

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Bobby Rossadillo, Commissioner

**CITY OF KUNA**  
**City Hall Council Chambers**  
751 W 4<sup>th</sup> Street, Kuna, ID 83634



**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday, September 9, 2025, at 6:00 PM**

*For questions, please call Planning and Zoning at (208) 922-5546.*  
*ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.*

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

**2. CONSENT AGENDA:**

*All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.*

**A.** Regular Commission Meeting Minutes Dated August 26, 2025

**B.** Decision and Reasoned Statement(s)

1. Case No. 25-01-OA; Development Regulations Code Application Requirements

*Potential Motion:*

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

**3. PUBLIC HEARING:**

**4. BUSINESS ITEMS:**

**A.** Case No. 25-22-DR for Meridian Mega Storage - Troy Behunin – Senior Planner

Applicant requests Design Review approval for approx. 14.01 acres in order to place three (3) Flex-Space structures, Self-Storage structures, with covered and un-covered RV surface storage. This project is located at the SEC of the Meridian Rd. and Aristocrat Dr Alignment. (APN'S: S1406325625); Section 6, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to approve /deny Case No. 25-22-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**B.** Case No. 25-23-DR Falcon Crest Golf Village Amenity – Troy Behunin – Senior Planner

Applicant requests Design Review approval for residential amenities to include a pool, restrooms, accessory storage building, covered patio(s) & uncovered deck seating. This project is located at

the NEC of Cloverdale Rd. and Kuna Rd. (APN: S1422142000); Section 22, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to approve /deny 25-23-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**5. UPDATES & REPORTS:**

**6. ADJOURNMENT:**

**OFFICIALS**

Dana Hennis, Chairman  
Bryan Clark, Vice Chairman  
Ginny Greger, Commissioner  
Jim Main, Commissioner  
Bobby Rossadillo, Commissioner

**CITY OF KUNA**  
**City Hall Council Chambers**  
**751 W 4<sup>th</sup> Street, Kuna, ID 83634**  
**Planning & Zoning Commission**  
**REGULAR MEETING MINUTES**  
**Tuesday, August 26, 2025, at 6:00 PM**



*For questions, please call Planning and Zoning at (208) 922-5546.*  
*ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.*

**I. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:00)*

**Chairman Dana Hennis** Okay, so it's 6:00, so we'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, August 26th, 2025, and we'll begin tonight with roll call.

**Planning & Zoning Director Doug Hanson** Chairman Dana Hennis.

**Chairman Dana Hennis** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bryan Clark.

**Vice Chairman Bryan Clark** Here.

**Planning & Zoning Director Doug Hanson** Commissioner Ginny Greger...Commissioner Jim Main.

**Commissioner Jim Main** Present.

**Planning & Zoning Director Doug Hanson** Commissioner Bobby Rossadillo.

**Commissioner Bobby Rossadillo** Present.

**COMMISSIONERS PRESENT**

Chairman Dana Hennis - Present  
Vice Chairman Bryan Clark - Present  
Commissioner Ginny Greger - Absent  
Commissioner Jim Main - Present  
Commissioner Bobby Rossadillo - Present

**CITY STAFF PRESENT**

Doug Hanson, Planning & Zoning Director  
Troy Behunin, Senior Planner  
Michelle Covert, Economic Development Administrator  
Matt Johnson, City Attorney

## **2. CONSENT AGENDA:**

*All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.*

*(Timestamp 00:00:26)*

**A.** Regular Commission Meeting Minutes Dated August 12, 2025

**B.** Decision and Reasoned Statement(s)

1. Case No. 25-17-DR; for Mark Adams Storage

*Potential Motion:*

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

*(Timestamp 00:00:21)*

**Chairman Dana Hennis** Okay, thank you. And first up is going to be our consent agenda.

**Vice Chairman Bryan Clark** Mr. Chairman, I move that we approve the consent agenda.

**Commissioner Jim Main** Second.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? No? Thank you.

*(Timestamp 00:00:25)*

**Motion To:** Approve The Consent Agenda

**Motion By:** Commissioner Bryan Clark

**Motion Seconded By:** Commissioner Ginny Greger

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Main, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Greger

**4-0-1**

### 3. PUBLIC HEARINGS:

(Timestamp 00:00:42)

A. Case No. 25-01-PUD, 25-04-S, & 25-06-DR, Napa Vineyards - Troy Behunin – Senior Planner

Applicant requests PUD, Preliminary Plat & Design Review approval for approx. 242 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410.

***Staff requests this Case to be tabled to a Date Certain of Oct. 14, 2025, to receive critical agency comments.***

*Potential Motions:*

- *Motion to table Case No. 25-01-PUD, 25-04-S, & 25-06-DR to a date certain.*

(Timestamp 00:00:40)

**Chairman Dana Hennis** First up tonight on the agenda in public hearings is case #25-01-PUD, #25-04-S, and #25-06-DR for the Napa Vineyards. Troy, I see you have a request.

**Senior Planner Troy Behunin** Yes, good evening, Commissioners. For the record, Troy Behunin, Senior Planner. The application before you or at least on the agenda this evening for Napa Vineyards. Staff is requesting that it be tabled to a date certain there were two critical agencies that we anticipated having their final reports. We did not receive them, so we're going to give them ample time to get their reports together compiled and get them submitted and enough time for staff to review and for everybody else who wants to review them as well. We are requesting that this be tabled until the October 14th, 2025 Planning & Zoning Commission meeting.

**Chairman Dana Hennis** Thank you.

**Commissioner Bobby Rosadillo** I'll make a motion to table case numbers #25-01-PUD, #25-04-S, and #25-06-DR to a date certain of October 14th, 2025.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** All in favor?

**Chairman Dana Hennis** Any opposed? Thank you. Motion passes.

*(Timestamp 00:01:57)*

**Motion To:** Table Case #25-01-PUD. #25-04-S, And #25-06-DR To A Date Certain Of October 14<sup>th</sup>, 2025

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Main, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Greger

**4-0-1**

**B. Case No. 25-01-OA (Ordinance Amendment) Development Regulations Code Application Requirements - Doug Hanson – Planning & Zoning Director**

The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for application submittal requirements and establishing a procedure to update application forms.

*Potential Motions:*

- *Motion to recommend approval/recommend denial of 25-01-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

*(Timestamp 00:02:17)*

**Chairman Dana Hennis** So next up on the agenda is case #25-01-OA, the ordinance amendment or development Regulations code application requirements, Doug.

**Planning & Zoning Director Doug Hanson** Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, 751 W 4th St. Kuna, ID. The City of Kuna Planning & Zoning Department requests a zoning text amendment application, for application submittal requirements and establishing a procedure to update application forms. Application submittal requirements are currently stated in multiple code sections, some with conflicting language. Staff believes that by limiting the application submittal requirements to one code section, confusion surrounding application submittals will be alleviated for both applicants submitting their applications and staff review. This text amendment also requests establishing a procedure for updating planning and zoning application forms, as no formal process currently exists. Should this application be approved, all planning & zoning application form updates will be heard by the City Council as a public meeting item for their approval, and with that I will stand by for any questions you have.

**Chairman Dana Hennis** Thank you. Is there any questions from the Commission at this point for staff?

**Commissioner Jim Main** No.

**Commissioner Bobby Rosadillo** No.

**Chairman Dana Hennis** Okay. Thank you. And so, with that, I will go ahead and open up the public testimony at 6:03 and I do not have anybody signed up to testify on this. Is there anybody in the audience that has not got a chance to sign up that would like to speak on this application or the zoning ordinance? And see none, I will go ahead and close the public testimony at 6:04. And with that, that brings up our deliberation. I didn't see anything that was out of the ordinary, just seemed like it was just cleaning up some verbiage.

**Commissioner Jim Main** Yeah, I've read through all of them and basically, it's simplifying the process, making it a lot easier to use and understand.

**Chairman Dana Hennis** Which is always good.

**Commissioner Bobby Rosadillo** We're removing a lot of redundancy. Yeah. Yeah, I'll make a motion to recommend approval of 25-01-OA with conditions as outlined in the staff report.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? No? Motion passes. Thank you, Doug.

*(Timestamp 00:04:48)*

**Motion To:** Recommend Approval Of Case #25-01-OA With Conditions

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Main, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Greger

**4-0-1**

#### **4. BUSINESS ITEMS:**

#### **5. UPDATES & REPORTS:**

*(Timestamp 00:04:53)*

**Chairman Dana Hennis** With that, I don't see anything further on the agenda. Is there any other items or reports from staff?

**Planning & Zoning Director Doug Hanson** That is it for this evening.

**Chairman Dana Hennis** Okay.

**6. ADJOURNMENT:**

*(Timestamp 00:04:53)*

**Commissioner Bobby Rosadillo** I'll make a motion that we adjourn.

**Vice Chairman Bryan Clark** Seconded.

**Chairman Dana Hennis** Thank you, all in favor?

**All Commissioners** Aye.

**Chairman Dana Hennis** Any opposed? Now, if you were in the audience waiting for the other one, the upcoming one, we'll move that to October 14th. If you didn't catch that, it's been just tabled to make sure all the information from other agencies is presented to staff ourselves and you, you can look at all that information on the website, the city website. Okay, thank you all for coming.

*(Timestamp 00:04:53)*

**Motion To:** Adjourn

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Bryan Clark

**Further Discussion:** None

**Voting Aye:** Commissioners Rosadillo, Main, Clark, Hennis

**Voting Nay:** None

**Absent:** Commissioner Greger

**4-0-1**

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Dana Hennis, Chairman

ATTEST:

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Doug Hanson, Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk.*



**CITY OF KUNA**

751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • [www.kunacity.id.gov](http://www.kunacity.id.gov)

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 August 26, 2025

**Case No.: 25-01-OA (Ordinance Amendment)**

**Case Name: DEVELOPMENT REGULATIONS CODE APPLICATION REQUIREMENTS**

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**BEFORE THE PLANNING & ZONING COMMISSION  
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF	)	<b>Case No.:</b> 25-01-OA (Ordinance
	)	Amendment) Development Regulations
<b>THE CITY OF KUNA</b>	)	Code Application Requirements
	)	
<i>Ordinance Amendment to Title 5,</i>	)	
<i>Development Regulations of Kuna City</i>	)	<b>DECISION AND REASONED</b>
<i>Code.</i>	)	<b>STATEMENT.</b>

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**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on August 26, 2025, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on September 9, 2025, for formal adoption of the Commission recommendation.

**SECTION 2  
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Ordinance Amendment Application (Case No. 25-01-OA) is hereby *Recommended Approval*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- DRAFT Application Requirements Ordinance REDLINES
- NARRATIVE
- PROPOSED CHANGES
- AFFIDAVIT OF PUBLICATION PZ 08.26.2025.
- AGENCY TRANSMITTAL

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission August 26, 2025, hearing are as follows, to-wit:

- a. City Staff:

Development Regulations Code Application Requirements

Doug Hanson, Planning & Zoning Director

- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
  - 1. Chapter 65 of Title 67, Idaho Code
    - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

**II. Factual Findings**

- a. Procedural Findings:

<b>Agency Comments Request</b>	August 26, 2025.
<b>Idaho Press Newspaper Published Hearing Notice Commission</b>	Published on August 8, 2025.
<b>Commission Public Hearing</b>	Held on August 26, 2025.
<b>Commission Written Decision and Reasoned Statement Entered</b>	Entered September 9, 2025.

- b. Relevant Contested Facts.
  - 1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.
- c. Commission’s Factual Findings on Relevant Contested Fact.
  - 1. None.

**III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.**

It is the rationale of the Commission that the Ordinance Amendment simplified the application submittal process and made it easier to understand.

**SECTION 5  
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES**

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

**BY ACTION OF THE CITY COMMISSION** of the City of Kuna at its regular meeting held on the 28<sup>th</sup> day of January 2025.

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Dana Hennis, Chairman

**CASE NO. 25-22-DR  
MERIDIAN MEGA STORAGE**

**Planner: Troy Behunin**  
**[TBehunin@KunaID.gov](mailto:TBehunin@KunaID.gov)**  
**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:**  
**[25-22-DR: MERIDIAN MEGA STORAGE](#)**

**If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.**

## P&Z Commission Staff Report

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
<b>Title:</b>	Meridian Road Mega Storage		<b>Application Number:</b>		25-22-DR		
<b>Date:</b>	9.9.2025		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner:</b>	Meridian Mega Storage, LLC		<b>Owner Contact:</b>		<a href="mailto:jpapich@papichconstruction.com">jpapich@papichconstruction.com</a>		
<b>Representative:</b>	Eric Atlakson		<b>Representative Contact:</b>		<a href="mailto:ericatlakson@cushingterrell.com">ericatlakson@cushingterrell.com</a>		

### Purpose

Applicant requests Design Review approval for approx. 14.01 acres in order to place three (3) Flex-Space structures, Self-Storage structures, with covered and un-covered RV surface storage. This project is located at the SEC of the Meridian Rd. and Aristocrat Dr Alignment. (APN'S: S1406325625); Section 6, Township 2 North, Range 1 East.

### Statement of Fact

<b>Parcel Number(s):</b>	S1406325625
<b>Future Land Use Map Designation:</b>	Medium & High Density Residential
<b>Existing Land Use:</b>	Bare Ground
<b>Current Zoning:</b>	C-2
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	14.01 Acres (Approx.)
<b>Adjacent Zoning Districts:</b>	<b>North:</b> C-G (Meridian City) <b>East:</b> Ag. <b>South:</b> RUT (Ada County) <b>West:</b> Ag.
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Aristocrat (future) <b>East:</b> None <b>South:</b> None <b>West:</b> Meridian Road
<b>Internal Street(s) Existing &amp; Proposed:</b>	None
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Commercial and the current zone is C-2. The proposed land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

### Staff Analysis

The applicant submits a request to construct approx. 41,600 sf with three (3) Flex-Space structures and 2,400 sf office and quarters for a caretaker. Applicant proposes 97 spaces of enclosed RV storage, or 73,500 sf, including 16 irregular enclosed RV spaces. The balance of the property proposes 324 units, or 58,800 sf for self-storage and support yard. The proposed hours of operation are from t:00 am to 7:00 pm, with minor variations for businesses that need different hours.

This project was originally approved with a Special Use Permit for self-storage and a Design Review in May 2023. The Special Use Permit remains intact. The Design Review approvals were not acted upon within the appropriate timelines and now the applicant seeks re-approval.

Applicant has provided a landscape plan which does not appear to follow the City's landscaping code. Applicant shall provide locations and identification of proposed trees and shrubs in amounts required by KCC, for the buffer along Highway 69. Staff recommends the applicant be conditioned to provide additional internal landscaping between buildings and other areas to avoid heat islands and avoid unneeded runoff during events.

After review, the site plan does not appear to comply with Kuna's Parking standards. The applicant shall provide the appropriate ADA spaces.

Applicant shall follow the requirements of J&M Sanitation for trash collection at approved locations with proper trash enclosures detailed in KCC and as depicted in J&M Sanitations comments.

Staff recommends the applicant be conditioned to resubmit a site plan depicting the ADA Spaces. An updated site plan will be required in order to release the signed written decision.

Staff recommends the applicant be conditioned to install the Code compliant landscaping and 10 foot sidewalk outside the Rights-of-Way adjacent to Highway 69 as part of their first phase.

Upon staff's review, if the recommended conditions are met the proposed application appears to meet the requirements and intent of Kuna City Code. Staff recommends the Commission approve the application with the conditions outlined in staff's report.

### Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.

4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy 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.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. 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 5-8-1704 through 1706.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. 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 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. 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.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. 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 all seasons.
17. Developer/Owner/Applicant shall submit an updated site plan to accommodate the addition of ADA spaces and submit a plan that complies with Kuna City Code 5-8-1403 parking standards.
18. Developer/Owner/Applicant shall comply with J & M Sanitation standards and locations.

19. Developer/Owner/Applicant is conditioned to install the Code compliant landscaping and 10 foot sidewalk outside the Rights-of-Way adjacent to Highway 69 as part of their first phase.

20. Developer/Owner/Applicant will comply with all federal, state, and local laws.



October 21, 2021

City of Kuna, Planning Department

Meridian Mega Storage  
**Narrative - Design Review and Permit Documents**  
7370 S. Meridian Rd.  
Meridian, Idaho 83642

Dear Mr. Doug Hanson,

The site is a 14.859 Acre parcel along Meridian Road at the North edge of the Kuna City limit. The project will consist of three flex space buildings, self-storage, and RV storage. The site is C-2 Zoning to provide flex spaces (office warehouse) along Meridian Road, and 10 Acres of storage (Self storage and Vehicle) behind, screening area within walls and fence. Development will proceed in a series of phases as occupancy increases and site utilization grows. A frontage road and landscape area will be added along Meridian Road as a buffer. Site improvements will include a landscape buffer between the new frontage and Meridian Road running North to South. The areas between flex spaces will also be landscaped. Access to the rear of the flex spaces will be gated and controlled separately from the storage yard using the same key access pad. All public areas will be provided with sidewalks and landscape along with public restrooms. All mechanical systems will be screened and match the main flex space buildings. Other improvements will be the required utility upgrades including well and fire suppression system. A large on-site fire storage tank and pump will be included. Multiple fire connections as well as sprinklers in the enclosed RV storage and flex spaces. A site analysis for a site septic system has been calculated and will adhere to the required memorandum agreement with the City of Kuna. The development will be limited until full utilities are available to the site. Preparation for future utilities will be made on the site while developing the revised grades and access. Along the North line of the property an access road will be included outside the walls of the storage for the adjoining properties access.

The project will be phased in order to aid cost of construction and functional growth. A phasing plan is developed in a manor to allow use while expansion continues. The initial phase provides for simple RV parking and requirements for landscape and access. The final phase will be delayed to allow for the city site utilities to be brought to the area. The development will not be completed, specifically the final Southern flex space building due to the need for the utilities to make allowable occupancy numbers. The allowable plumbing fixture count will exceed the site allowance until municipal utilities are available. At the end and full buildout, the total flex space area will be 41,600 sf with a 2,400 sf of office and quarters. Accommodating the storage area will be 97 spaces of enclosed RV storage comprising 73,500.84 sf. The site will be developed in other fashions for the open areas including 14,850 sf consisting of 18 covered parking spaces along with 138 total outdoor RV parking spaces. The remaining area will consist of circulation, support yard and self-storage buildings. Those will comprise 58,800 sf encompassing 324 units plus an additional 16 irregular units included in the enclosed RV spaces and square footage. Operations will generally be made from the hours of 7:00am to 7:00pm with minor variations for those businesses that may need alternate operating hours. We thank you for your time and consideration.

