. Lot 1 of Block 1 is designated as a private road which shall be owned and maintained by Shea Trilogy Homeowners Association; and Lot 2 of Block 1 is a common lot which shall be owned and maintained by Falcon Crest Subdivision Homeowners Association, Inc. The ownership and maintenance commitments may not be dissolved without the express consent of the City of Kuna.
3. Minimum building setback lines shall be in accordance with the City of Kuna's Zoning Ordinance at the time of issuance of the individual building permit, or as specifically approved and/or required.
4. Lots shall not be reduced in size without prior approval from the health authority.
5. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
6. Reference is made to the public health letter on file with Ada County Recorder regarding additional restrictions.
7. This development recognizes Section 22–4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
8. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot, is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
9. The Falcon Crest Subdivision Homeowners Association, Inc. (FCSHOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each FCSHOA common lot that receives municipal irrigation. If the assessment is not paid by the FCSHOA, the individual improved lots are subject to a lien for non–payment.
10. This Development is subject to ACHD License Agreement Instrument No. ––––––––––––
11. This development is subject to that Declaration of Covenants, Conditions, and Restrictions For ––––––––––––, Instrument No. ––––––––– and any existing or future amendments, restatements, or supplements to said Declaration.
12. This subdivision is located within Zone X as shown on the FIRM panel 425 of 875, Ada County, Idaho and Incorporated Areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plain Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plain Development Permit.
13. Irrigation water shall be provided by Falcon Crest Subdivision Homeowners Association, Inc., in compliance with Idaho Code 31–3805(1)(b).

Easement Notes

1. Lots 1 and 2 of Block 1 is designated as having a Utility Easement co–situate with said Lots (i.e. blanket easement).
2. Lot 1 of Block 1 is hereby designated as having an Access Easement co–situate with said lot (i.e. blanket easement).
3. All Utility Easements shown or designated hereon are non–exclusive, perpetual, shall run with the land, are appurtenant to the lots shown hereon, and are hereby reserved for the installation, maintenance, operation, and use of public and private utilities, sewer service, cable television/data; City of Kuna water, sewer & drainage; appurtenances thereto; and lot drainage.
4. The Private Road Easement designated hereon is non–exclusive, perpetual, shall run with the land, is appurtenant to the lots shown hereon, and is hereby reserved for the ingress and egress of emergency vehicles; the installation, maintenance, operation, and use of roadways, sidewalks, driveways, and landscaping; and appurtenances thereto.
5. No Utility or City of Kuna Easement shown or designated hereon shall preclude the construction and maintenance of hard–surfaced driveways, landscaping, parking, side & rear property line fences, or other such nonpermanent improvements.
6. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.

Reference Documents

Subdivisions: Falcon Crest Subdivision No. 1.
Falcon Crest Subdivision No. 2.

Surveys: ROSs 0222, 0441, 10338 & 11990.

Deeds: 100049802, 108003131 & 2015–115982

Easements:



09 MAR 2021

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NOT FOR RECORDATION

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

PLAT SHOWING

PLAT BOOK_____ PAGE_____

Falcon Crest Clubhouse Subdivision

Certificate of Owners

Know all people by these presents: that Falcon Crest, LLC, an Idaho limited liability company, does hereby certify that it is the owner of that real property to be known as Falcon Crest Clubhouse Subdivision, and that it intends to include said real property, as described below, in this plat:

That portion of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

COMMENCING at the southwest corner of said Section 22, from which the south quarter–corner of said Section 22 bears South 89°57'42" East, 2,660.56 feet; Thence along a random line, North 34°08'31" East, 3,331.71 feet to the most easterly corner of Lot 106, Block 1 of Falcon Crest Subdivision No. 2 according to the official plat thereof filed in Book _____ of Plats at Pages _____ through _____ , Ada County Records and the POINT OF BEGINNING;

Thence along the easterly and northeasterly boundary of said Falcon Crest Subdivision No. 2 the following two (2) courses:

1) N 03°11'47" W, 12.46 feet;
2) N 50°05'28" W, 79.48 feet to the beginning of a non–tangent curve;