Sincerely,

**ZGA Architects and Planners, Chartered**

Matthew R. Sanchi, Architect



# MERIDIAN MEGA STORAGE, LLC

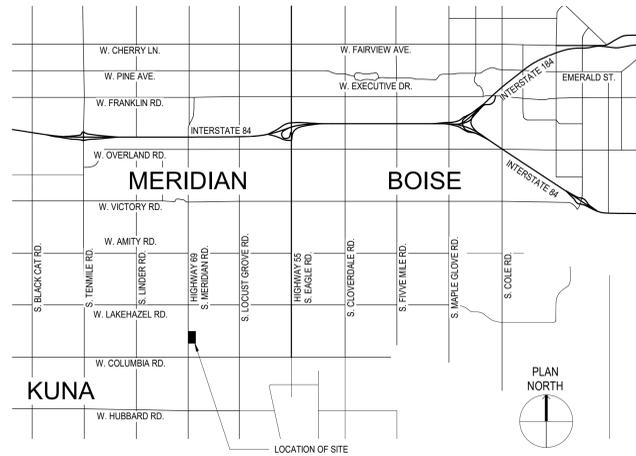
7370 S. MERIDIAN RD. #1  
MERIDIAN IDAHO 83642

APN: S1406325625

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### VICINITY MAP & SITE LOCATION



### SITE DATA

**PARCEL:** S1406325625  
**ZONE CODE:** C-2  
**TOTAL ACRES:** 14.859  
**INSTRUMENT NUMBER:** 2020069051  
**PROPERTY DESCRIPTION:** PAR #5625 @ NW COR OF GOVT LOT 6 SEC 6 2N 1E #325608-B  
  
**ADDRESS:** 7370 S. MERIDIAN RD #1 MERIDIAN, ID 83642  
**SUBDIVISION:** 2N 1E 06  
**LAND GROUP TYPE:** SECT  
**TOWNSHIP/RANGE/SECTION:** 2N1E06

### PROJECT TEAM

#### OWNER

**MERIDIAN MEGA STORAGE, LLC**  
 388 SUNRISE TERRACE  
 ARROYO GRANDE, CA 93420  
 P: (805) 473-3016  
 F: (805) 481-5986  
 CONTACT: JASON PAPICH  
 E: JPAPICH@PAPICHCONSTRUCTION.COM

#### CONTRACTOR

**FORGE BUILDING COMPANY**  
 2785 N BOGUS BASIN RD  
 BOISE, ID 83702  
 P: (208) 626-2952  
 CONTACT: MELISSA ANDERSON  
 E: MANDERSON@FORGEBUILDINGS.COM

#### CIVIL ENGINEER

**CENTURION ENGINEERING INC.**  
 2323 S. VISTA AVE., STE. 206  
 BOISE, ID 83705  
 P: (208) 343-3381  
 CONTACTS: DAVID CRAWFORD  
 E: DACRAWFORD@CENTENGR.COM

#### LANDSCAPE ARCHITECTURAL

**JENSEN BELTS ASSOCIATES**  
 1509 S. TYRELL LANE SUITE 130  
 BOISE, ID 83708  
 P: (208) 343-7175 X-2  
 CONTACTS: KIM SIEGENTHALER  
 E: KIM@JENSENBELTS.COM

#### ARCHITECT

**CUSHING TERRELL**  
 800 W MAIN ST #800  
 BOISE, ID 83702  
 P: (208) 314-4787  
 CONTACT: MATT SANCHI  
 E: MATTSANCHI@CUSHINGTERRELL.COM

#### ELECTRICAL ENGINEER

**E2CO**  
 800 S. INDUSTRIAL WAY SUITE # 350  
 MERIDIAN, ID 83642  
 P: (208) 378-4459  
 F: (208) 378-4451  
 CONTACTS: JON VAN STONE  
 E: JVANSTONE@E2CO.COM



REVISIONS

Cushing Terrell

cushingterrell.com  
800.757.9522

MERIDIAN MEGA STORAGE, LLC  
 JASON PAPICH  
 7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 06/16/2025

PROJECT NO.: 2063

SHEET:

G001

COVER SHEET

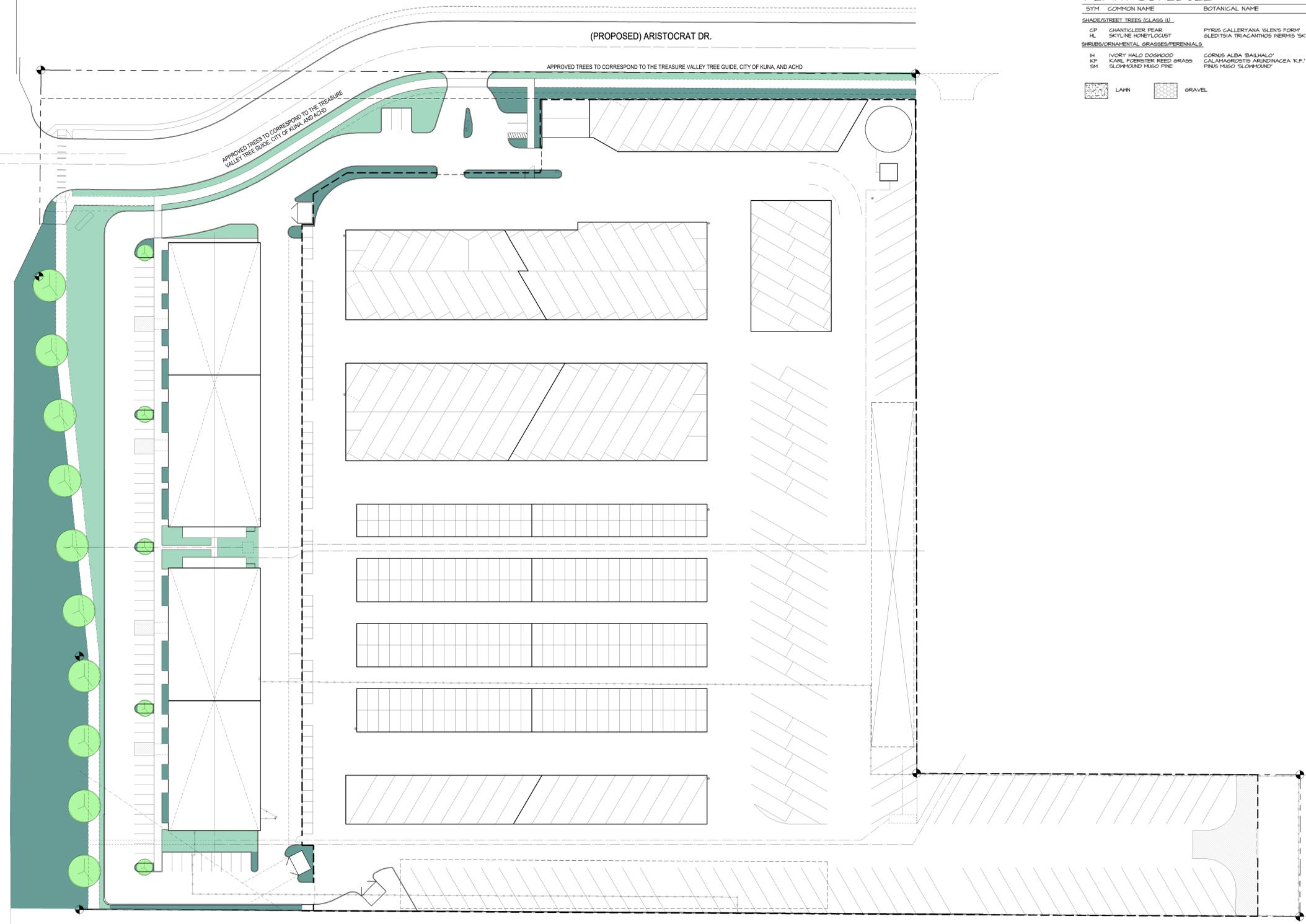
LEGEND

- GREENSCAPE TURF WITH DRIP IRRIGATION APPROXIMATELY WITH DRIP IRRIGATION 49,500 SF
- LOWSCAPE DROUGHT RESISTANT PLANTING WITH GRAVEL MULCH APPROXIMATELY AND DRIP IRRIGATION 19,600 SF
- APPROVED CLASS II TREE  
10 TREES TOTAL IN LANDSCAPE AREA SPACED 60'-0" CENTER
- APPROVED CLASS III TREE  
5 TREES TOTAL LOCATED IN PARKING ISLANDS

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>SHADE/STREET TREES (CLASS II)</b>			
GP	GRANTLEER PEAR	PYRUS GALLESIANA 'GLENS FORM'	2" CAL B&E
HL	SKYLINE HONEYLOCUST	QUERCUS TRIACANTHOS 'NEBBIOS 'SKYCOLE'	2" CAL B&E
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KP	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
SM	SLOPPKOUND HUGO FINE	FINIS HUGO 'SLOPPKOUND'	3 GAL

- LAWN
- GRAVEL



A1 SITE PLAN LANDSCAPE  
L101 1" = 40'-0"

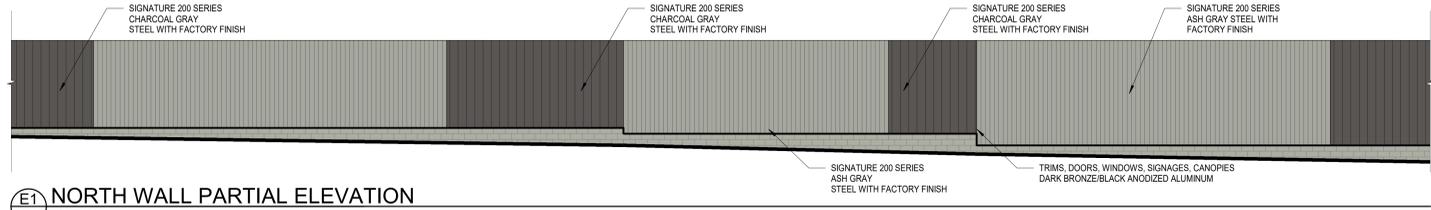


**Cushing Terrell.**  
cushingterrell.com  
800.757.9522

MERIDIAN MEGA STORAGE, LLC  
JASON PAPICH  
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 06/16/2025  
PROJECT NO.: 2063  
SHEET:  
**L101**  
LANDSCAPE PLAN  
CONCEPT

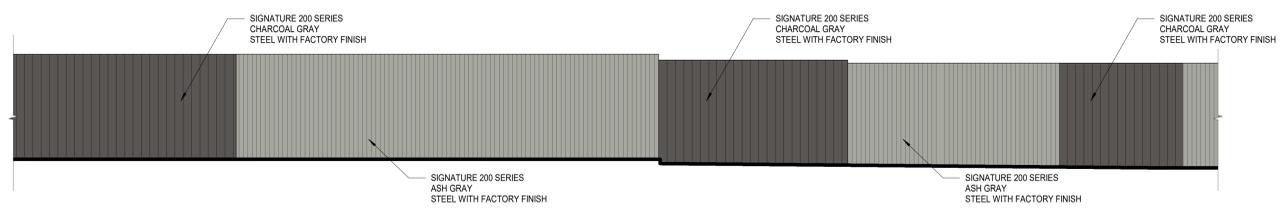
6/16/2025 3:27:10 PM  
C:\Users\ericatkins\Documents\2063 KUNA STORAGE PC2\_ericatkins\22727.rvt



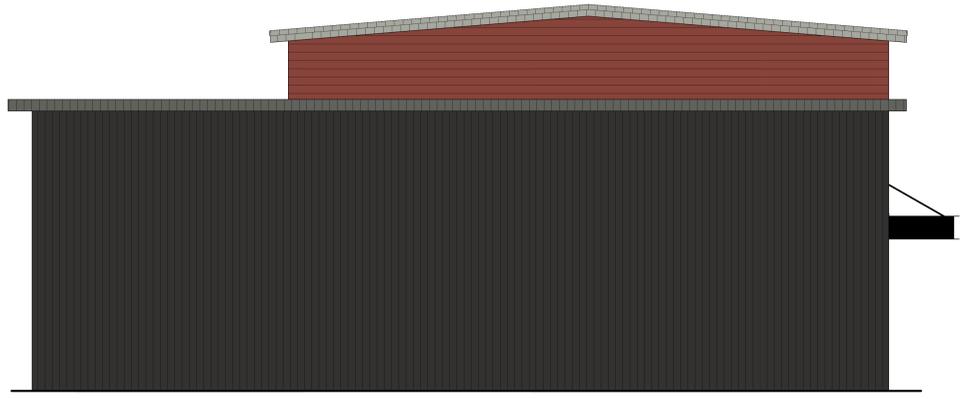
**E1 NORTH WALL PARTIAL ELEVATION**  
A203 1/8" = 1'-0"



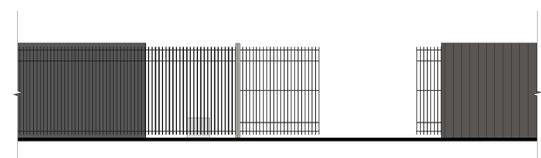
**E5 WEST ELEVATION**  
A203 1/4" = 1'-0"



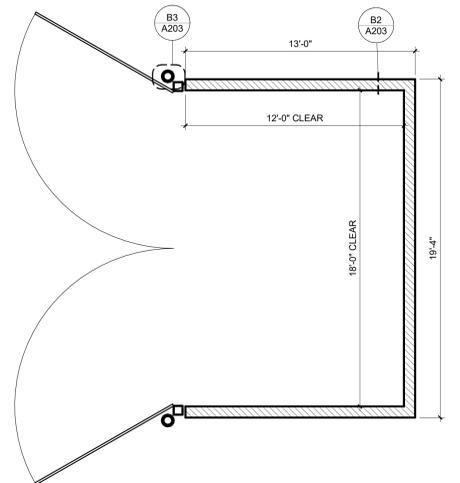
**D1 WEST WALL PARTIAL ELEVATION**  
A203 1/8" = 1'-0"



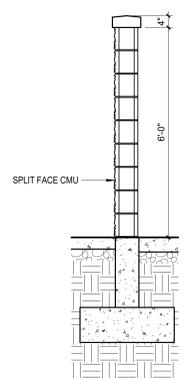
**C5 EAST ELEVATION**  
A203 1/4" = 1'-0"



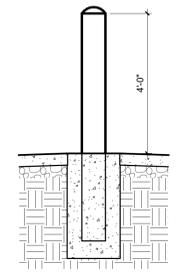
**C1 WEST ELEVATION GATE**  
A203 1/8" = 1'-0"



**B1 TRASH ENCLOSURE**  
A203 1/4" = 1'-0"



**B2 TRASH ENCLOSURE CMU**  
A203 1/2" = 1'-0"



**B3 BOLLARD 2**  
A203 1/2" = 1'-0"



**B4 NORTH ELEVATION**  
A203 1/4" = 1'-0"



**C4 SOUTH ELEVATION**  
A203 1/4" = 1'-0"



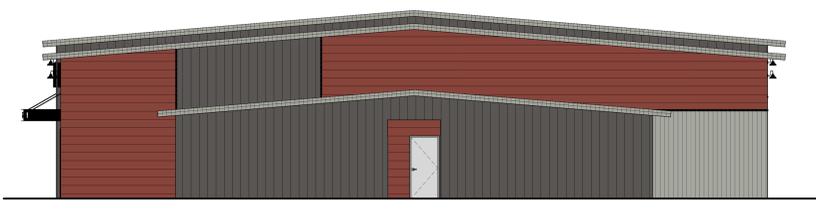
**A1 CHANILINK FENCE WITH SLATS AND RETAINING WALL**  
A203 3" = 1'-0"



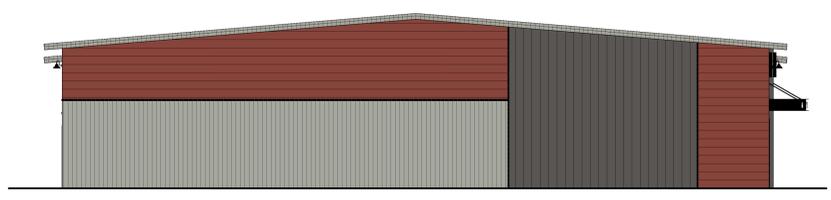
**E1 WEST ELEVATION UNIT #1**  
A201 1/8" = 1'-0"



**D1 EAST ELEVATION UNIT #1**  
A201 1/8" = 1'-0"



**C1 SOUTH ELEVATION UNIT #1**  
A201 1/8" = 1'-0"



**C3 NORTH ELEVATION UNIT #1**  
A201 1/8" = 1'-0"

**Cushing Terrell**  
cushingterrell.com  
800.757.9522

MERIDIAN MEGA STORAGE, LLC  
**JASON PAPICH**  
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 06/16/2025  
PROJECT NO.: 2063  
SHEET:  
**A201**  
BUILDING ELEVATIONS

## Troy Behunin

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**From:** Troy Behunin  
**Sent:** Friday, July 18, 2025 2:17 PM  
**To:** Ada County Highway District; Central District Health Department; COMPASS; Idaho Transportation Department; Idaho Transportation Department - Kendra Conder; J&M Sanitation; Jennifer Miller; Kuna Economic Development - Jessica Hall; Kuna Police Department; Kuna Rural Fire District; Kuna Rural Fire District Plan Review; Marina Lundy; Public Works; Taryn Villanueva  
**Cc:** Doug Hanson; Michelle Covert  
**Subject:** Kuna City Agency Transmittal - Meridian Mega Storage -  
**Categories:** Agency Comments

Friday Afternoon Greetings,

### Agency Transmittal – July 18, 2025

Notice is hereby given by the City of Kuna the following action is under consideration:

<b>CASE NUMBER:</b>	<a href="#">25-22-DR – Meridian Mega Storage</a>
<b>PROJECT DESCRIPTION</b>	Applicant requests Design Review approval for approx. 14.90 acres in order to place three (3) Flex-Space structures, Self-Storage structures, with covered and un-covered RV surface storage. This project is located at the SEC of the Meridian Rd. and Aristocrat Dr Alignment. (APN'S: S1406325625); Section 6, Township 2 North, Range 1 East.
<b>APPLICANT</b>	Eric Atlakson 800 W Main Street Ste. 800 Boise, ID 83702 208. 314.1026 <a href="mailto:ericatlakson@cushingterrell.com">ericatlakson@cushingterrell.com</a>
<b>SCHEDULED HEARING DATE</b>	Matt Sanchi 800 W Main Street Ste. 800 Boise, ID 83702 208. 314.4797 <a href="mailto:mattsanchi@cushingterrell.com">mattsanchi@cushingterrell.com</a>
<b>REVIEWING BODY</b>	Planning & Zoning Commission
<b>STAFF CONTACT</b>	Troy Behunin 208.387.7729 <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a>

Let me know if you have any questions or need more information.

Troy



751 W. 4th Street  
P.O. Box 13  
Kuna, ID 83634

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*



Miranda Gold, President  
Alexis Pickering, Vice-President  
Kent Goldthorpe, Commissioner  
Dave McKinney, Commissioner  
Patricia Nilsson, Commissioner

July 28, 2025

To: Eric Atlakson, via email  
800 W Main Street #800  
Boise, ID 83702

Subject: KUNA21-0011 / 25-22-DR  
7370 S Meridian Road #1  
Meridian Mega Storage

On November 15, 2022, the Ada County Highway District approved KUNA21-0011 / 21-06-SUP, 21-20-DR Meridian Mega Storage for the development of an enclosed self and outdoor storage facility on 14.86-acres. The site-specific conditions of approval also apply to KUNA21-0011 / 25-22-DR Meridian Mega Storage.

If you have any questions, please feel free to contact me at (208) 387-6391.

Sincerely,

*Kara Leigh Troyer*  
KaraLeigh Troyer  
Planner  
Development Services

cc: City of Kuna (Troy Behunin), via email  
Meridian Mega Storage LLC, via email  
Cushing Terrell (Matt Sanchi), via email

*connecting you to more*



**Project/File: Meridian Mega Storage/ KUNA21-0011**

*This is a special use permit and design review application to allow for the development of an enclosed self and outdoor storage facility on a 14.86 acre site located at 7370 S Meridian Road in Kuna, ID.*

**Lead Agency:** City of Kuna

**Site address:** 7370 S Meridian Road

**Staff**

**Approval:** November 15, 2022

**Applicant:** Jason Papich  
398 Sunrise Terrace  
Arroyo Grande, CA 93420

**Representative:** Matt Sanchi  
ZGA Architects  
408 E Parkcenter BLVD, STE 205  
Boise, ID 83706

**Staff Contact:** Mindy Wallace, AICP  
Phone: 387-6178  
E-mail: [mwallace@achdidaho.org](mailto:mwallace@achdidaho.org)



**A. Findings of Fact**

- Description of Application:** The applicant is requesting approval of a special use permit and design review application to allow for the development of an enclosed self and outdoor storage facility consisting of enclosed RV and self-storage, outdoor RV storage, self-storage office with second floor living quarters, three flex space buildings, fire suppression system, fencing, parking and landscaping. The project is proposed to be development in 5 phases and is to be served by well and a septic system until city services are available.

The City of Kuna’s Future Land Use Map identifies this site as mixed use.

**2. Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single family residential	R-4 (Meridian)
South	Rural urban transitional	RUT (Ada County)
East	Agricultural/single family residential	A/R-4 (Ada County/Meridian)
West	Single family residential	A (Kuna)

- Site History:** ACHD has not previously reviewed this site for a development application.

4. **Transit:** Transit services are not available to serve this site.
5. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

6. **New Center Lane Miles:** The proposed development includes 0.16 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
  - The intersection of Lake Hazel Road and Meridian Road/SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2036 and 2040.
9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Lake Hazel Road as a Level 3 facility and Locust Grove Road and Columbia Road as Level 2 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadways within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 260 additional vehicle trips per day; 27 additional vehicle trips per hour in the PM peak hour , based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

## 2. 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
**Meridian Road/SH-69	775-feet	Principal Arterial	1,423	N/A
Lake Hazel	N/A	Principal Arterial	351	Better Than "E"
Columbia Road	N/A	Minor Arterial	196	Better Than "E"

\*Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

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

\*\* ACHD does not set level of service thresholds for State Highways.

## 3. Average Daily Traffic Count (VDT)

*Average daily traffic counts are based on ACHD's most current traffic counts.*

- The average daily traffic count for Meridian Road/SH-69 south of Lake Hazel Road was 29,153 on 10/7/21.
- The average daily traffic count for Lake Hazel Road west of Eagle Road was 6,326 on 8/29/19.
- The average daily traffic count for Columbia Road east of Meridian Road/SH-69 was 3,626 on 7/21/20.

## C. Findings for Consideration

### 1. South Meridian Transportation Plan

The South Meridian Transportation Plan (SMTP) is a long range planning tool used to identify future roadway, intersection, and corridor needs in the South Meridian Area. Providing a framework for future roadway improvements based on the land use designations. The plan was created in collaboration with the City of Meridian and was adopted by the ACHD Commission in September of 2009

The SMTP recommend the construction of a new residential collector roadway located at the half mile between Lake Hazel Road and Columbia Road.

### 2. Meridian Road/SH-69

Meridian Road/SH-69 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on Meridian Road/SH-69.

**Staff Comments/Recommendations:** ITD in the process of a corridor study for Meridian Road/SH-69 and have not provided any comments to ACHD at time of the issuance of this report.

The applicant has proposed to construct a new public street intersection onto SH-69/Meridian Road located at the half mile in alignment with Aristocrat Drive. If ITD approves a permit to allow for the

construction of this new public street intersection, then it should be constructed meeting ITD's standards.

### 3. New - East/West Collector Roadway

a. **Existing Conditions:** There are no collector roadways within or adjacent to the site.

b. **Policy:**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

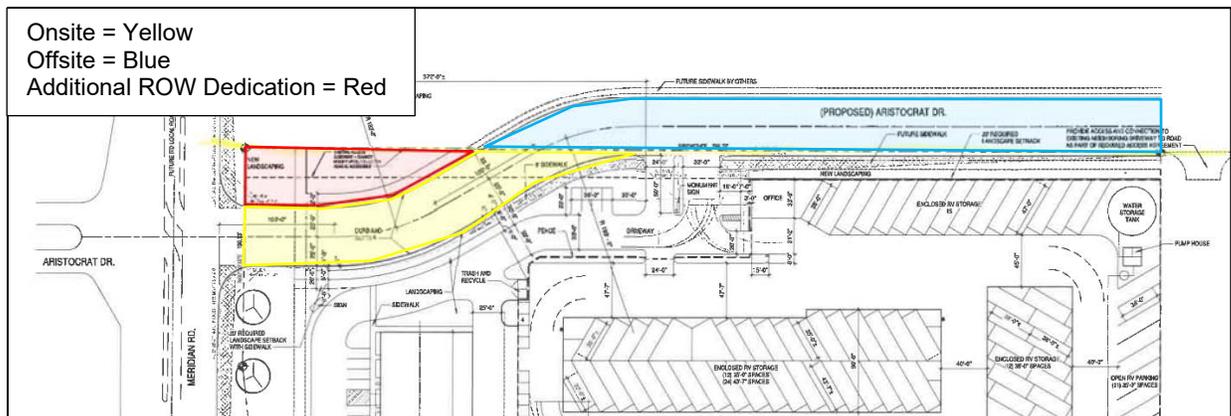
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

**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.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway

features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector is shown to be located a ¼ mile south of Lake Hazel Road in alignment with Paint Horse Lane on the west side of Meridian Road/SH-69. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant’s Proposal:** The applicant has proposed to construct a new east/west collector roadway within the site as a full 36-foot wide collector street section with vertical curb, gutter, a 4-foot wide planter strip, and 8-foot wide detached concrete sidewalks. The new collector is proposed to intersect SH-69/Meridian Road in alignment with Aristocrat Drive located on the west side of SH-69/Meridian Road across from the site. As the roadway moves east, it is proposed to transition north of the site. As the roadway moves north, curb, gutter, and a future 8-foot wide detached sidewalk are proposed to be constructed within the site, with the other roadway improvements constructed on the parcel to the north (pavement, curb, gutter, and sidewalk on the north side of the roadway). The applicant has indicated that these proposed improvements have been coordinated with the property owner to the north, Brighton Corporation.



- d. **Staff Comments:** As noted above, a residential collector at the half mile between Lake Hazel Road and Columbia Road, in alignment with Aristocrat Drive on the west side of Meridian Road across from the site, was recommended as part of the adoption of the SMTP in 2009 and this was further memorialized as part of the ACHD’s adoption of the 2009 and 2013 MSM. As part of the 2016 MSM update this collector was moved a quarter mile north to align with Paint Horse Lane on the west side of Meridian Road and off the mid mile alignment. The quarter mile alignment is shown on the current (2020) MSM.

ACHD and the City of Meridian were contacted by the property owner of the parcels directly north of the site, Brighton Corporation, regarding the change in the location of the new east/west collector from the half to the quarter mile and requested an amendment to the MSM to relocate the collector roadway to the half mile, in alignment with Aristocrat Drive, as was shown on the 2009 and 2013 MSMs.

Outside of this development application and as part of current MSM update process, the City of Kuna requested this collector roadway be relocated to the half mile. This requested change is supported by the City of Kuna, Meridian, and ACHD staff and will be before the Commission for adoption in late 2022 or early 2023, as part of the MSM update.

- e. **Recommendations:** The applicant’s proposal generally meets District policy and should be approved, as proposed. Staff recommends that a left turn lane be constructed on the new east/west collector at its intersection with SH-69/Meridian Road. This will allow right turning

vehicles to turn onto the state highway without waiting for left turning vehicles. The turn lane should extend a minimum of 100-feet and provide appropriate tapers.

To accommodate the left turn lane at the intersection, within the site staff recommends that the applicant be required to construct the new east/west collector as a 46-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway. 100-feet east of SH-69/Meridian Road the roadway should taper to a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway.

As the roadway extends east offsite and moves to the parcel north of the site onto property controlled by Brighton Corporation, at a minimum, the applicant should be required to construct the east/west collector as half of a 36-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site, plus 12 additional feet of pavement (totaling 30-feet) a 3-foot wide gravel shoulder, and barrow ditch on the north side of the roadway.

OR, if the applicant desires or as part of an agreement with the adjacent property offsite, the applicant may fully construct the east/west collector roadway on the property north of the site controlled by Brighton Corporation, as proposed on the site plan. Under this scenario, the applicant should be required to construct the offsite portion of roadway as a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, and gutter on both sides of the roadway and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site.

The applicant should be required to dedicate right-of-way to encompass all of the improvements.

The City of Kuna may recommend the construction of either 8-foot wide detached or attached concrete sidewalks. This would exceed ACHD's policy, which requires either a 5-foot wide detached or 7-foot wide attached concrete sidewalk and should be approved, as proposed. If street trees are desired than an 8-foot wide planter strip should be provided.

At this time ITD is in the process of completing the SH-69/Meridian Road corridor study and they have indicated that the Aristocrat Drive may be restricted to right-in/right-out only with the construction of an R-Cut median. Aristocrat Drive is located at the half mile between Lake Hazel Road and Columbia Road and in a location where ITD has allowed the installation of signal. Although not planned at this time, a signal may be warranted or considered at this intersection due to the future development of the parcels to the north and east of the site that will be able to access the new collector roadway. Because of this staff recommends additional right-of-way be dedicated on the north side of the proposed east/west collector roadway, as shown in the image below. This right-of-way would allow for easier installation of a signal if one were necessary in the future. This area could be landscaped as shown on the site plan though a license agreement with ACHD.

#### 4. Stub Streets

a. **Existing Conditions:** There are no stub streets to or from the site.

b. **Policy:**

**Stub Street Policy:** District policy 7206.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus

of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

**Temporary Dead End Streets Policy:** 7206.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant has proposed to construct one stub street to the east, the new east/west collector roadway.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to install a sign at terminus of the stub street which states that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

This stub street is proposed to extend greater than 150-feet in length, because of this the applicant should be required to construct a paved temporary cul-de-sac turnaround at the terminus of the roadway. The temporary cul-de-sac turnaround should be paved and meet the dimension standards of a standard cul-de-sac. If the temporary cul-de-sac turnaround extends beyond the right-of-way, then a temporary turnaround easement should be provided.

## 5. Driveways

### 5.1 New East/West Collector

- a. **Existing Conditions:** There are no public streets within the site.
- 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 25 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.

- c. **Applicant's Proposal:** The applicant has proposed to construct a 64-foot wide driveway with one 24-foot wide driveway, a 10-foot wide center island, and 32-foot wide driveway. The driveway is proposed to be located 444-feet east of SH-69/Meridian Road (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The location of the proposed driveway meets District policy and should be approved, as proposed.

The width of the proposed driveway does not meet District policy and should not be approved, as proposed. Consistent with ACHD's driveway width policy, the driveway will be restricted to a maximum width of 36-feet within the right-of-way and can be widened as it moves south into the site. The proposed center island should also be located outside of the dedicated right-of-way.

If gates are to be constructed, they should be located a minimum of 50-feet from the edge of pavement of the new east/west collector roadway and a turnaround should be provided.

## 6. 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.

## 7. 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.

## **8. Other Access**

The new east/west roadway is classified as a collector roadway Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## **D. Site Specific Conditions of Approval**

1. Coordinate with the City of Kuna, and ITD to determine if additional right-of-way or improvements are necessary on Meridian Road/SH-69.
2. Construct a new east/west collector roadway to intersect SH-69/Meridian Road in alignment with Aristocrat Drive located on the west side of SH-69/Meridian Road across from the site.
3. Construct the new east/west collector within the site from Meridian Road 100-feet east as a 46-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway. As the roadway moves east beyond the 100-foot taper the roadway to a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway.
4. As the roadway extends east offsite and moves onto the parcel north (as shown in blue on page 5) of the site at a minimum, the construct the east/west collector as half of a 36-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site, plus 12 additional feet of pavement (totaling 30-feet) a 3-foot wide gravel shoulder, and barrow ditch on the north side of the roadway.
5. OR, if the applicant desires or as part of an agreement with the adjacent property, the applicant may fully construct the east/west collector roadway offsite on the property north of the site (as shown in blue on page 5). Under this scenario, construct the offsite portion of roadway as a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, and gutter on both sides of the roadway and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site.
6. Dedicate right-of-way to encompass all of the improvements.
7. The construction of 8-foot wide sidewalks is approved, if required by the City of Kuna. If street trees are desired than an 8-foot wide planter strip should be provided.
8. Dedicate additional right-of-way between the east/west collector roadway and the north property line as shown on the image on page 5 above. Enter into a license agreement for landscaping within this right-of-way.
9. Construct one stub street to the east, the new east/west collector roadway. Install a sign at the terminus of the roadway which states that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."
10. Other than access specifically approved with this application, direct lot access to the new east/west collector is prohibited.
11. 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.
12. Payment of impact fees is due prior to issuance of a building permit.
13. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

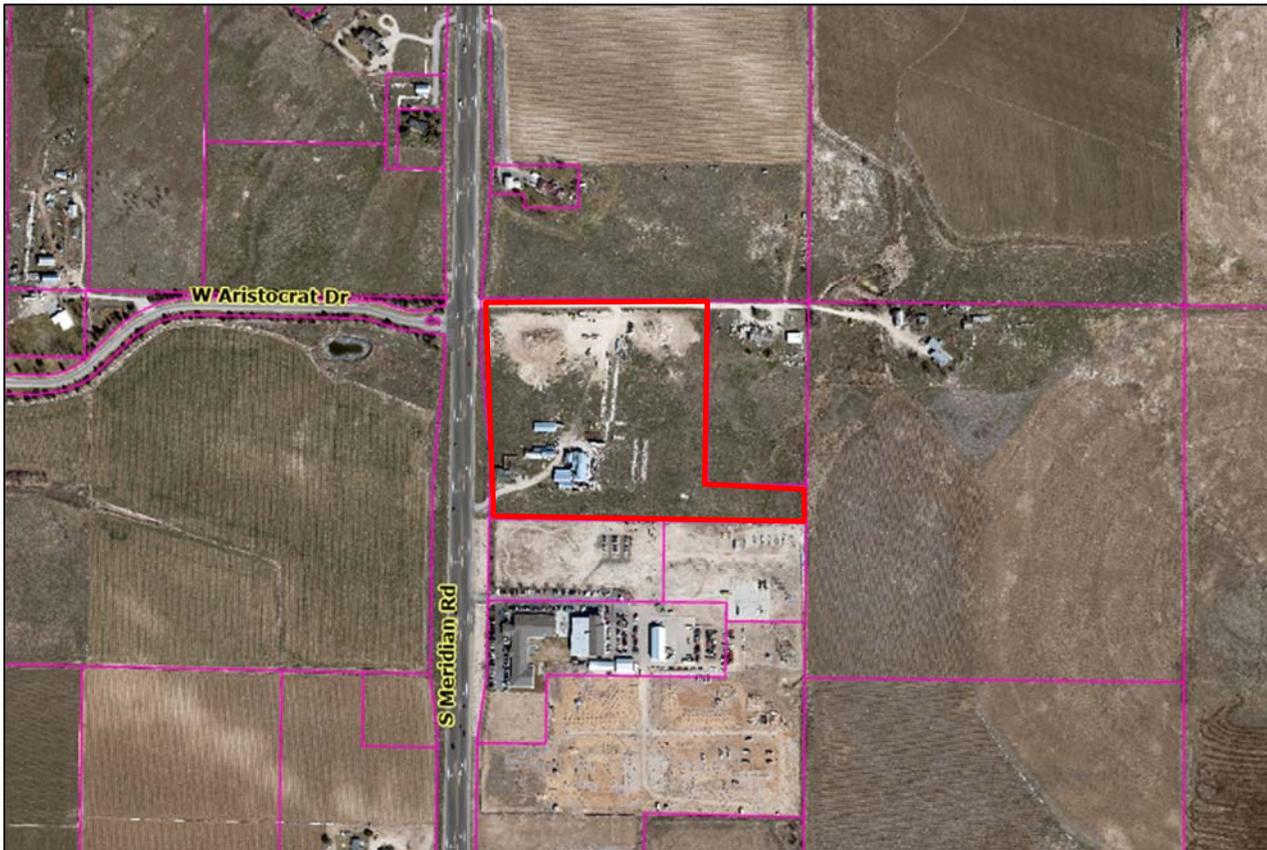
## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines OR Appeal Guidelines

VICINITY MAP





# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

#### **Driveway or Property Approach(s)**

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

#### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

#### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

#### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
  - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
  - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
  - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

## Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

## Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of 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 208-387-6280 (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 208-387-6258 (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.



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 25-22-DR

Development Name/Section Meridian Mega Storage CDH File # \_\_\_\_\_

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - 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
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 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
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 14. \_\_\_\_\_

Reviewed By: Row Bay Date: 7/22/25

**From:** [Kendra Conder](#)  
**To:** [Troy Behunin](#)  
**Subject:** RE: Agency Transmittal - Meridian Mega Storage -  
**Date:** Thursday, July 31, 2025 9:37:50 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Good morning, Troy,

I want to make sure I get this to you by the due date, so I apologize for the informal comment on this application! ITD will require type 4 curb and gutter along the Meridian Rd frontage (this is a requirement for the development north of Aristocrat as well). Please have the applicant reach out with any questions or concerns or if I may have just missed it on the civils.