Thence departing from said northeasterly boundary and along said non–tangent curve to the left an arc length of 49.75 feet, having a radius of 85.00 feet, a central angle of 33°32'07", a chord bearing of N 23°08'28" E and a chord length of 49.04 feet;
Thence N 06°22'25" E, 49.71 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 340.74 feet, having a radius of 250.00 feet, a central angle of 78°05'34", a chord bearing of N 32°40'22" W and a chord length of 314.97 feet;
Thence N 71°43'09" W, 115.00 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 87.07 feet, having a radius of 190.00 feet, a central angle of 26°15'19", a chord bearing of N 58°35'29" W and a chord length of 86.31 feet;
Thence N 45°27'50" W, 76.26 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 58.06 feet, having a radius of 385.00 feet, a central angle of 08°38'27", a chord bearing of N 49°47'03" W and a chord length of 58.01 feet;
Thence N 54°06'17" W, 50.03 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 6.49 feet, having a radius of 13.00 feet, a central angle of 28°35'59", a chord bearing of N 68°24'17" W and a chord length of 6.42 feet to the beginning of a reverse curve;
Thence along said reverse curve to the right an arc length of 14.58 feet, having a radius of 27.00 feet, a central angle of 30°56'14", a chord bearing of N 67°14'09" W and a chord length of 14.40 feet to the beginning of a compound curve;
Thence along said compound curve to the right an arc length of 30.12 feet, having a radius of 170.50 feet, a central angle of 10°07'23", a chord bearing of N 46°42'21" W and a chord length of 30.08 feet;
Thence N 48°49'12" E, 18.00 feet;
Thence N 44°11'00" E, 48.25 feet to the beginning of a non–tangent curve;
Thence along said non–tangent curve to the right an arc length of 101.51 feet, having a radius of 49.50 feet, a central angle of 117°30'06", a chord bearing of N 20°04'15" E and a chord length of 84.64 feet;
Thence N 78°49'18" E, 48.70 feet;
Thence S 88°28'15" E, 402.51 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 343.25 feet, having a radius of 555.00 feet, a central angle of 35°26'09", a chord bearing of N 73°48'41" E and a chord length of 337.81 feet;
Thence S 84°57'01" E, 30.65 feet;
Thence S 44°57'42" E, 41.37 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 301.92 feet, having a radius of 535.00 feet, a central angle of 32°20'03", a chord bearing of S 61°07'43" E and a chord length of 297.93 feet;
Thence S 12°42'15" W, 198.25 feet to the beginning of a curve;
Thence along said curve to the left an arc length of 118.56 feet, having a radius of 175.00 feet, a central angle of 38°49'01", a chord bearing of S 06°42'15" E and a chord length of 116.31 feet;
Thence S 26°06'46" E, 44.09 feet;
Thence S 69°21'29" W, 120.01 feet;
Thence S 20°38'31" E, 55.00 feet;
Thence S 69°21'29" W, 129.83 feet;
Thence S 00°00'00" E, 54.78 feet;
Thence S 80°28'40" W, 120.31 feet;
Thence N 00°00'00" E, 36.94 feet;
Thence N 80°41'16" W, 155.75 feet to the beginning of a non–tangent curve;
Thence along said non–tangent curve to the right an arc length of 164.84 feet, having a radius of 290.00 feet, a central angle of 32°34'06", a chord bearing of S 23°37'29" W and a chord length of 162.63 feet;
Thence S 39°54'32" W, 60.47 feet to the POINT OF BEGINNING.

The above–described parcel of land contains 12.42 acres, more or less.

The private roads shown on this plat are not dedicated to the public. The easements shown on this plat are not dedicated to the public, however the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All of the lots within this subdivision are eligible to receive water service from the City of Kuna, and the City of Kuna has agreed in writing to serve all lots within the subdivision.

In witness whereof, I have hereunto set my hands:

M3 ID FALCON CREST, LLC,
an Arizona limited liability company

By: M3 Builders, L.L.C.,
an Arizona limited liability company,
its Manager

By: The M3 Companies, L.L.C.,
an Arizona limited liability company,
its sole member

By: _____
William I. Brownlee, Manager

Acknowledgment

State of _____ }
County of _____ } ss.

On this_____day of_____, in the year 20____, before me, a Notary Public in and for the State of _____, personally appeared William I. Brownlee, known or identified to me to be Manager of M3 ID Falcon Crest, LLC, that executed the within instrument and acknowledged to me that M3 ID Falcon Crest, LLC executed the same.

_____
Notary public for Idaho

My commission expires_____

Certificate of Surveyor

I, Robert L. Kazarinoff, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Falcon Crest Clubhouse Subdivision, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

THIS IS A DRAFT VERSION OF THE PLAT AND IT IS PRELIMINARY IN NATURE. IT HAS NOT YET RECEIVED AGENCY APPROVAL NOR HAVE MONUMENTS BEEN INSTALLED.
NOT FOR RECORDATION

Robert L. Kazarinoff, PLS 16642

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

09 MAR 2021

J-U-B ENGINEERS, INC.
250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944
p 208 376 7330 w www.jub.com

PLAT SHOWING

Falcon Crest Clubhouse Subdivision

PLAT BOOK_____ PAGE_____

Approval of Central District Health

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

_____

Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the_____day of_____, 20___.

_____

Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, on this day _____, hereby approve this plat.

_____

City Engineer P.E. No._____

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, _____, by the City of Kuna, Idaho.