**Kendra Conder**

District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



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**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Friday, July 18, 2025 4:11 PM  
**To:** Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; PWoffice <PWoffice@kunaid.gov>  
**Cc:** Michelle Covert <mcovert@kunaid.gov>  
**Subject:** Agency Transmittal - Meridian Mega Storage -

**CAUTION: This email originated outside the State of Idaho network. Verifv links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

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**Update:** The scheduled Meeting Date will be September 9, 2025.

Troy

**Troy Behunin**  
Senior Planner  
City of Kuna | Development Services



Phone: 208.387.7729  
 Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

**From:** Troy Behunin  
**Sent:** Friday, July 18, 2025 2:17 PM  
**To:** Ada County Highway District <[planningreview@achdidaho.org](mailto:planningreview@achdidaho.org)>; Central District Health Department <[lbadigian@cdhd.idaho.gov](mailto:lbadigian@cdhd.idaho.gov)>; COMPASS <[gisshared@compassidaho.org](mailto:gisshared@compassidaho.org)>; Idaho Transportation Department <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Idaho Transportation Department - Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>; J&M Sanitation <[chad.gordon@jmsanitation.com](mailto:chad.gordon@jmsanitation.com)>; Jennifer Miller <[JMiller@kunaid.gov](mailto:JMiller@kunaid.gov)>; Kuna Economic Development - Jessica Hall <[jhall@kunaid.gov](mailto:jhall@kunaid.gov)>; Kuna Police Department <[mfratusco@adacounty.id.gov](mailto:mfratusco@adacounty.id.gov)>; Kuna Rural Fire District <[tlawrence@kunafire.com](mailto:tlawrence@kunafire.com)>; Kuna Rural Fire District Plan Review <[scott@fccnw.com](mailto:scott@fccnw.com)>; Marina Lundy <[MLundy@kunaid.gov](mailto:MLundy@kunaid.gov)>; Public Works <[PWoffice@KunaID.gov](mailto:PWoffice@KunaID.gov)>; Taryn Villanueva <[TVillanueva@KunaID.Gov](mailto:TVillanueva@KunaID.Gov)>  
**Cc:** Doug Hanson <[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)>; Michelle Covert <[mcovert@kunaid.gov](mailto:mcovert@kunaid.gov)>  
**Subject:** Kuna City Agency Transmittal - Meridian Mega Storage -

Friday Afternoon Greetings,

**Agency Transmittal – July 18, 2025**

Notice is hereby given by the City of Kuna the following action is under consideration:

<b>CASE NUMBER:</b>	<a href="#">25-22-DR – Meridian Mega Storage</a>
<b>PROJECT DESCRIPTION</b>	Applicant requests Design Review approval for approx. 14.90 acres in order to place three (3) Flex-Space structures, Self-Storage structures, with covered and un-covered RV surface storage. This project is located at the SEC of the Meridian Rd. and Aristocrat Dr Alignment. (APN'S: S1406325625); Section 6, Township 2 North, Range 1 East.
<b>APPLICANT</b>	Eric Atlakson 800 W Main Street Ste. 800 Boise, ID 83702 208. 314.1026 <a href="mailto:ericatlakson@cushingterrell.com">ericatlakson@cushingterrell.com</a>
	Matt Sanchi 800 W Main Street Ste. 800

<b>SCHEDULED HEARING DATE</b>	Boise, ID 83702 208. 314.4797 <a href="mailto:mattsanchi@cushingterrell.com">mattsanchi@cushingterrell.com</a>
<b>REVIEWING BODY</b>	Planning & Zoning Commission
<b>STAFF CONTACT</b>	Troy Behunin 208.387.7729 <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a>

Let me know if you have any questions or need more information.

Troy



751 W. 4th Street  
P.O. Box 13  
Kuna, ID 83634

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*



**From:** [Chad Gordon](#)  
**To:** [Troy Behunin](#)  
**Subject:** Re: Kuna City Agency Transmittal - Meridian Mega Storage -  
**Date:** Friday, July 25, 2025 3:39:42 PM  
**Attachments:** [image001.png](#)  
[SITE PLAN OVERALL.pdf](#)

---

Troy,

The enclosure farthest to the south needs to be rotated so the opening faces Meridian road. I marked it up on the plans with notes. Let me know if you have any questions.

Thanks,

On Fri, Jul 18, 2025 at 2:16 PM Troy Behunin <[tbehunin@kunaid.gov](mailto:tbehunin@kunaid.gov)> wrote:

Friday Afternoon Greetings,

**Agency Transmittal – July 18, 2025**

Notice is hereby given by the City of Kuna the following action is under consideration:

<b>CASE NUMBER:</b>	<a href="#">25-22-DR – Meridian Mega Storage</a>
<b>PROJECT DESCRIPTION</b>	Applicant requests Design Review approval for approx. 14.90 acres in order to place three (3) Flex-Space structures, Self-Storage structures, with covered and un-covered RV surface storage. This project is located at the SEC of the Meridian Rd. and Aristocrat Dr Alignment. (APN'S: S1406325625); Section 6, Township 2 North, Range 1 East.
<b>APPLICANT</b>	Eric Atlakson  800 W Main Street Ste. 800  Boise, ID 83702  208. 314.1026  <a href="mailto:ericatlakson@cushingterrell.com">ericatlakson@cushingterrell.com</a>
<b>SCHEDULED HEARING DATE</b>	Matt Sanchi  800 W Main Street Ste. 800  Boise, ID 83702  208. 314.4797

GENERAL NOTES

- A. COMPLETED PLAN OF DEVELOPMENT. BUILD OUT PER PHASED BUILDING PLAN.
- B. OCCUPANCY LOAD FOR PARKING BASED ON STAFF OCCUPANCY IN BUSINESS SPACE.
- C. SHIELDED WALL PACKS ON BUILDING PROVIDE ILLUMINATION TO PARKING AND DRIVES.
- D. LANDSCAPE DEVELOPED PER PHASED PLAN.
- E. BUSINESS OCCUPANCY IS 1/3 MAX. OF TOTAL FLEX SPACES (APPROXIMATELY 13,333 SF).

PROJECT DATA

FACILITY COMPONENTS	TOTAL	SQ. FT.	SPRINKLERED
MAIN OFFICE (FIRST FLOOR)	1	832	X
RENTAL OFFICE	1	460	X
UTILITY	1	1,564	X
MAIN OFFICE (FIRST AND SECOND FLOOR)	1	20,800	X
2-BED CARETAKER RESIDENCE, R-2	1	1,600	X
FLEX UNITS	25	40,000	X
UNIT #1	13	20,800 TOTAL	X
20x80' UNITS	13	1,600 EACH	X
UNIT #2	12	19,200 TOTAL	X
20x80' UNITS	12	1,500 EACH	X
PUBLIC RESTROOMS	2	540 EACH UNIT (TOTAL 1,080)	X
OUTSIDE RV PARKING STALLS	185	112,750	
PHASE 1 TOTAL:	228	165,339	
PHASE 4 TOTAL:	18	14,850	
COVERED RV PARKING STALLS	98	73,008	X
ENCLOSED RV PARKING STALLS	40	4,000	
10'x10' STORAGE UNITS	64	9,600	
20'x10' STORAGE UNITS	102	40,800	
IRREGULAR SIZED UNITS ("S")	18	5,094	X
TOTAL SF OF OFFICES, RESTROOMS, AND FLEX UNITS		42,372	
TOTAL SF OF SELF STORAGE AREAS		58,831	
TOTAL SF OF ENCLOSED RV PARKING		78,910	
TOTAL SF OF COVERED RV PARKING STALLS		14,850	
TOTAL SF OF OPEN RV PARKING STALLS		78,288	
<b>TOTAL SF OF PROJECT</b>		<b>273,231 (121,202 SPRINKLERED)</b>	

PARKING	# OF PARKING STALLS
REQUIRED PER CITY OF KUNA:	
9'-0" x 20'-0" PARKING STALL	87
ADA PARKING STALLS	4
<b>ACTUAL:</b>	<b>91</b>
9'-0" x 20'-0" PARKING STALLS	63
ENCLOSED RV PARKING STALLS	24
ADA PARKING STALLS	4 (1 VAN)
<b>TOTAL</b>	<b>91</b>

**CONSTRUCTION TYPE (2018 IBC, SECTION 601):**  
 IIB, SPRINKLERED

**OCCUPANCY TYPES:**  
 B (BUSINESS)  
 S1 (MODERATE HAZARD STORAGE)  
 R-2 (RESIDENTIAL)

**ALLOWABLE AREA, SPRINKLERED (2018 IBC, TABLE 506.2):**

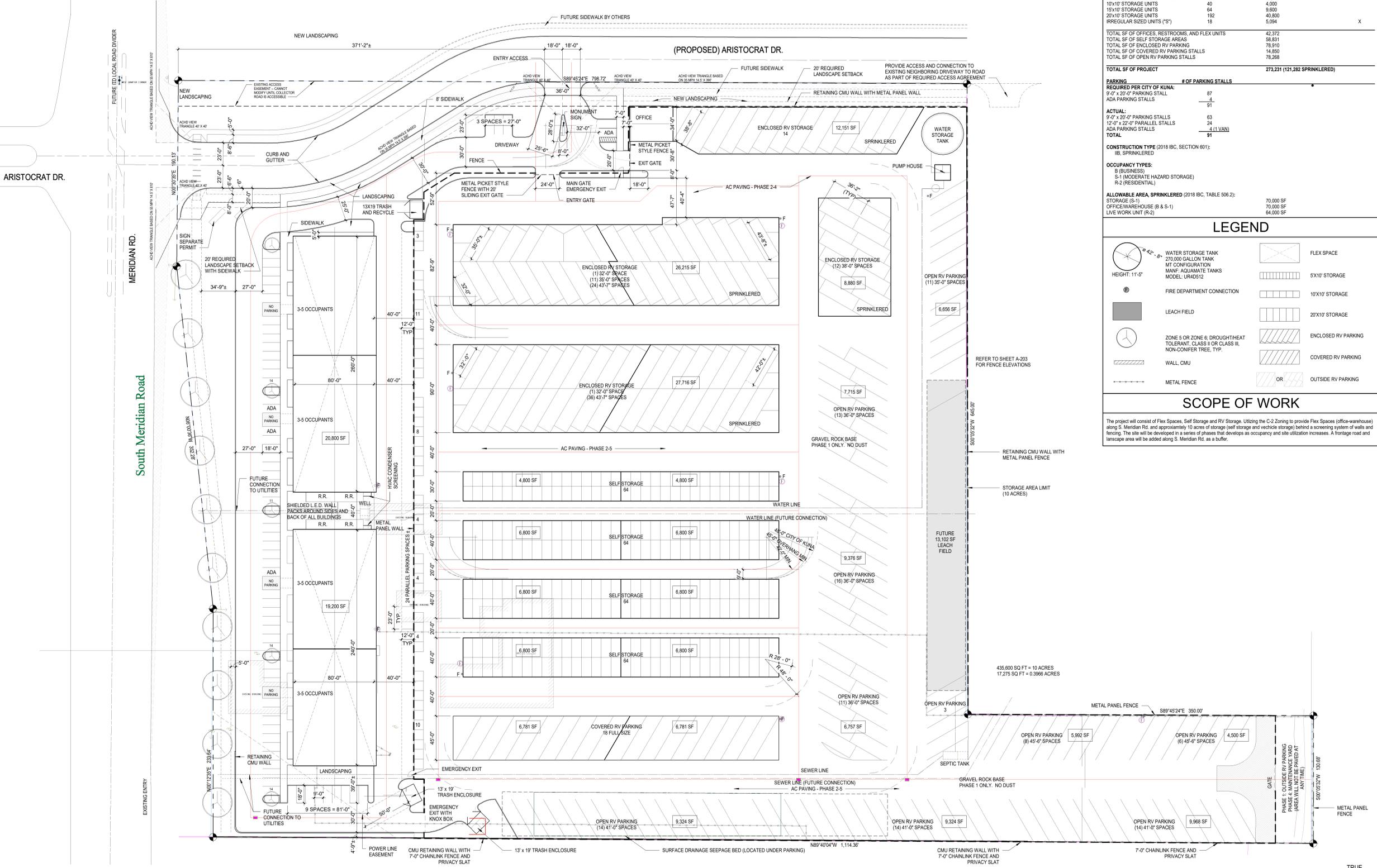
STORAGE (S-1)	70,000 SF
OFFICE/WAREHOUSE (B & S-1)	70,000 SF
LIVE WORK UNIT (R-2)	64,000 SF

LEGEND

	WATER STORAGE TANK 270,000 GALLON TANK MT CONFIGURATION MANF: AQUAMATE TANKS MODEL: UR4DS12		FLEX SPACE
	FIRE DEPARTMENT CONNECTION		5'x10' STORAGE
	LEACH FIELD		10'x10' STORAGE
	ZONE 5 OR ZONE 6 DROUGHTHEAT TOLERANT CLASS II OR CLASS III, NON-CONIFER TREE, TYP.		20'x10' STORAGE
	WALL, CMU		ENCLOSED RV PARKING
	METAL FENCE		COVERED RV PARKING
			OUTSIDE RV PARKING

SCOPE OF WORK

The project will consist of Flex Spaces, Self Storage and RV Storage. Utilizing the C-2 Zoning to provide Flex Spaces (office-warehouse) along S. Meridian Rd. and approximately 10 acres of storage (self storage and vehicle storage) behind a screening system of walls and fencing. The site will be developed in a series of phases that develops as occupancy and site utilization increases. A frontage road and landscape area will be added along S. Meridian Rd. as a buffer.



A1 SITE PLAN  
 1" = 40'-0"

MERIDIAN MEGA STORAGE, LLC  
 JASON PAPICH  
 7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 06/16/2025  
 PROJECT NO.: 2063  
 SHEET:  
**A101C**  
 SITE PLAN

6/16/2025 2:37:26 PM  
 C:\Users\ericatkins\Documents\2063 KUNA STORAGE R2A\_ericatkins\22727.rvt

**CASE NO. 25-23-DR**

**FALCON CREST GOLF VILLAGE AMENITY**

**Planner: Troy Behunin**  
**[TBehunin@KunaID.gov](mailto:TBehunin@KunaID.gov)**  
**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:**  
**[25-23-DR: FALCON CREST GOLF VILLAGE AMENITY](#)**

**If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.**

## P&Z Commission Staff Report

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
<b>Title:</b>	Falcon Crest Golf Village Amenity		<b>Application Number:</b>		25-23-DR		
<b>Date:</b>	9.9.2025		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner(s)/Applicant:</b>	M3 Companies, LLC		<b>Applicant Contact:</b>		<a href="mailto:MTate@m3companiesllc.com">MTate@m3companiesllc.com</a>		
<b>Representative:</b>	Travis Jeffers		<b>Representative Contact:</b>		<a href="mailto:TJeffeffers@m3companiesllc.com">TJeffeffers@m3companiesllc.com</a>		

### Purpose

Applicant requests Design Review approval for residential amenities to include a pool, restrooms, accessory storage building, covered patio(s) & uncovered Deck seating. This project is located at the NEC of Cloverdale Rd. and Kuna Rd. (APN: S1422142000); Section 22, Township 2 North, Range 1 East.

### Statement of Fact

<b>Parcel Number(s):</b>	S1422142000
<b>Future Land Use Map Designation:</b>	Medium & High Density Residential
<b>Existing Land Use:</b>	Golf Course, bare ground
<b>Current Zoning:</b>	R-6
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	2.30 Acres (Approx.)
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RR <b>East:</b> R-6 <b>South:</b> R-6 <b>West:</b> R-12
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Lahinch Ln. (future) <b>East:</b> None <b>South:</b> Tiercel Dr. <b>West:</b> Cabot Cliffs Ln.
<b>Internal Street(s) Existing &amp; Proposed:</b>	None
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is R-6, a City of Kuna Zone. This is part of the Overall Falcon Crest Planned Unit Development, which has an accompanying Development Agreement and was approved in February 2019. The recorded Development

Agreement allows for limited design flexibilities and standards. The proposed land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

### Staff Analysis

The applicant submits a request to construct a Pool House totaling 1,069 square feet (SF) which includes restroom facilities, and pool and equipment storage. The structure will also feature two separate covered patios totaling approx. 800 sf.

The facility will be for use by the residents and will include a pool and uncovered deck & seating areas for patron use with a blend of hardscape and landscaped areas within and directly adjacent the pool area. The project will also include a playground for users.

Applicant has provided a landscape plan which appears to follow the City's landscaping code.

After review, the site plan does not appear to comply with Kuna's Parking standards. The applicant shall provide two (2) ADA spaces.

The site may be served by tip-carts and the site will need to follow the requirements of J & M Sanitation for collection of trash.

Staff recommends the applicant be conditioned to submit a plan depicting the two (2) additional ADA Spaces. An updated site plan will be required in order to release the signed written decision.

Upon staff's review, if the recommended conditions are met the proposed application appears to meet the requirements and intent of Kuna City Code. Staff recommends the Commission approve the application with the conditions outlined in staff's report.

### Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy 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.

7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. 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 5-8-1704 through 1706.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. 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 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. 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.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. 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 all seasons.
17. Developer/Owner/Applicant shall submit an updated site plan to accommodate two (2) additional ADA spaces, and submit a plan that complies with Kuna City Code 5-8-1403 parking standards.
18. Developer/Owner/Applicant shall comply with J & M Sanitation standards and locations.
19. Developer/Owner/Applicant will comply with all federal, state, and local laws.



Travis Jeffers  
1673 W. Shoreline Dr. Suite 200  
Boise, ID 83702  
[tjeffers@m3companiesllc.com](mailto:tjeffers@m3companiesllc.com)  
(208) 949-0907

May 19, 2025

Planning and Zoning  
City of Kuna  
PO Box 13  
Kuna, ID 83634

Subject: Design Review Submittal for Falcon Crest Golf Villages – Amenity Area

Dear Doug Hansen and Design Review Committee,

On behalf of M3 ID Valor Golf Villas, LLC, M3 Companies, LLC is thrilled to present the Falcon Crest Golf Villages community amenity for your design review consideration.

The Golf Villages amenity area sits on approximately 2.3 acres within the Valor Master-Planned Community. Access to the amenities, including a community pool, restroom, and playgrounds, is conveniently located off the main east-west collector road, Tiercel Drive, as shown on the Vicinity and Overall Site Plan Exhibits. There will be two access points into the parking lot: a private entry to 16 parking stalls off W Lahinch Lane and an external one to another 16 parking stalls off Tiercel Drive.

The design of the Golf Villages Amenity will feature a blend of high-end architecture, exquisite landscaping, and premium finishes, creating an inviting and sophisticated environment. The overall aesthetic aims to harmoniously integrate modern architecture with rustic and organic elements, resulting in a cohesive and welcoming atmosphere that resonates with the natural surroundings.

The same visionary team of architects and planners who successfully brought the Treasure Valley Social Club, Reveille Pool/Restroom/Park, and who are also performing the design work for the Valor Social Club, will also lead the development of this project. The community amenity will build upon the unforgettable design aesthetics prevalent throughout the community.