_____

City Clerk

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

_____

Ada County Surveyor Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50–1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

_____

Ada County Treasurer Date

County Recorder's Certificate

State of Idaho } ss.
County of Ada }

Instrument No._____

I hereby certify that this instrument was filed at the request of JUB Engineers, Inc. at _____minutes past_____o'clock__.M.,

this_____day of_____,_____, in my office, and was recorded in Book_____of Plats at Pages _____ through _____.

Fee:_____

_____ _____

Deputy Ex–Officio Recorder

PROFESSIONAL LAND SURVEYOR REGISTERED 16642 STATE OF IDAHO ROBERT L. KAZARINOFF

09 MAR 2021

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NOT FOR RECORDATION

J-U-B ENGINEERS, INC.

250 South Beechwood Avenue, Suite 201, Boise, ID 83709-0944

p 208 376 7330 *w* www.jub.com

From:	Jessica Reid
To:	Paul Stevens; Catherine Feistner; Brady Barroso; J&M Sanitation; Scott FCCNWI; TLawrence Kuna Fire; Chief Fratusco
Cc:	Doug Hanson
Subject:	22-20-DR Trilogy Valor Social Club Agency Transmittal
Date:	Wednesday, June 8, 2022 1:39:52 PM
Attachments:	image001.png

To view the transmittal packet, please use this link: https://www.kunacity.id.gov/DocumentCenter/View/8018/22-20-DR-Trilogy-Valor-Social-Club-Agency-Transmittal-Packet

Agency Transmittal – June 08, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	22-20-DR (Design Review) for Trilogy Valor Social Club
PROJECT DESCRIPTION	Shea Homes requests Design Review approval for the Trilogy Valor Social Club within the Falcon Crest community. The project will be Phased with Phase No. 1 consisting of an 452 SF Welcome Center; 7,573 SF Fitness Club with resort style pool, lap pool & spa; 6,647 SF Co-Op (K&M) building with café; 6 pickle ball courts, bocce ball court, associated parking lot, fencing & landscaping. The subject site is located between S Courage Lane & Tiercel Lane, just East of S Cloverdale Road (APN: S1422244200); Section 22, Township 2 North, Range 1 East.
SITE LOCATION	Between S Courage Lane & Tiercel Lane, East of Cloverdale Road Kuna, ID 83634
REPRESENTATIVE	Wendy Shrief, JUB Engineers wshrief@jub.com
SCHEDULED HEARING DATE	Tuesday, **June 28, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 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.	

Sincerely,

Jessica Reid

Planner I
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

From: Wendy Shrief
To: Jessica Reid
Subject: FW: Square Footages Needed for Trilogy Valor Kuna, Idaho Buildings
Date: Wednesday, June 8, 2022 11:52:15 AM
Attachments: image001.png
Importance: High

Jess-

Please see attached square footages from architect.

Wendy

From: Brent Clark <BClark@gsb-inc.com>
Sent: Wednesday, June 8, 2022 11:48 AM
To: Wendy Shrief <wshrief@jub.com>
Subject: [EXTERNAL] RE: Square Footages Needed for Trilogy Valor Kuna, Idaho Buildings

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Wendy,

The fitness center is 5,278 sf conditioned space plus 2,295 covered/unconditioned for a total of 7,573.
The Welcome Center is 452 sf.
The K&M building is 4,228 sf conditioned space plus 2,419 covered/unconditioned for a total of 6,647.

Thanks,

Brent Clark
Project Architect

gsb inc
3555 NW 58th Street Suite 700W
Oklahoma City, Oklahoma 73112
T 405 848 9549 F 405.848.9783
www.gsb-inc.com

BClark@gsb-inc.com

From: Wendy Shrief <wshrief@jub.com>
Sent: Wednesday, June 8, 2022 12:28 PM
To: Brent Clark <BClark@gsb-inc.com>
Subject: Square Footages Needed for Trilogy Valor Kuna, Idaho Buildings
Importance: High

Hi Brent,

I need the square footages for TV Welcome Center, TV Social Club, and TV Fitness Center.

Can you send these over right away? The City is working on their staff report for our DR hearing.

Thanks!

Wendy

Wendy Kirkpatrick Shrief, AICP
Senior Planner

J-U-B ENGINEERS, Inc.
2760 W. Excursion Ln, Ste400
Meridian, Idaho 83642
e wshrief@jub.com *w* www.jub.com
c 208 559 1760



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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:	**23 June 2022**	
RE:	**Public Works Comments**	
	Trilogy Valor Social Club – 22-20-DR (Design Review)	

The Trilogy Valor Social Club property, 22-20-DR, design review request dated 8 June 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 has reviewed, approved, and stamped the civil construction drawings prior to this application. Public Works can support approval of this application.

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) 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) This project will be connected to City sewer services.
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 water services.
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) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
b) 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.*

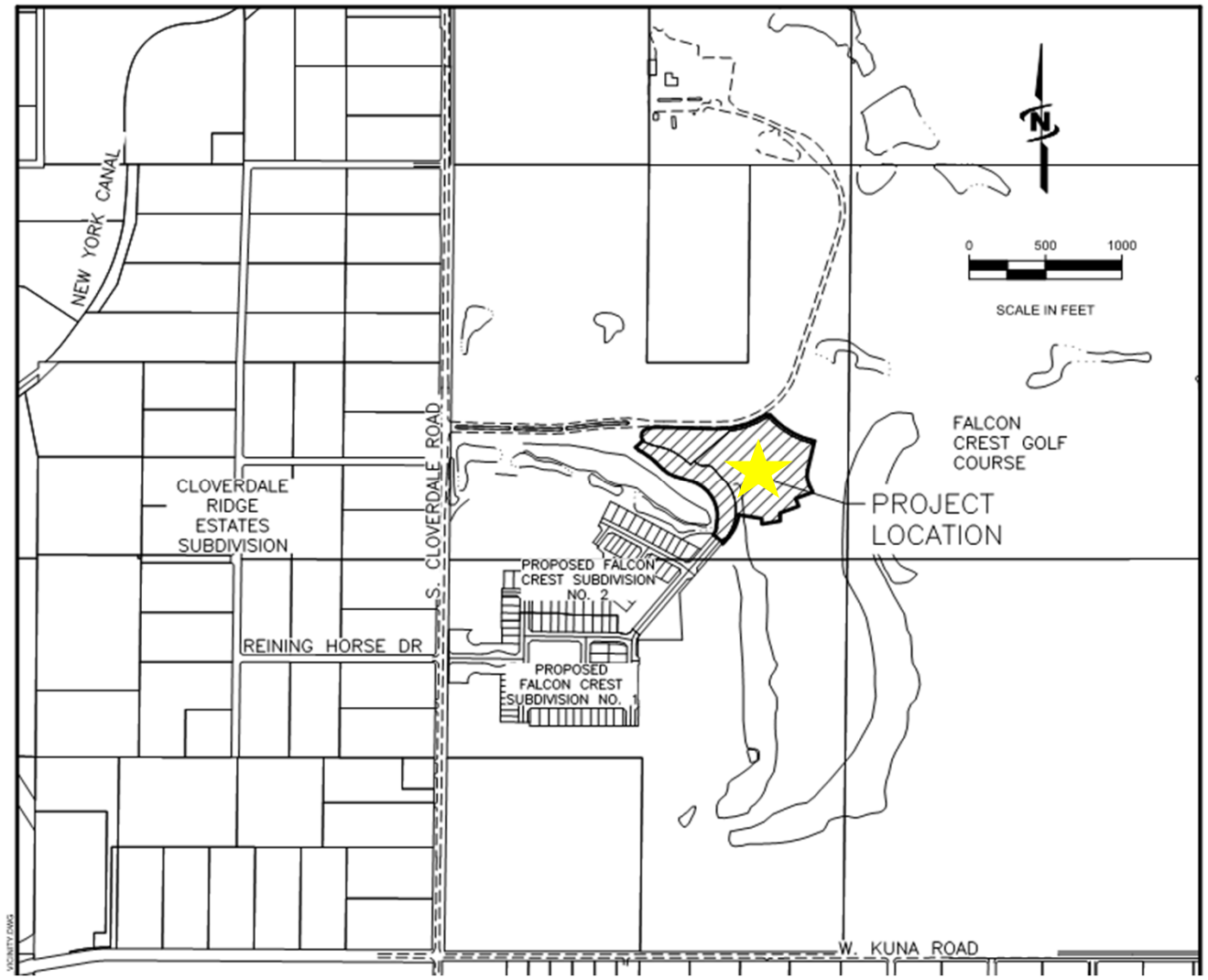
9) Exhibits

a) No maps are included to support Public Works comments.

Trilogy®
Valor

AMENITY DESIGN REVIEW

- Located in the Falcon Crest Master Plan







Valor Master Plan

- 1025 acre master planned community



Valor Master Plan

Divided into several distinct villages

- ~2,500 residential homes – Non Age Qualified Homes- Other Builders
- 1000+ age qualified lots- Trilogy Community



Trilogy®
Valor



Note: Corner lots shown to back of right of way required 15' sideyard setback. Lot lines subject to change to accommodate openspace, trails, cart paths, retention basins, parks, utilities, and grade change.