The Golf Village amenities include modern restroom facilities, covered patios, and storage within a building footprint of approximately 2,107 square feet. Outside amenities include a large, unique resort-style pool, shade pergolas, gas fire pits, and BBQ/prep area, two large age-targeted playgrounds, ample hardscape, lounge-style furnishings, and beautiful landscaping throughout.

Enclosed with this letter, you will find the following submittal materials for your review:

- Completed Design Review and Planning and Zoning application forms
- A detailed Vicinity Map illustrating the Amenity location
- Recorded Warranty Deed for property verification
- An Affidavit of Legal Interest confirming ownership
- Landscape Plans showcasing the planned greenery and outdoor aesthetics
- A Detailed Site Plan outlining the layout of the amenities and utility services
- An Open Space Exhibit demonstrating designated hardscape and green areas
- Colored Renderings and Elevations providing visual representations of the Amenities design

We kindly request you confirm the receipt of this submittal and provide guidance on the subsequent steps, including any scheduled meetings or additional documentation required. Should you have any questions or need further information, please do not hesitate to contact me directly at (208) 949-0907 or [tjeffers@m3companiesllc.com](mailto:tjeffers@m3companiesllc.com).

Thank you for your valuable time and consideration. We sincerely appreciate your assistance in reviewing our project, and we look forward to sharing our vision for the Golf Villages Amenity with the Committee.

Sincerely,

Travis Jeffers  
Project Manager  
M3 Companies, LLC

# VICINITY MAP



Deer Flat

Savilis  
Yeoman  
Ballad  
Valor Club  
Tara  
Coballis  
Cabot  
Cliffs  
Cruden Bay

Cutting Horse

Kind  
Cheer  
Courage

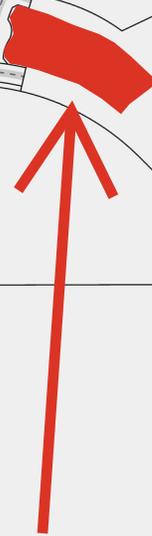
Reining Horse

Glory  
Bravery  
Anthos

Overdale

Cholla

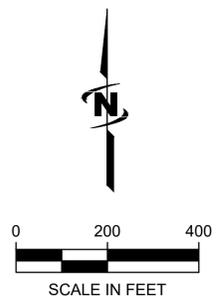
Kuna



-  KUNA PARCELS
-  KUNA\_ROADS
-  impact

Conchos  
Homero  
Saboro

Plot Date: 5/15/2025 3:09 PM Plotted By: Matt Day  
 Date Created: 5/15/2025 J:\JUB.COM\CENTRAL\CLIENTS\ID\M\PROJECTS\10-24-088 VALORGOLFVILLAGEAMENITY\LOTDESIGN\CAD\EXHIBITS\DRB REVIEW\EX-01 VICINITYMAP.DWG



**JUB**  
 J-U-B ENGINEERS, INC.  
 J-U-B ENGINEERS, INC.  
 2760 W. Excursion Ln.  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com

**PRELIMINARY PLANS**  
**NOT FOR CONSTRUCTION**

REUSE OF DRAWINGS  
 J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT WRITTEN CONSENT FROM J-U-B. ANY REUSE OF THESE DRAWINGS WITHOUT WRITTEN CONSENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	REVISION	DESCRIPTION	BY	DATE

**VALOR GOLF VILLAGE AMENITY**  
**KUNA, IDAHO**  
**VICINITY MAP**

FILE: EX-01\_VICINITYMAP  
 JUB PROJ. #: 10-23-019  
 DRAWN BY: MPD  
 DESIGN BY: MPD  
 CHECKED BY: MEP  
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 5/15/2025  
**SHEET NUMBER:**  
**EX-01**



# LANDSCAPE PLANS FOR FALCON CREST GOLF VILLAGES - AMENITY

CITY OF KUNA, IDAHO  
2025

## SHEET INDEX

Cover Sheet	L0.0
General Notes / Materials Schedule	L0.1
Layout Plan	L2.1-L2.2
Furniture Plan	L2.3-L2.4
Planting Plan	L3.1
Details	L6.1-6.2
Planting Details	L7.1
Planting Specifications	L8.1
Structural Engineering	S0.1-S1.1
Electrical Engineering	SE1.1-SE3.2

## DEVELOPER

M3 COMPANIES  
1087 W. River Street  
Suite 310  
Boise, Idaho 83702  
(208) 939-6263 Fax: 208-939-6752

## 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

Greedy | Pickett  
Landscape Architecture | Community Design  
7144 E. Stetson Drive, Suite 205  
Scottsdale, Arizona 85251  
(480) 609-0009 Fax: (480) 609-0068

## STRUCTURAL CONSULTANT

Wright Engineers  
1645 Village Center Circle, Suite 10  
Las Vegas, NV 89134  
(702) 933-7000

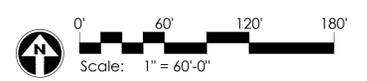
## ELECTRICALCONSULTANT

Wright Engineering  
165 East Chilton Drive  
Chandler, AZ 85225  
(480) 497-5829

Delta 2 - VE Pool and Hardscape



OVERALL LANDSCAPE PLAN



GREY PICKETT  
 landscape architecture | community design  
 7144 e stetson drive, suite 205  
 scottsdale, arizona 85251  
 480.609.0009p 480.609.0068f



**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

revisions:  
 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction  
 project #:  
 MTC099  
 scale:  
 As Shown  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Cover Sheet

sheet #  
**L0.0**  
 1 of

## GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
  - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
  - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
    - TURF AND ANNUAL AREAS (6" DEPTH).
    - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL 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.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- 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:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY MASON STANFIELD AND JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
- 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 PAVERS, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- 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 TOUNDED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- 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:

- THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- 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.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- 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.
- ALL SPECIMEN TREES, SHRUBS AND GROUND COVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- 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.
- 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 MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
- PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

## GENERAL NOTES:

- 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.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "LANDSCAPE 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 "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- 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.
- 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.
- 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.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
  - UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
  - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
  - OVERHEAD UTILITIES
- 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.
- 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.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- 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.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- 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.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

## MATERIAL SCHEDULE:

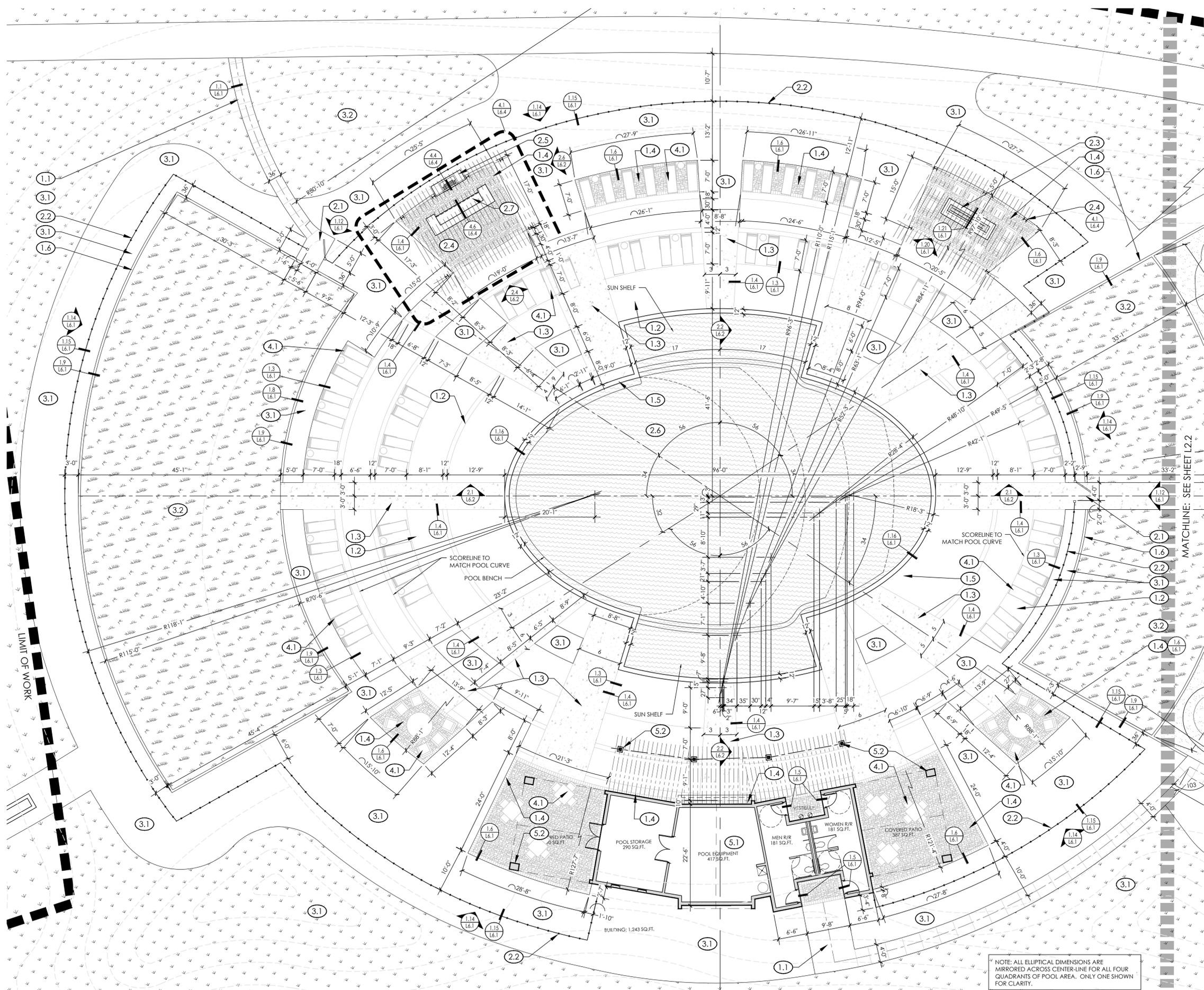
KEY	DESCRIPTION	SUPPLIER	TYPE/MODEL / SIZE	COLOR/FINISH/PATTERN	COMMENTS
1.1	CONCRETE SIDEWALK -CONCRETE	CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH, 45 DEG. ANGLE, ALTERNATE PATTERN W/ 4" WIDE TROWELED EDGE	SEE DETAILS 1.1-1.20L6.1
1.2	POOL DECK -CONCRETE SLAB	CONTRACTOR	COLORLED CONCRETE W/ ACID FINISH	COLOR: DAVIS/OUTBACK 677	SEE DETAIL: 1.30L6.1
1.3	ACCENT POOL DECK -EXPOSED AGGREGATE CONCRETE	CONTRACTOR	COLORLED CONCRETE W/ 3/8" AGGREGATE	COLOR: DAVIS/DUNE, 6059, 3/8" RIVER ROCK AGG. Q1 1" SAND BED, Q1 4" COMP. A.B.C. Q1 COMP. SUB GRADE.	SEE DETAIL: 1.40L6.1
1.4	CONCRETE PAVERS -CONCRETE PATIOS	BELGARD	BORDER 6x6, VICTORIAN, FIELD DIMENSIONS 6, 3-PIECE, ASPEN	VIBRATE SAND INTO JOINTS, SEAL SURFACE	SEE DETAIL 1.60L6.1
1.5	POOL COPING -CONC. POOL COPING	ARTISTIC PAVERS	1-5/8"x4"x12" SINGLE BULLNOSE PAVER	DESERT/LOOK COLOR, BISCOTTI	SEE DETAIL 1.16L6.1
1.6	LANDSCAPE HEADER -CONCRETE HEADER	CONTRACTOR	6x6xCONC. CONCRETE HEADER	UNCOLORED CONCRETE	SEE DETAIL 1.90L6.1
1.7	PLAY SURFACING -RUBBER FALL PROTECTION	CONTRACTOR	EPDM SAFETY RUBBER AND SBR CUSHION LAYER	COLORS: T.B.D.	SEE DETAIL 1.11-1.10-1.11L6.1 SEE PLAY EQUIPMENT INSTALLER DRAWINGS
2.1	POOL GATE -HINGES -LEVER -PANIC BAR -PERFORATED PANEL -GATE METAL FINISH	SUREClose LOCKEY, USA CONTRACTOR CONTRACTOR CONTRACTOR	57 A80 2635 KEYLESS LEVER LOCK W/ PASSAGE/LEVER ON BOTH SIDES/ DOUBLE COMBINATION (2635DC) W/ STEEL GATE BOX (C82500) 22 GA. STEEL PERFORATED METAL 1/16" HOLES, W/ 3/32 STACQER 40 OPENING/POWDER COATED PAINT TUBE STEEL	W/ FLUSHMOUNT CLOSER FINISH: SATIN CHROME FINISH: STAINLESS STEEL COLOR: POWDER COAT PAINT: SHERWIN WILLIAMS RA7022R UMBRA GRAY COLOR: POWDER COATED PAINT: SHERWIN WILLIAMS UMBRA GRAY RA7022R	SEE DETAIL 1.12-1.13L6.1 SHOP DRAWINGS REQUIRED PUSH BUTT PIN LOCK OR APPROVED EQ. TO MEET LOCAL POOL CODES PUSH BAR OR APPROVED EQ. TO MEET LOCAL POOL CODES SHOP DRAWINGS REQUIRED/FER. PANEL PER LOCAL POOL CODES
2.2	POOL FENCE -METAL	CONTRACTOR	TUBE STEEL	COLOR: POWDER COATED PAINT: SHERWIN WILLIAMS UMBRA GRAY RA7022R	SEE DETAIL 1.14-1.15L6.1 SHOP DRAWINGS REQUIRED
2.3	FERRETT -WALL -STONE VENEER -STEEL WALLS -STEEL TOP -FIRE PIPE -FIRE MEDIA	CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR HPC AFG	8x6x6x16L CMU BLOCK STRUCTURE LOCAL SANDSTONE VENEER, MATCH SITE FEATURES 1/4" STL. PLT. 3 1/8" STL. PLT. 8"x12" "M"-STYLE DROP-IN PAN SPARK IGNITION 3/4" DIA. GLASS PEBBLES	UNCOLORED COLOR, PATTERN, AND TEXTURE TO MATCH M3 VALOR SITE FEATURES COLOR: POWDER COATED PAINT: SHERWIN WILLIAMS UMBRA GRAY RA7022R COLOR: POWDER COATED PAINT: SHERWIN WILLIAMS UMBRA GRAY RA7022R PROVIDE IMMER. E-STOP, FLAME CONTROL 50% BLACK REFLECTIVE, 50% SMOKE GRAY	SEE DETAILS 1.16-1.20L6.1 TURN EDGES DOWN 1" WRAP UNDER 1" SUBMIT FOR APPROVAL SUBMIT FOR APPROVAL SEE DETAILS 2.3, 2.4, 2.6L6.2
2.4	SHADE PIVOTGLORIA -POSTS -BEAMS -RAFTERS	CONTRACTOR CONTRACTOR CONTRACTOR	8x6 WIDE FLANGE STEEL 8x6 WIDE FLANGE STEEL 2x8 11GA. HSS	FINISH: POWDER COAT PAINT: UMBRA GRAY RA7022 FINISH: POWDER COAT PAINT: UMBRA GRAY RA7022 FINISH: POWDER COAT PAINT: UMBRA GRAY RA7022	SEE STRUCTURAL SEE STRUCTURAL SEE STRUCTURAL
2.5	BBQ ISLAND -WALL -STONE VENEER -COUNTER TOP -GAS GRILL	CONTRACTOR CONTRACTOR SIGNATURE CONCRETE T.B.D.	8x6x6x16L CMU BLOCK STRUCTURE LOCAL SANDSTONE VENEER, MATCH SITE FEATURES 3" THICK CONCRETE COUNTER TOP W/ 3/8" FILLET EDGE BUIL-T-IN 42" STAINLESS STEEL OUTDOOR	UNCOLORED COLOR, PATTERN, AND TEXTURE TO MATCH M3 VALOR SITE FEATURES UNCOLORED CONC., POLISHED, SEALED T.B.D. PER OWNER.	SEE DETAILS 2.3, 2.4, 2.6L6.2 OR APPROVED EQUAL PROVIDE BUT-OFF
2.6	SWIMMING POOL -WATERLINE TILE -STEP AND BENCH EDGE TILE -PLASTER	NATIONAL POOL TILE NATIONAL POOL TILE CONTRACTOR	COSMOPOLITAN-AZURE-MOSAIC PATTERN UNGLAZED-SAPHIRE-2x2 BASIC WHITE	COS-FREOPROT 080220MS1P SUBMIT SAMPLE FOR APPROVAL	SEE DETAILS 2.3, 2.4, 2.6L6.2 GROUT: MAPEI #77, FROST MATCH POOL PLASTER
3.1	LANDSCAPE AREA -PLANTER BEDS	CONTRACTOR	MULCH	COLOR: PREMIUM BLEND	INSTALL @ 3" DEPTH IN ALL PLANTING AREAS
3.2	TURF AREA -ARTIFICIAL TURF	LOCAL SUPPLIER	1-3/4" THICK MIN. W/ THATCH	MATCH FESCUE COLOR	SUBMIT FOR APPROVAL
4.1	POOL AREA FURNITURE -PATIO FURNITURE				SEE SHEETS L2.3-L2.4 FOR SPECS
4.2	PLAYGROUND EQUIPMENT -PLAYGROUND	LANDSCAPE STRUCTURES	FORMA SERIES	T.B.D.	SUBMIT FOR APPROVAL
4.3	PARK BENCH -BENCH	TEXACRAFT	874x86 6" WILMINGTON BENCH	SURFACE MOUNT, BLACK HORIZ. SLATTED	SUBMIT FOR APPROVAL
5.1	POOL RESTROOM BUILDING -BUILDING	ARCHITECT	SEE ARCHITECTURAL DRAWINGS		SEE ARCHITECTURAL DRAWINGS
5.2	SHADE TRELLIS / COLUMN -BEAMS -RAFTERS -POSTS	CONTRACTOR CONTRACTOR CONTRACTOR	8x6 WIDE FLANGE STEEL 2x8 11GA. HSS 8x6 WIDE FLANGE STEEL	FINISH: POWDER COAT PAINT: UMBRA GRAY RA7022 FINISH: POWDER COAT PAINT: UMBRA GRAY RA7022 FINISH: POWDER COAT PAINT: UMBRA GRAY RA7022	SEE STRUCTURAL SEE STRUCTURAL SEE STRUCTURAL
5.3	PARKING LOT -PARKING	CONTRACTOR	SEE CIVIL DRAWINGS		SEE CIVIL DRAWINGS
5.4	NEIGHBORHOOD SIDEWALK -CONCRETE SIDEWALK	CONTRACTOR	SEE CIVIL DRAWINGS		SEE CIVIL DRAWINGS
<b>MANUFACTURER</b>		<b>REPRESENTATIVE</b>	<b>PHONE #</b>	<b>ADDRESS</b>	<b>COMMENTS</b>
TELESCOPE CASUAL BELGARD TEXACRAFT ARTISTIC PAVERS SIGNATURE CONCRETE COUNTERTOPS NATIONAL POOL TILE GCP-CORP		Michele Wary	516-642-1100 844-495-8210 1-352-414-3167 (509) 426-3479 208-870-8774 801-281-1101 951-232-5979	82 CHURCH STREET, GRANVILLE, NY KUNA, IDAHO 83634 OCALA, FLORIDA CASA GRANDE, AZ MERCER, IDAHO SALT LAKE CITY, UT Niles, Ca	arch. Rep. arch. Rep.

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FALCON CREST  
 GOLF VILLAGES - POOL AMENITY AREA  
 Landscape Construction Documents  
 KUNA, IDAHO

revisions:  
 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction  
 project #:  
 MTC099  
 scale:  
 NTS  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 General Notes



- KEY NOTES:**  
REFER TO MATERIAL SCHEDULE ON SHEET L0.1, AND DETAILS ON SHEETS L6.1-L6.2 FOR MORE INFORMATION.
- |     |   |                                 |
|-----|---|---------------------------------|
| 1.1 | CONCRETE SIDEWALK:                        | DETAIL: 1.1-1.2/L6.1            |
| 1.2 | ACID WASHED CONCRETE SLAB:                | DETAIL: 1.3/L6.1                |
| 1.3 | EXPOSED AGGREGATE CONCRETE SLAB:          | DETAIL: 1.4/L6.1                |
| 1.4 | CONCRETE PAVERS:                          | DETAIL: 1.6/L6.1                |
| 1.5 | POOL COPING:                              | DETAIL: 1.16/L6.1               |
| 1.6 | CONCRETE HEADER:                          | DETAIL: 1.9/L6.1                |
| 1.7 | PLAY SURFACING:                           | DETAIL: 1.10-1.11/L6.1          |
| 2.1 | POOL GATE:                                | DETAIL: 1.12-1.13/L6.1          |
| 2.2 | POOL FENCE:                               | DETAIL: 1.14-1.15/L6.1          |
| 2.3 | FIRE PIT:                                 | DETAIL: 1.18-1.20/L6.1          |
| 2.4 | SHADE PURGOLA:                            | DETAIL: 2.3-2.4/L6.2            |
| 2.5 | BBQ ISLAND:                               | DETAIL: 2.5-2.7/L6.2            |
| 2.6 | SWIMMING POOL:                            | DETAIL: 2.1-2.2/L6.2            |
| 2.7 | SERVICE BAR:                              | DETAIL: 4.6/L6.4                |
| 3.1 | LANDSCAPE AREA:                           | SEE PLANTING PLANS.             |
| 3.2 | ARTIFICIAL TURF AREA:                     | DETAIL: 1.8/L6.1                |
| 4.1 | POOL FURNITURE                            |                                 |
| 4.2 | PLAYGROUND EQUIPMENT                      | SEE MANUF. / INSTALLER DRAWINGS |
| 4.3 | PARK BENCH                                |                                 |
| 5.1 | POOL RESTROOM/ EQUIPMENT/STORAGE BUILDING | SEE ARCHITECTURAL DRAWINGS      |
| 5.2 | SHADE TRELIS COLUMN                       |                                 |
| 5.3 | PARKING LOT:                              | SEE CIVIL                       |
| 5.4 | NEIGHBORHOOD SIDEWALK:                    | SEE CIVIL                       |

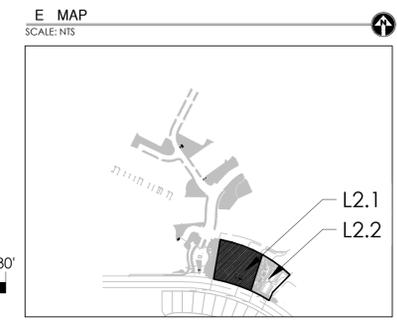
- NOTES:**
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.
  2. LOT LINES BEYOND WALLS TO BE DETERMINED.
  3. ALL TOP OF WALL HEIGHTS, FINISH GRADE: SEE FINE GRADING PLANS

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03.31.2024

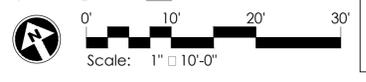
**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

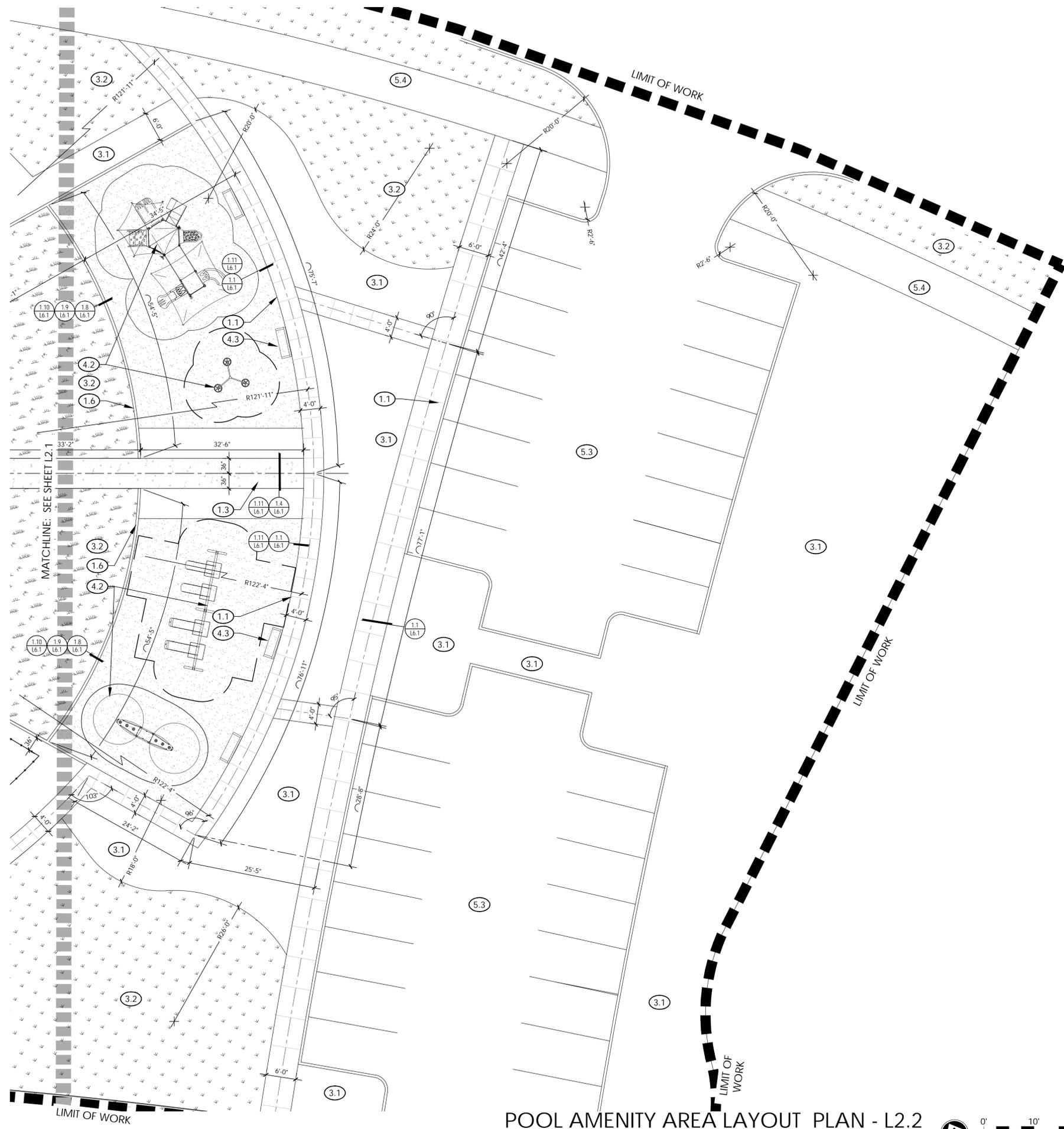
revisions:  
 05.22.2024 Parking Lot Adj  
 project #:  
 MTC099  
 scale:  
 1"=10'-0"  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Layout Plan



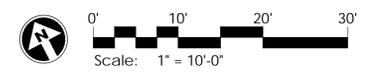
NOTE: ALL ELLIPTICAL DIMENSIONS ARE MIRRORED ACROSS CENTER-LINE FOR ALL FOUR QUADRANTS OF POOL AREA. ONLY ONE SHOWN FOR CLARITY.

**POOL AMENITY AREA LAYOUT PLAN - L2.1**





POOL AMENITY AREA LAYOUT PLAN - L2.2



- KEY NOTES:  
REFER TO MATERIAL SCHEDULE  
ON SHEET L0.1, AND DETAILS ON  
SHEETS L6.1-L6.2 FOR MORE INFORMATION.
- |     |   |                                 |
|-----|---|---------------------------------|
| 1.1 | CONCRETE SIDEWALK:                        | DETAIL: 1.1-1.2/L6.1            |
| 1.2 | ACID WASHED CONCRETE SLAB:                | DETAIL: 1.3/L6.1                |
| 1.3 | EXPOSED AGGREGATE CONCRETE SLAB:          | DETAIL: 1.4/L6.1                |
| 1.4 | CONCRETE PAVERS:                          | DETAIL: 1.6/L6.1                |
| 1.5 | POOL COPING:                              | DETAIL: 1.16/L6.1               |
| 1.6 | CONCRETE HEADER:                          | DETAIL: 1.9/L6.1                |
| 1.7 | PLAY SURFACING:                           | DETAIL: 1.10-1.11/L6.1          |
| 2.1 | POOL GATE:                                | DETAIL: 1.12-1.13/L6.1          |
| 2.2 | POOL FENCE:                               | DETAIL: 1.14-1.15/L6.1          |
| 2.3 | FIRE PIT:                                 | DETAIL: 1.18-1.20/L6.1          |
| 2.4 | SHADE PURGOLA:                            | DETAIL: 2.3-2.4/L6.2            |
| 2.5 | BBO ISLAND:                               | DETAIL: 2.5-2.7/L6.2            |
| 2.6 | SWIMMING POOL:                            | DETAIL: 2.1-2.2/L6.2            |
| 2.7 | SERVICE BAR:                              | DETAIL: 4.6/L6.4                |
| 3.1 | LANDSCAPE AREA:                           | SEE PLANTING PLANS.             |
| 3.2 | ARTIFICIAL TURF AREA:                     | DETAIL: 1.8/L6.1                |
| 4.1 | POOL FURNITURE                            |                                 |
| 4.2 | PLAYGROUND EQUIPMENT                      | SEE MANUF. / INSTALLER DRAWINGS |
| 4.3 | PARK BENCH                                |                                 |
| 5.1 | POOL RESTROOM/ EQUIPMENT/STORAGE BUILDING | SEE ARCHITECTURAL DRAWINGS      |
| 5.2 | SHADE TRELIS COLUMN                       |                                 |
| 5.3 | PARKING LOT:                              | SEE CIVIL                       |
| 5.4 | NEIGHBORHOOD SIDEWALK:                    | SEE CIVIL                       |

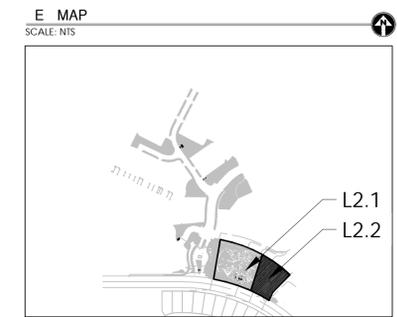
- NOTES:  
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAYOUT.  
2. LOT LINES BEYOND WALLS TO BE DETERMINED.  
3. ALL TOP OF WALL HEIGHTS, FINISH GRADE: SEE FINE GRADING PLANS

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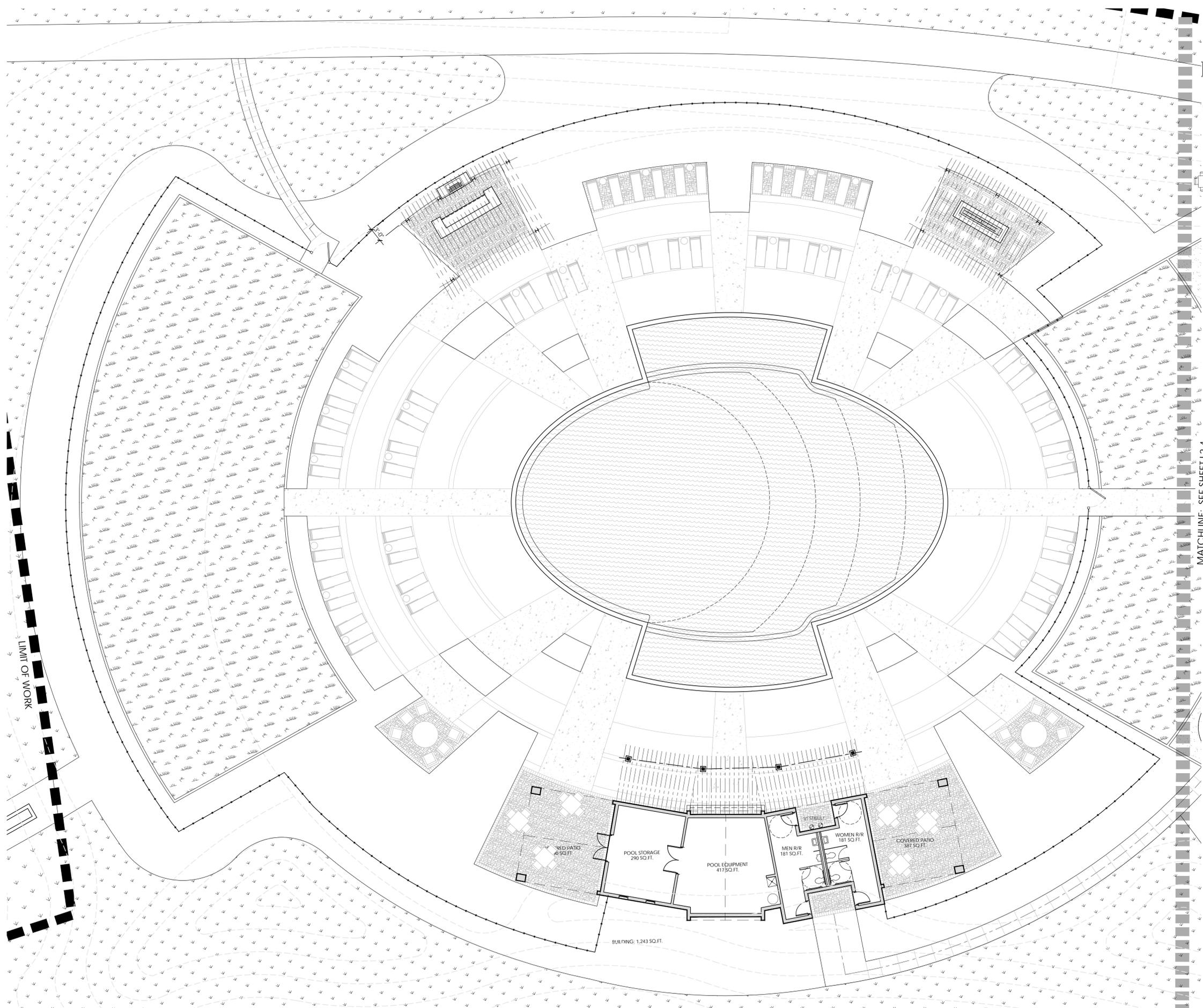
**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

revisions:  
 05.22.2024 Parking Lot Adj

project #:  
 MTC099  
 scale:  
 1" = 10'-0"  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Layout Plan



sheet #  
**L2.2**  
 xxx of



**FURNITURE SCHEDULE:**

TYPE	MANUF.	MODEL NO.	FRAME COLOR/CUSHION
CHAISE LOUNGE	TEXACRAFT	SOUTHERN CAY CUSHION CHAISE LOUNGE M36009	WEATHERED TEAK FRAME, CANVAS PACIFIC BLUE FABRIC
SIDE TABLE	TEXACRAFT	21" ROUND ERA MODULAR OCCASIONAL STACKING TABLE	WEATHERED TEAK FRAME
COFFEE TABLE TOP	TEXACRAFT	54" ROUND TOP W/ HOLE: MESL-064	WEATHERED TEAK FRAME
COFFEE TABLE BASE	TEXACRAFT	54" ROUND CHAT TABLE BASE FOR ALTERNATIVE TOPS: M3354BL	WEATHERED TEAK FRAME
DINING TABLE	TEXACRAFT	MEZA 48" SQUARE DINING TABLE: M8648-VICA	WEATHERED TEAK FRAME
DINING CHAIRS	TEXACRAFT	SOUTHERN CAY CUSHION DINING CHAIR: M36001	WEATHERED TEAK FRAME, CANVAS PACIFIC BLUE FABRIC
CHAT CHAIRS	TEXACRAFT	SOUTHERN CAY CUSHION STATIONARY LOUNGE CHAIR: M36002	WEATHERED TEAK FRAME, CANVAS PACIFIC BLUE FABRIC
FARM TABLE	RESTORATION HARDWARE (OR APPROVED EQUAL)	AEGEAN ALUMINUM RECTANGULAR DINING TABLE: 1000565 GREY	GRAPHITE
PARK BENCHES	OCP-CORP	6' LONG VEGA BENCH: BNVG6BRM ENZOSQ4 8' SQ. CENTER POLE (L3) BASE: U-ENZOSQ25-G-C-2525-6089-84	BASALT GRAY BRONZE STRUCTURE CAPRI BLUE FABRIC
UMBRELLA	POGGESI		

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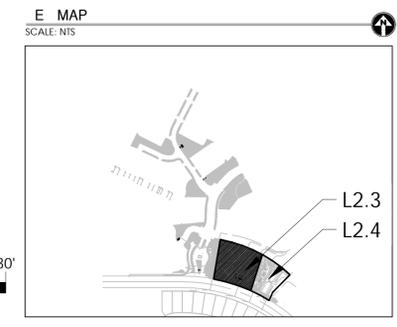
**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
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LIMIT OF WORK