Trilogy®
VALOR

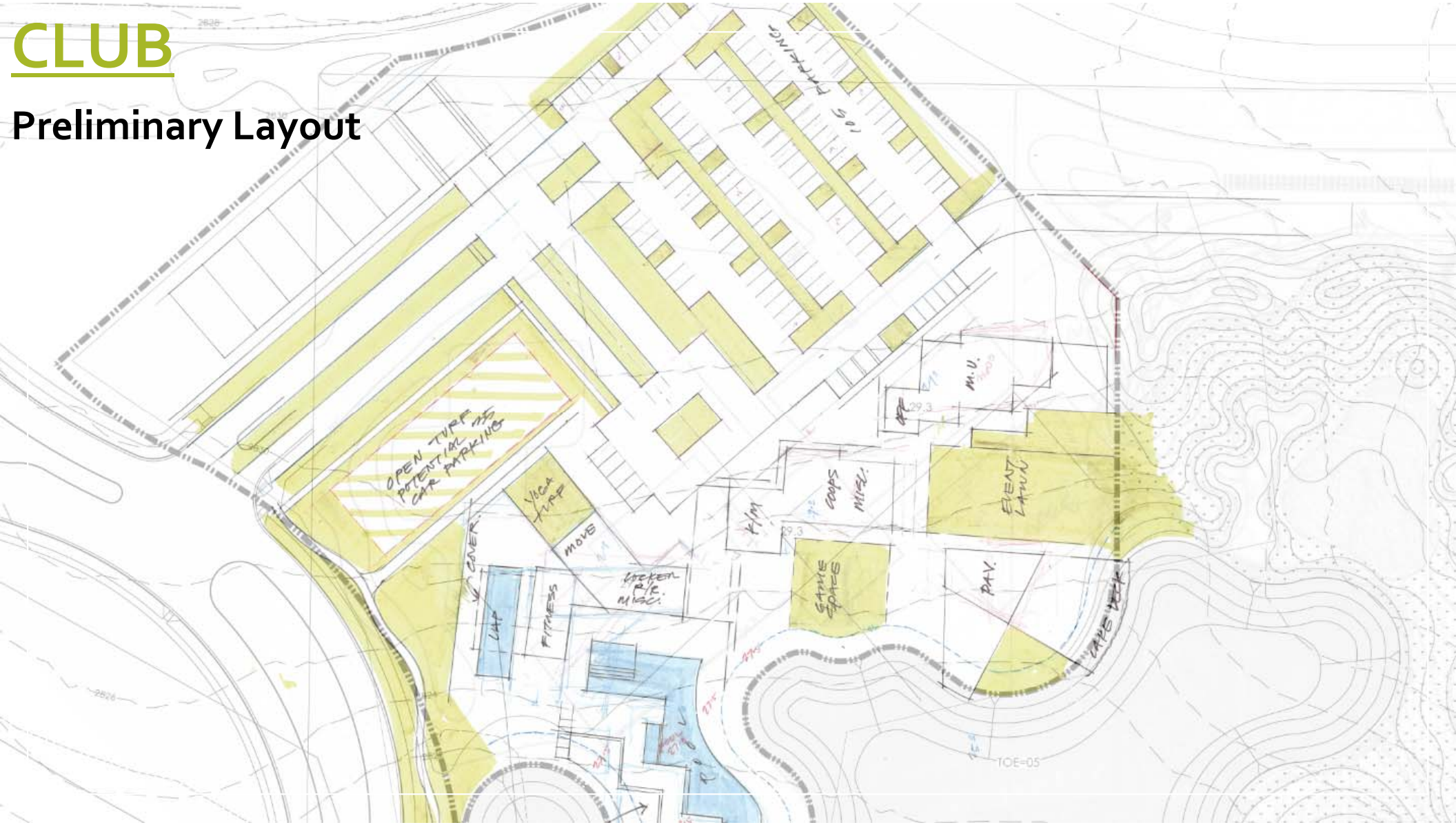
Phase	Acreage	Duplex	%	50 x 120	%	60 x 120	%	Total
Phase 1	31.5	12	12.5%	42	43.8%	42	43.8%	96
Phase 2	28.7	42	33.3%	49	38.9%	35	27.8%	126
Phase 3	25.0	44	32.8%	59	44.0%	31	23.1%	134
Phase 4	27.0	8	7.3%	63	57.8%	38	34.9%	109
Phase 5	27.7	22	18.3%	63	52.5%	35	29.2%	120
Phase 6	31.5	26	19.7%	55	41.7%	51	38.6%	132
Phase 7	17.3	46	51.1%	33	36.7%	11	12.2%	90
Phase 8	31.2	16	13.2%	57	47.1%	48	39.7%	121
Phase 9	8.4	10	23.3%	21	48.8%	12	27.9%	43