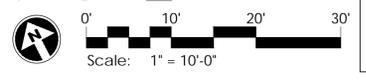
MATCHLINE: SEE SHEET L2.4

revisions:  
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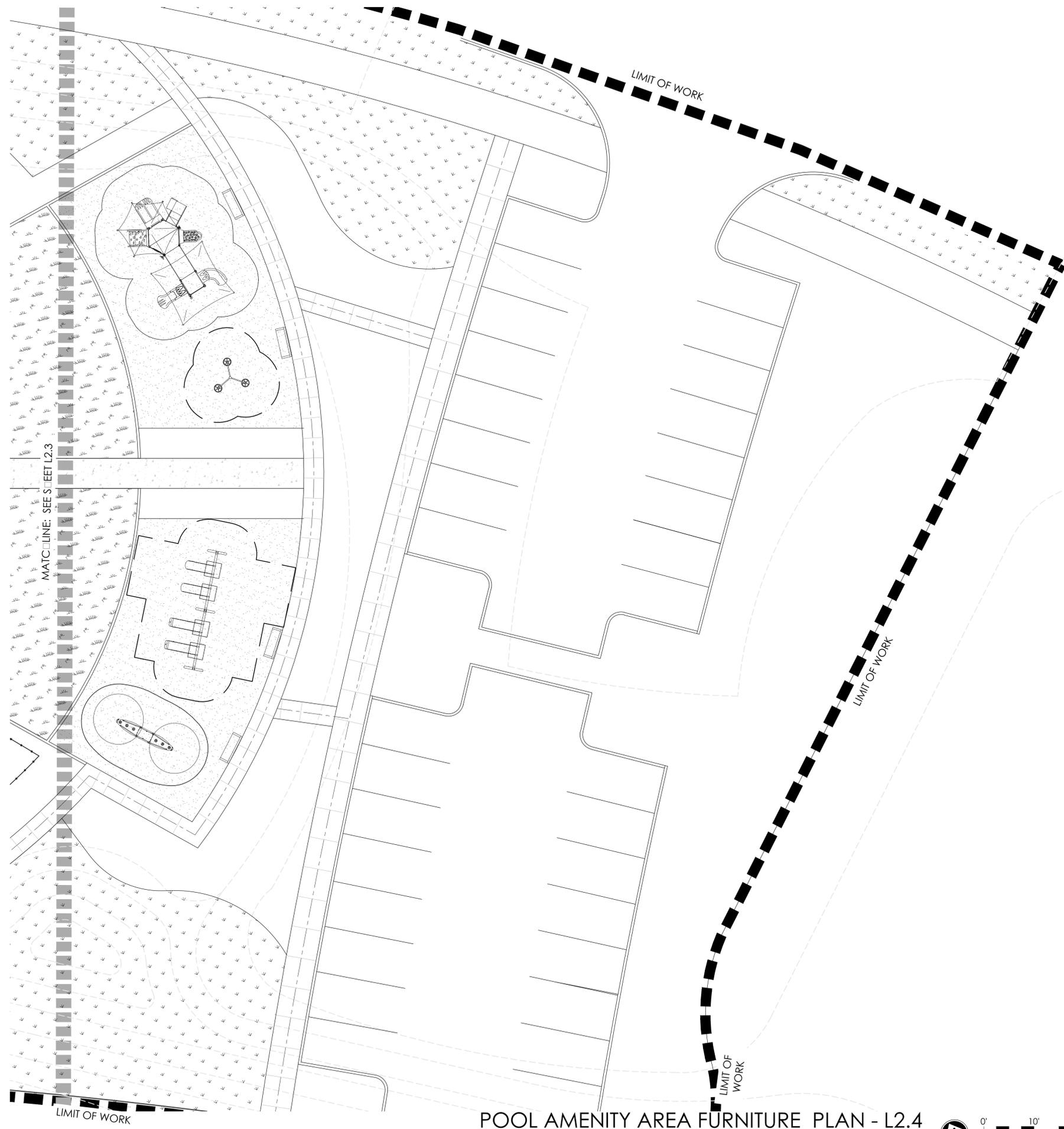
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 TEAM  
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 03-31-2024  
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 Furniture Plan



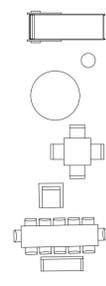
**POOL AMENITY AREA FURNITURE PLAN - L2.3**



sheet #  
**L2.3**  
 3 of



**FURNITURE SCHEDULE:**



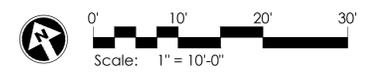
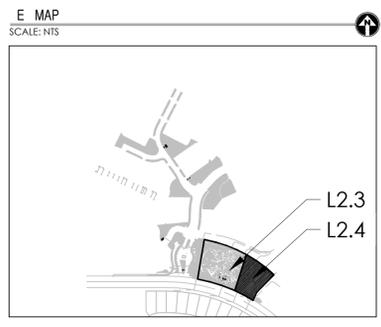
TYPE	MANUF.	MODEL NO.	FRAME COLOR/CUSHION
CHAISE LOUNGE	TEXACRAFT	SOUTHERN CAY CUSHION CHAISE LOUNGE M36009	WEATHERED TEAK FRAME, CANVAS PACIFIC BLUE FABRIC
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DINING CHAIRS	TEXACRAFT	SOUTHERN CAY CUSHION DINING CHAIR: M36001	WEATHERED TEAK FRAME, CANVAS PACIFIC BLUE FABRIC
CHAT CHAIRS	TEXACRAFT	SOUTHERN CAY CUSHION STATIONARY LOUNGE CHAIR: M36002	WEATHERED TEAK FRAME, CANVAS PACIFIC BLUE FABRIC
FARM TABLE	RESTORATION HARDWARE (OR APPROVED EQUAL)	AEGEAN ALUMINUM RECTANGULAR DINING TABLE: 1000566 GREY	GRAPHITE
PARK BENCHES	QCP-CORP	6' LONG VEGA BENCH: BNVG6BRM ENZOSQ4 8" SQ. CENTER POLE (L3) BASE: U-ENZOSQ25-G-C-2525-6089-84	BASALT GRAY BRONZE STRUCTURE CAPRI BLUE FABRIC
UMBRELLA	POGGESI		

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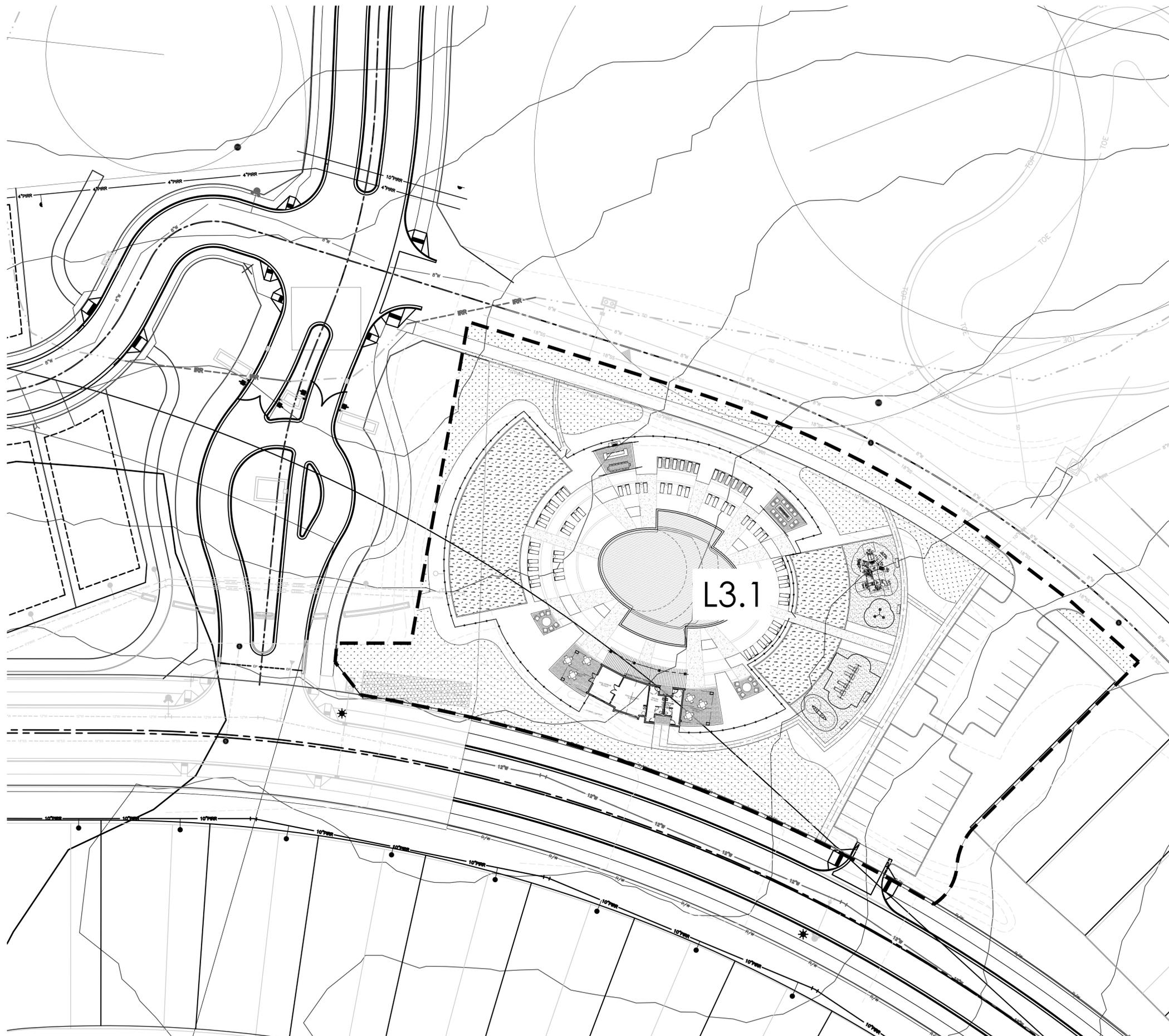
**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
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 drawing:  
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sheet #  
**L2.4**  
 of

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**PLANT MATERIALS LEGEND**

Sym.	Botanical Name Common Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' Cal.	21	Standard
<b>Class II Trees</b>				
	<i>Acer truncatum</i> 'Pacific Sunset' Pacific Sunset Maple	2' Cal.	13	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' Shademaster Honey Locust	2' Cal.	4	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2' Cal.	4	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	2' Cal.	23	Standard
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	3 gal.	62	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 gal.	25	
	<i>Buxus microphylla</i> var. <i>koreana</i> x <i>Buxus sempervirens</i> Green Gem Boxwood	3 gal.	263	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	77	
	<i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	58	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	5	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	20	
	<i>Perovskia atriplicifolia</i> Russian Sage	3 gal.	80	
	<i>Photinia fraseri</i> Fraser's Photinia	3 gal.	83	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	3 gal.	55	
	<i>Potentilla fruticosa</i> 'Tangerine' Tangerine Potentilla	3 gal.	38	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	3 gal.	116	
	<i>Rosa</i> x 'Noone' Flower Carpet Red Rose	3 gal.	81	
	<i>Spiraea japonica</i> 'Little Princess' Japanese spirea	3 gal.	27	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal.	96	
	<i>Syringa vulgaris</i> Common Lilac	3 gal.	27	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	3 gal.	11	
<b>Groundcovers &amp; Grasses</b>				
	<i>Arctostaphylos uva-ursi</i> Kinnikinnick	3 gal.	4	
	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	27	
<b>Perennials &amp; Grasses</b>				
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	1 gal.	207	
	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	1 gal.	84	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Speedwell	1 gal.	87	
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal.	317	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	3 gal.	74	

**MASS PLANTING**

Sym.	Description
	TURF: SOD - FESCUE

**INERTS**

Sym.	Description
	LIMIT OF TURF
	BARK MULCH

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

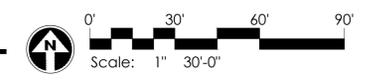
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**GOLF VILLAGES - POOL AMENITY AREA**  
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 KUNA, IDAHO

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 As Shown  
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 REVIEW  
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 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Overall Landscape Plan

**LANDSCAPE SHEET LAYOUT**

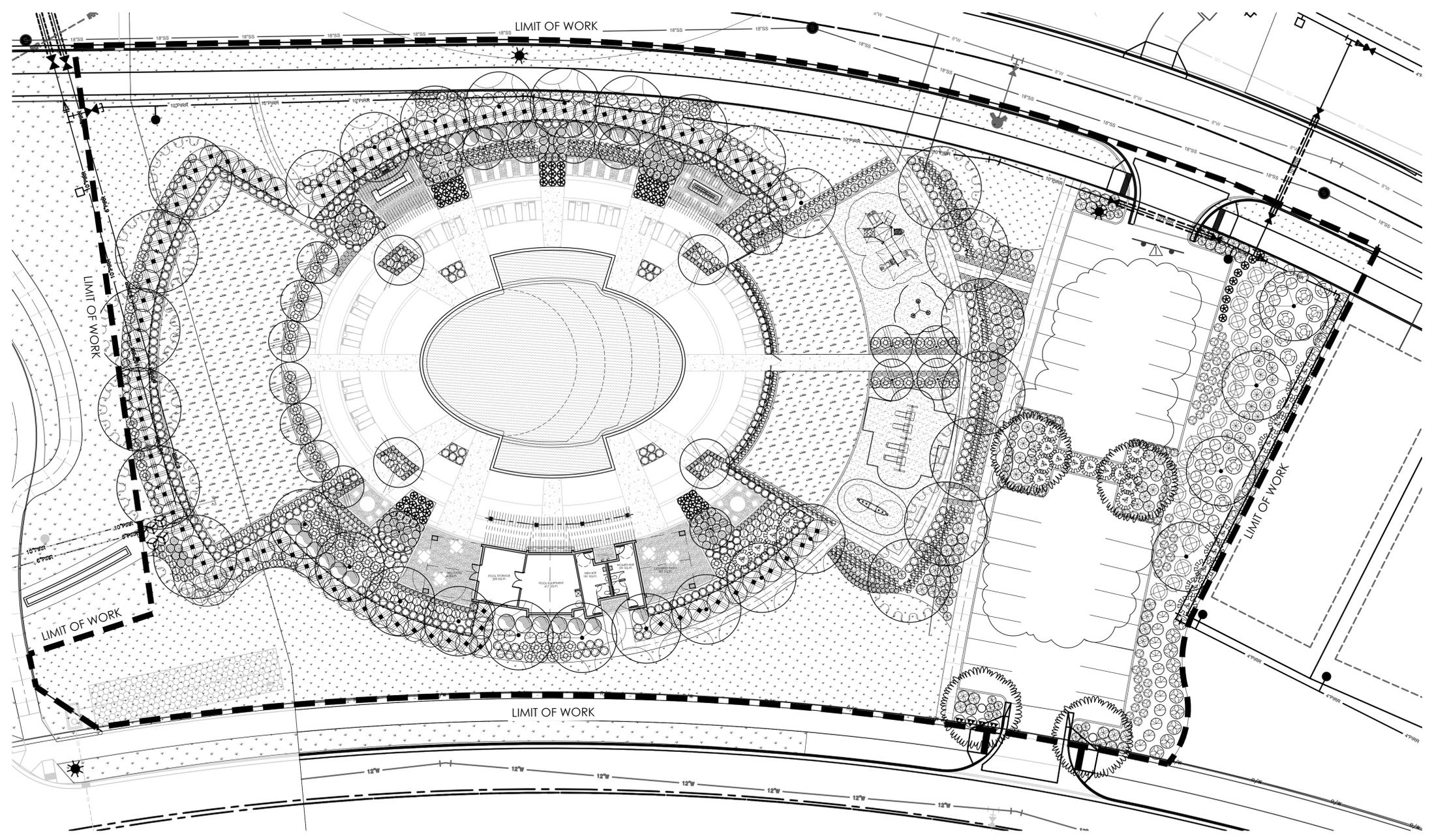


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**L3.0**  
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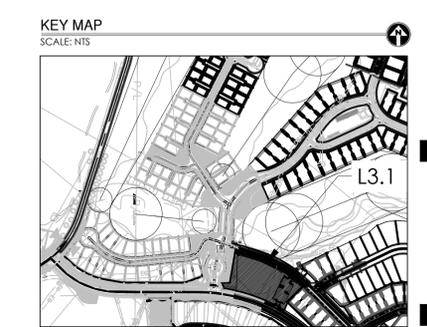
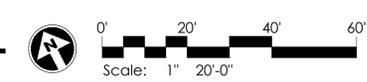
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<b>MASS PLANTING</b>				
Sym.	Description			
	TURF: SOD - FESCUE			
<b>INERTS</b>				
Sym.	Description			
	LIMIT OF TURF			
	BARK MULCH			

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.