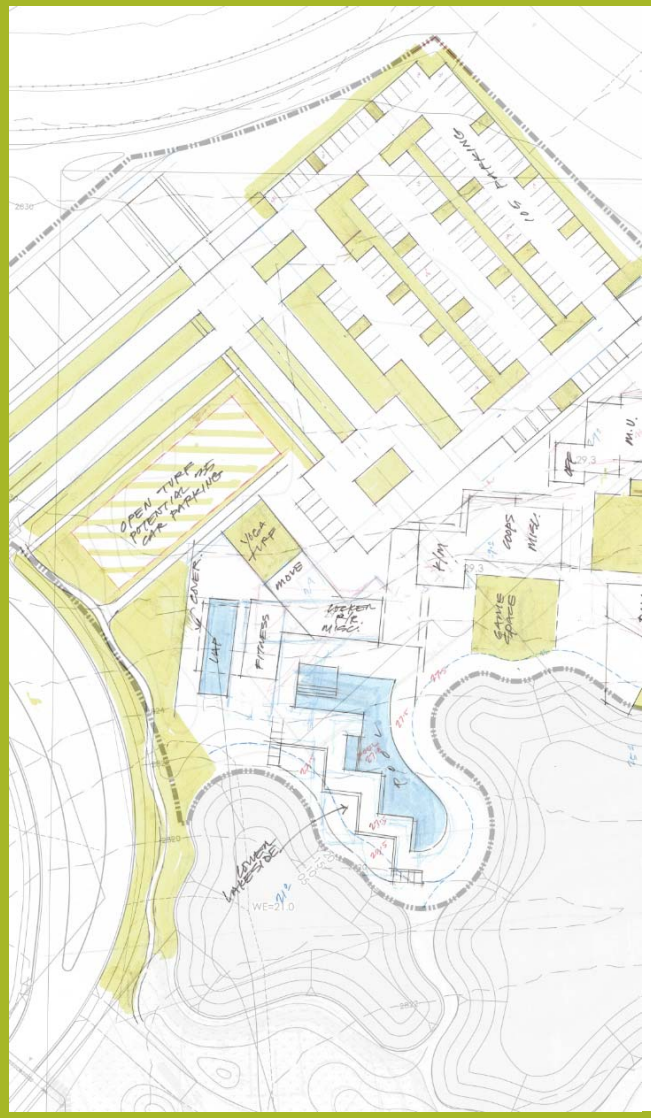
Product	Unit #	%
Duplex	226	23.3%
50 x 120	442	45.5%
60 x 120	303	31.2%
Total	971	100.0%

0 300 600 900

CLUB

Preliminary Layout





CLUB

Approximately 10,000 sq. foot club of amenities

Culinary Studio

Kindred & Main™

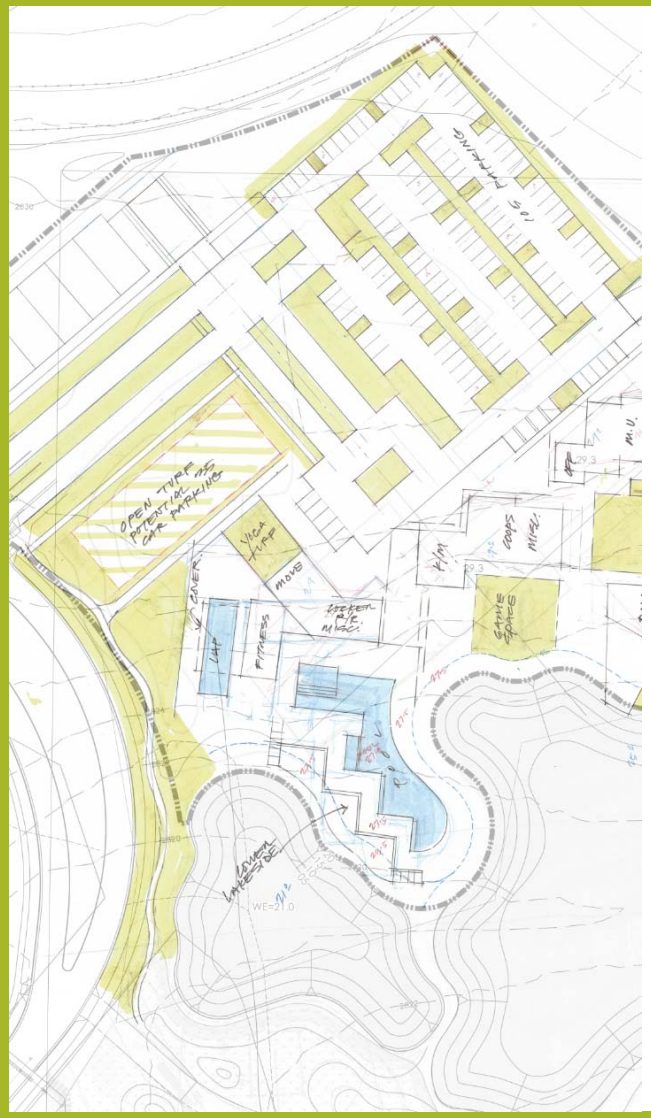
Fitness Studio

Resort and Lap Pools

Sports Courts

Outdoor Pavilion – PHASE II

BBQ Area – PHASE II



CLUB

Phased Approach of Building Club

- Phase I- Kindred & Main & Culinary Studio
- Phase I- Fitness Studio, Both Pools, & Sports Courts
- Phase I – Welcome Center
- Phase II- Outdoor Pavilion & BBQ – Not part of this application

Social Building (K&M)



1 D1.0 1/4" = 1'-0" RENDERED NORTH ELEVATION



2 D1.0 1/4" = 1'-0" RENDERED SOUTH ELEVATION

Social Building (K&M)



Social Building (K&M)
Exterior Materials



WOOD ON WOOD SIDING COLOR 1 - MONTANA TIMBER PRODUCTS - RANCHWOOD GREENHORN



WOOD ON WOOD SIDING COLOR 2 - MONTANA TIMBER PRODUCTS - RANCHWOOD GREENHORN



THIN STONE VENEER - ROCKY MOUNTAIN SUPPLY - WILLARD RUBBLE



BOARD FORM CONCRETE PANEL - COLOR - MEDIUM GREY

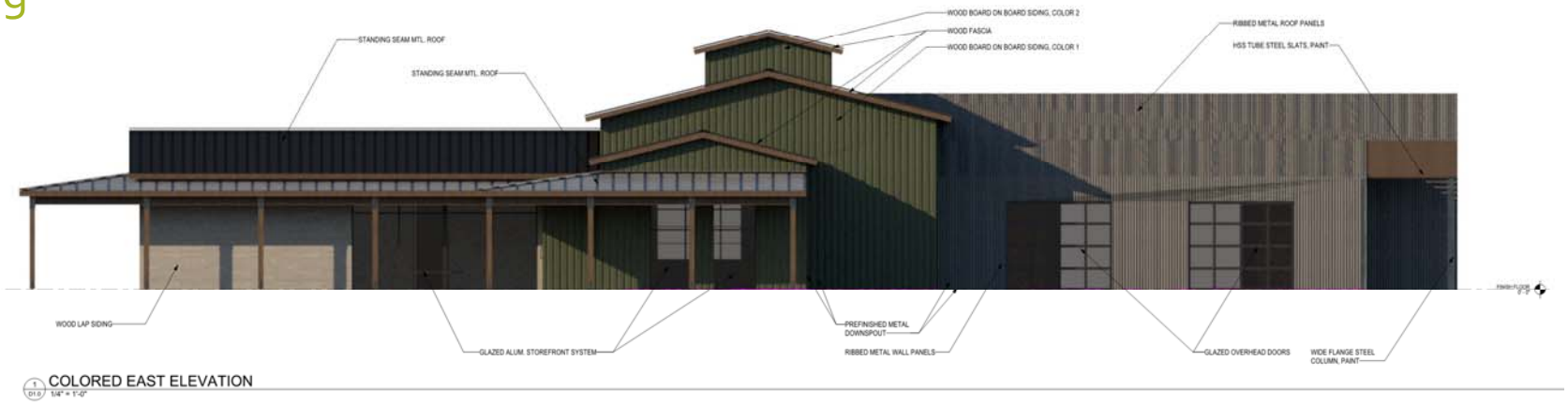


STANDING SEAM METAL ROOF, GUTTERS, DOWNSPOUTS, FLASHING - METAL SALES MANUFACTURING CO. - SLATE GREY



ALUMINUM STOREFRONT FRAMES AND HOLLOW METAL FRAMES - BLACK

Fitness Building



1 / D1.0 COLORED EAST ELEVATION
1/4" = 1'-0"



2 / D1.0 COLORED WEST ELEVATION
1/4" = 1'-0"

Fitness Building



1 01.1 COLORED NORTH ELEVATION
1/4" = 1'-0"



2 01.1 COLORED SOUTH ELEVATION
1/4" = 1'-0"

Fitness Building
Exterior Materials



WOOD ON WOOD SIDING COLOR 1 - MONTANA TIMBER PRODUCTS - RANCHWOOD GREENHORN



WOOD ON WOOD SIDING COLOR 2 - MONTANA TIMBER PRODUCTS - CHARWOOD SAGE



THIN STONE VENEER - ROCKY MOUNTAIN SUPPLY - WILLARD RUBBLE



WOOD LAP SIDING - MONTANA TIMBER PRODUCTS - RANCHWOOD NORTHERN



STANDING SEAM METAL ROOF, GUTTERS, DOWNSPOUTS, FLASHING - METAL SALES MANUFACTURING CO. - SLATE GREY

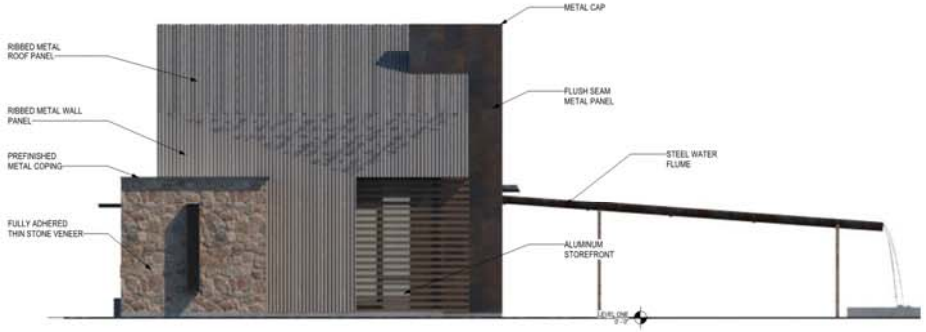


ALUMINUM STOREFRONT FRAMES AND HOLLOW METAL FRAMES - BLACK



RIBBED METAL WALLS AND ROOF - METAL SALES MANUFACTURING CO. - GALVALUME

Welcome Center





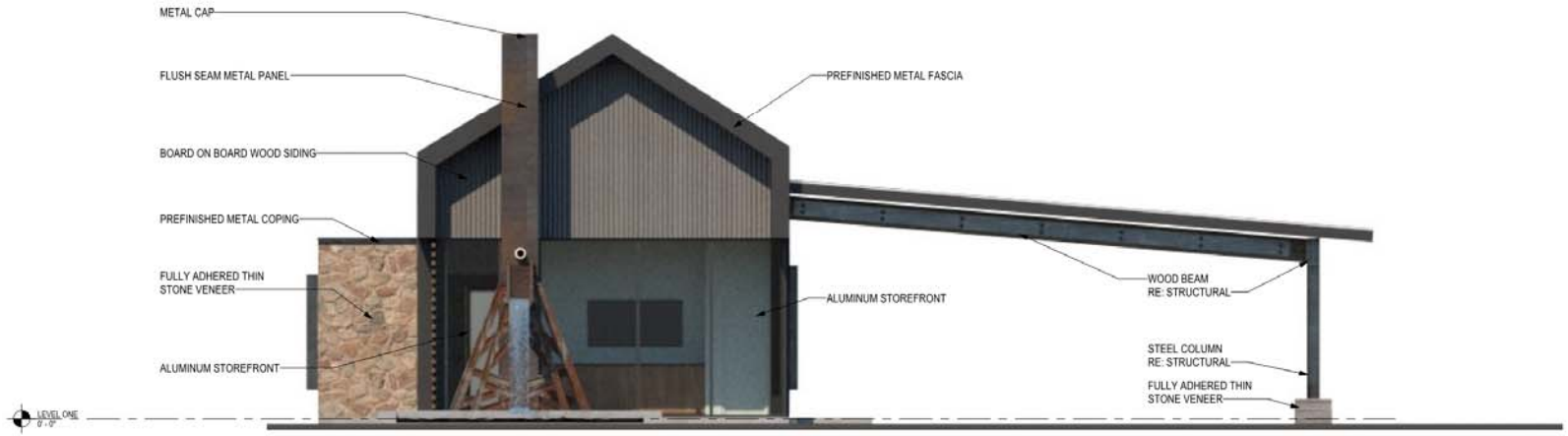
1 D1.1 RENDERED ELEVATION LOOKING EAST
1/4" = 1'-0"



4 D1.1 RENDERED ELEVATION LOOKING WEST
1/4" = 1'-0"

Welcome Center

3 D1.1 RENDERED ELEVATION LOOKING SOUTH
1/4" = 1'-0"



2 D1.1 RENDERED ELEVATION LOOKING NORTH
1/4" = 1'-0"

Welcome Center
Exterior Materials



WOOD ON WOOD SIDING - MONTANA TIMBER PRODUCTS - RANCHWOOD GREENHORN



THIN STONE VENEER - ROCKY MOUNTAIN SUPPLY - WILLARD RUBBLE



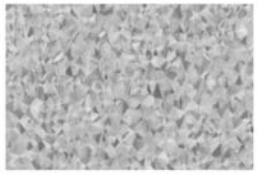
GUTTERS, DOWNSPOUTS, FLASHING - METAL SALES MANUFACTURING CO. - SLATE GREY



ALUMINUM STOREFRONT FRAMES AND HOLLOW METAL FRAMES - BLACK



FLUSH SEAM METAL PANEL - WESTERN STATES METAL ROOFING - CORTEN AZP



RIBBED METAL WALLS AND ROOF - METAL SALES MANUFACTURING CO. - GALVALUME











Questions?