**POOL AMENITY AREA PLANTING PLAN - L3.1**

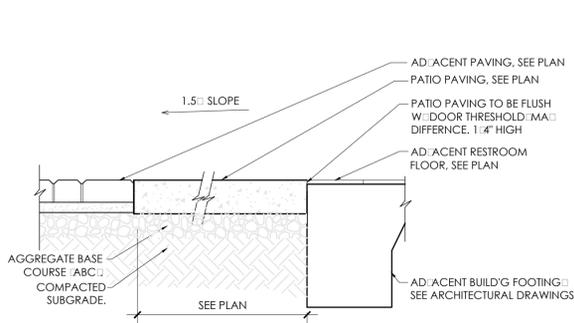


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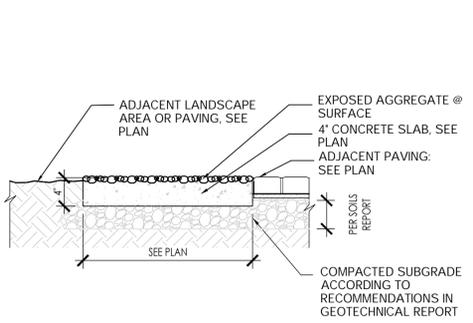


**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
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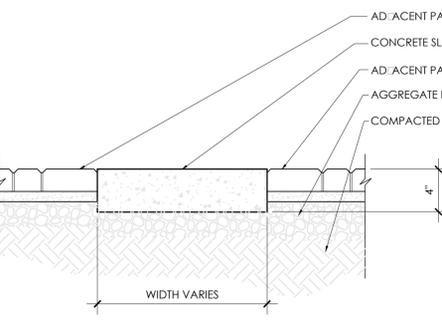
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 Planting Plan  
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**L3.1**  
 3 of



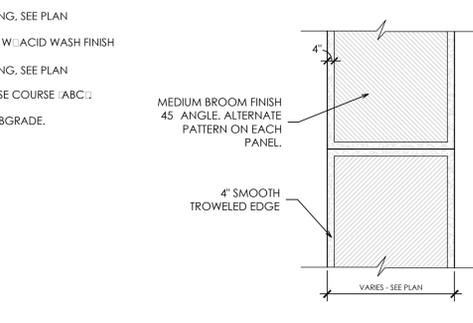
1.5 Paving @ Build'g Threshold  
 Scale: 1"=1'-0"



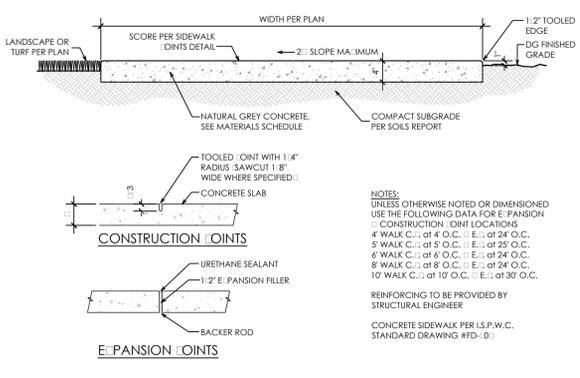
1.4 Exposed Agg. Conc. Slab Detail  
 Scale: 1"=1'-0"



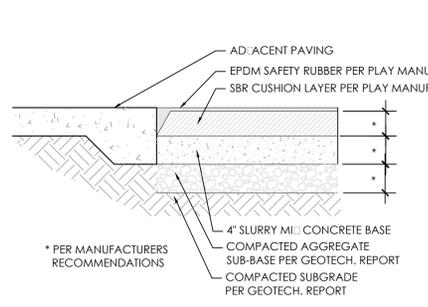
1.3 Basic Concrete Slab Detail  
 Scale: 1"=1'-0"



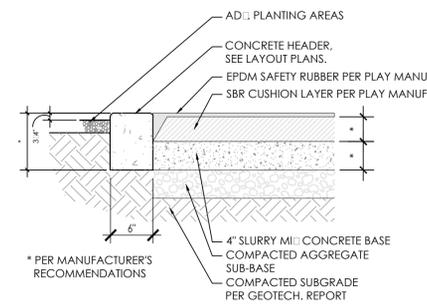
1.2 Sidewalk Broom Finish  
 Scale: 1/4"=1'-0"



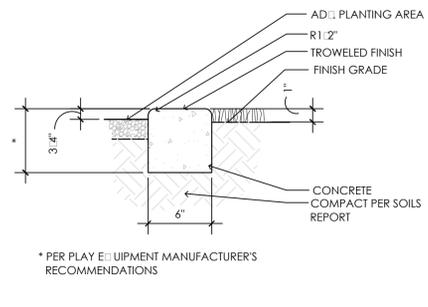
1.1 Typical Sidewalk  
 Scale: 3/4"=1'-0"



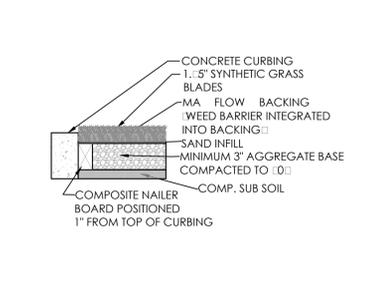
1.11 Play Surfacing @ Conc. Walk  
 Scale: 1"=1'-0"



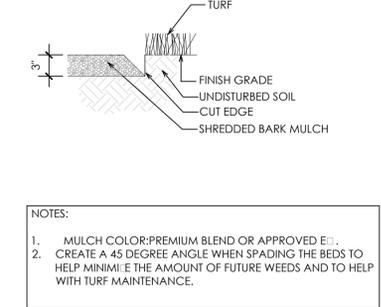
1.10 Play Surfacing @ Header  
 Scale: 1"=1'-0"



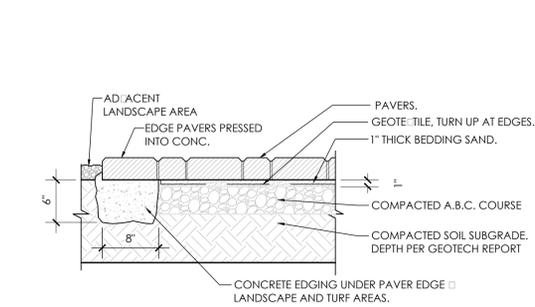
1.9 Conc. Header @ Play Area  
 Scale: 1-1/2"=1'-0"



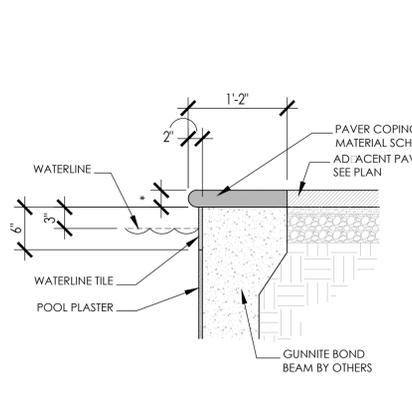
1.8 Typ. Artificial Turf Detail  
 Scale: 1-1/2"=1'-0" (install per manuf. directions)



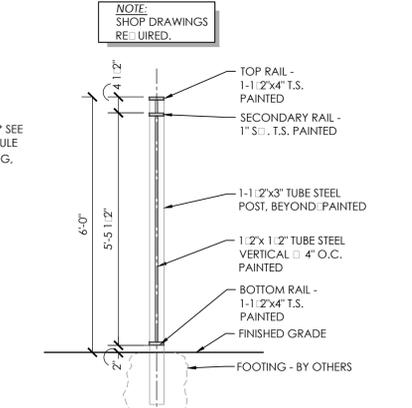
1.7 Spade-Cut Turf Edge Detail  
 Scale: 1"=1'-0" (At natural turf areas)



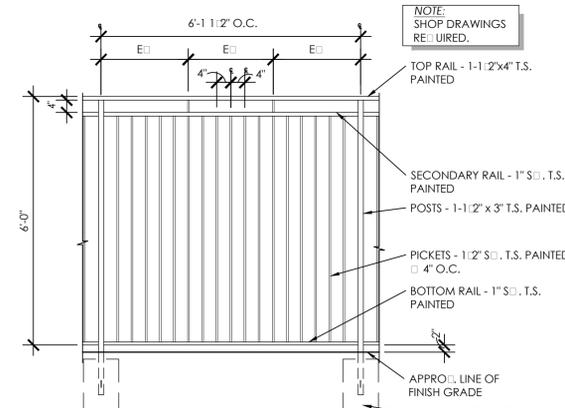
1.6 Typ. Conc. Paver Detail w/ Edge Cond.  
 Scale: 1"=1'-0"



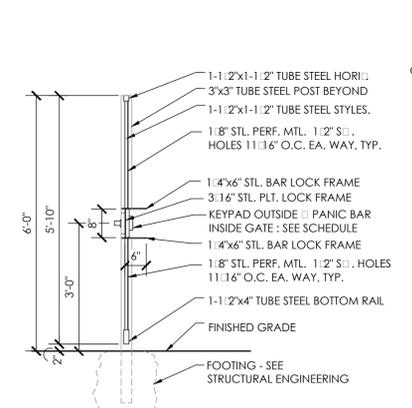
1.16 Typ. Pool Coping Detail  
 Scale: 1"=1'-0"



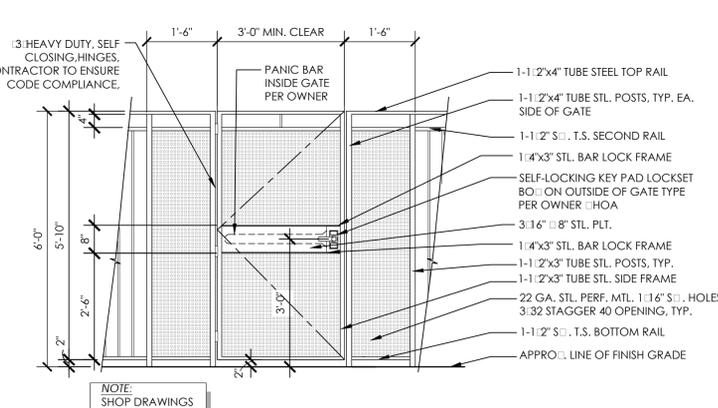
1.15 Pool Fence - Section  
 Scale: 1/2"=1'-0"



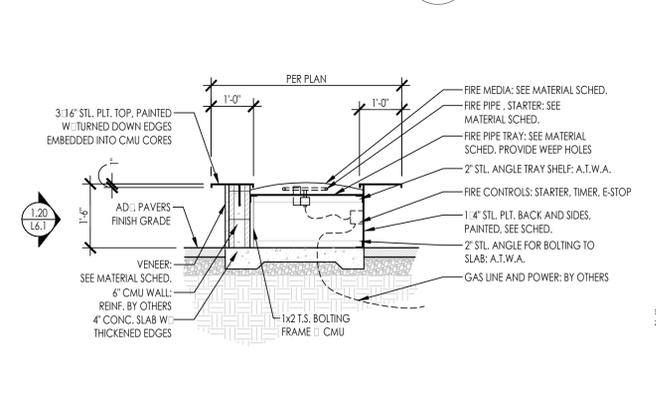
1.14 Pool Fence - Typ. Segment Elevation  
 Scale: 1/2"=1'-0"



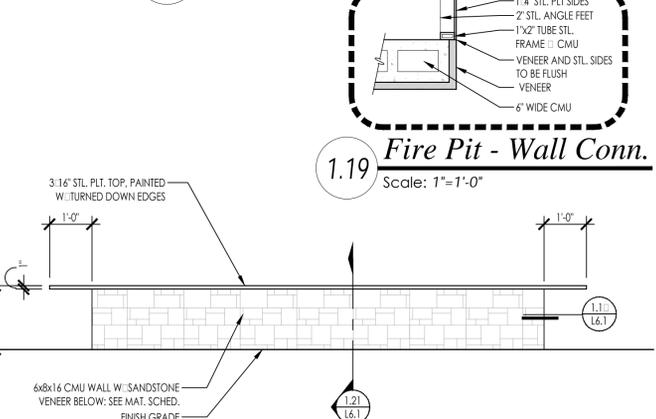
1.13 Pool Gate - Section  
 Scale: 1/2"=1'-0"



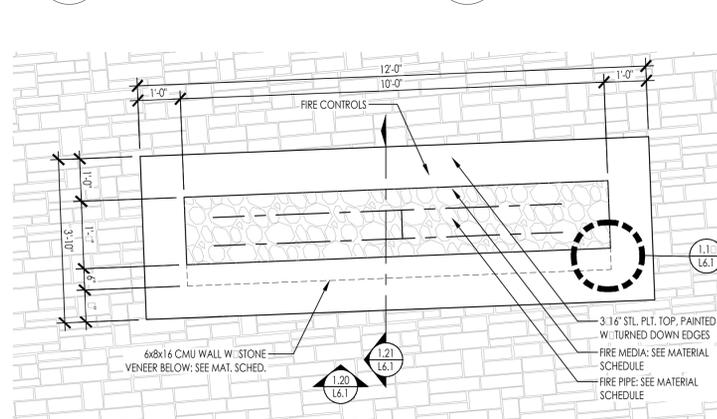
1.12 Single Leaf Pool Gate - Outside Elevation  
 Scale: 1/2"=1'-0"



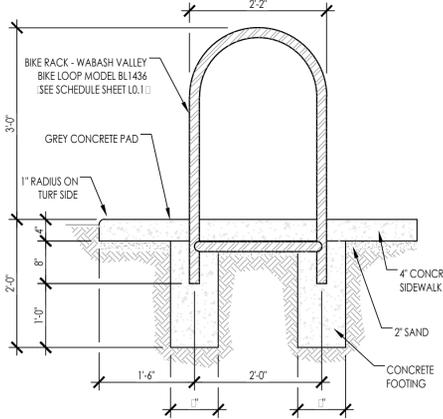
1.21 Fire Pit - Section  
 Scale: 1/2"=1'-0"



1.20 Fire Pit - Front Elevation  
 Scale: 1/2"=1'-0"

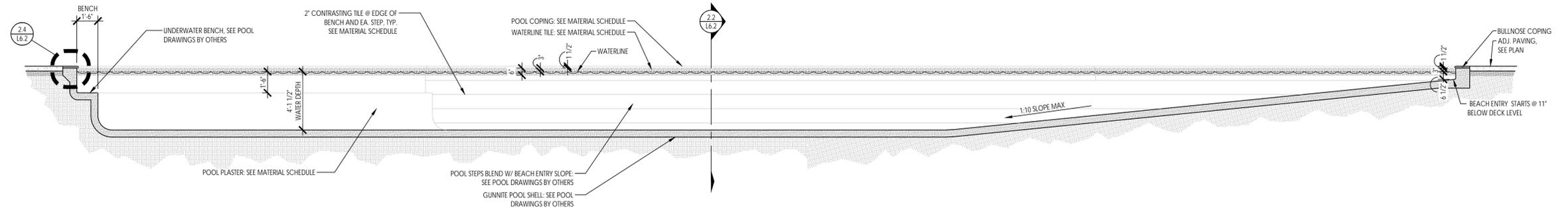


1.18 Fire Pit - Plan  
 Scale: 1/2"=1'-0"

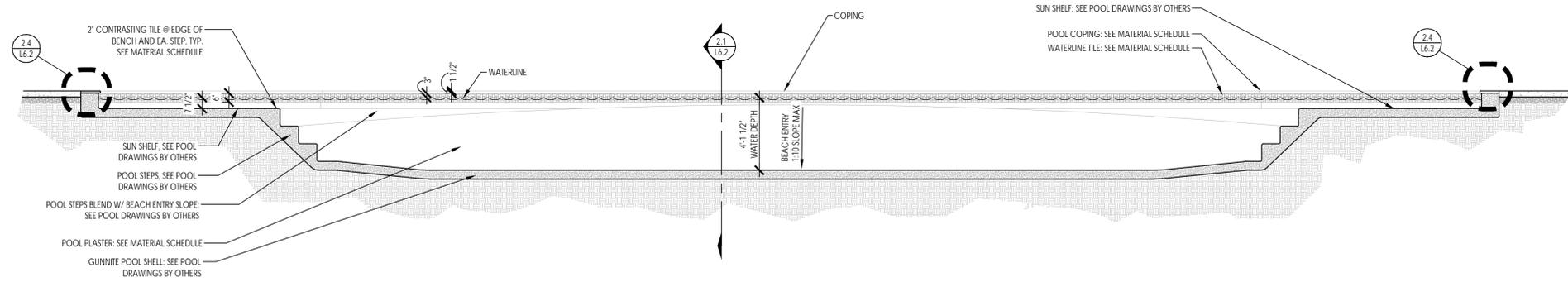


1.17 Typ. Bike Rack Detail  
 Scale: 1/2"=1'-0" (install Per Manuf. Directions if Different)

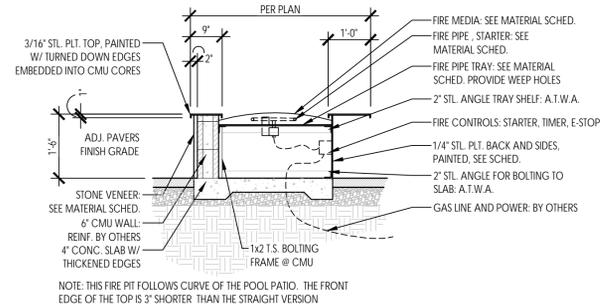




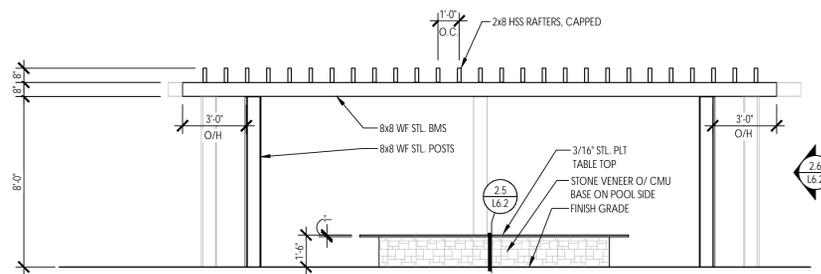
2.1 Swimming Pool - Long Section  
Scale: 1/4" = 1'-0"



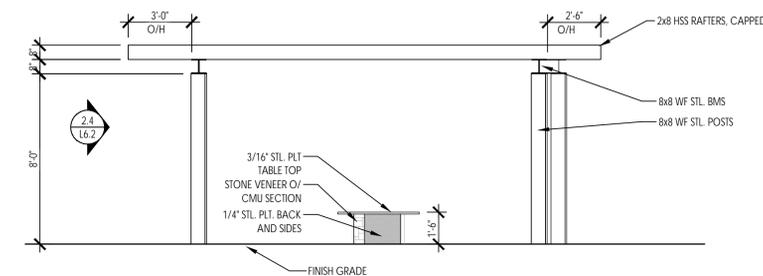
2.2 Swimming Pool - Cross Section  
Scale: 1/4" = 1'-0"



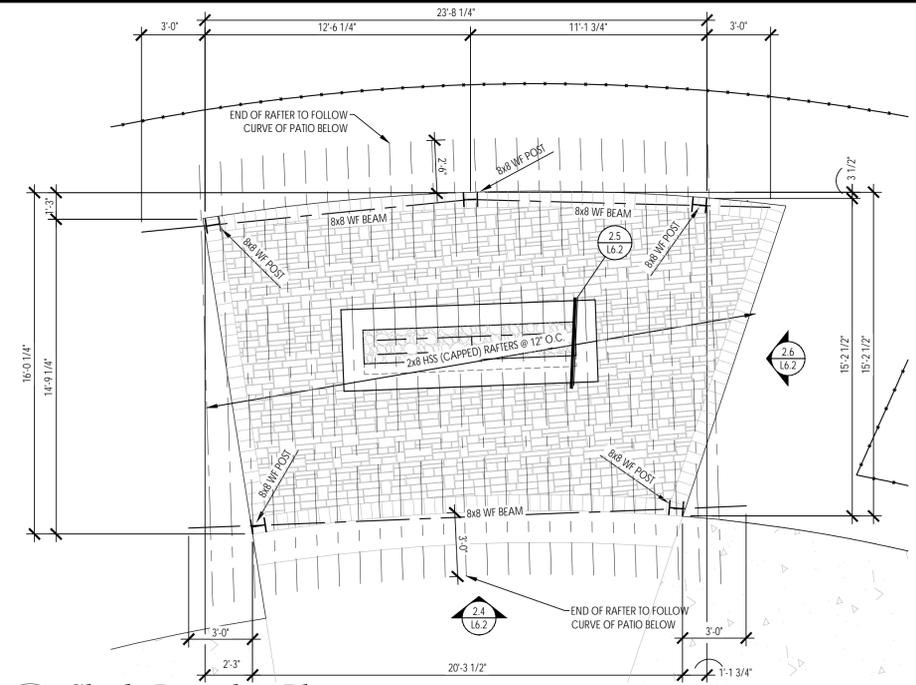
2.5 Shade Purgola - Fire Pit Section  
Scale: 1/2" = 1'-0"



2.4 Shade Purgola - Front Elevation  
Scale: 1/4" = 1'-0"

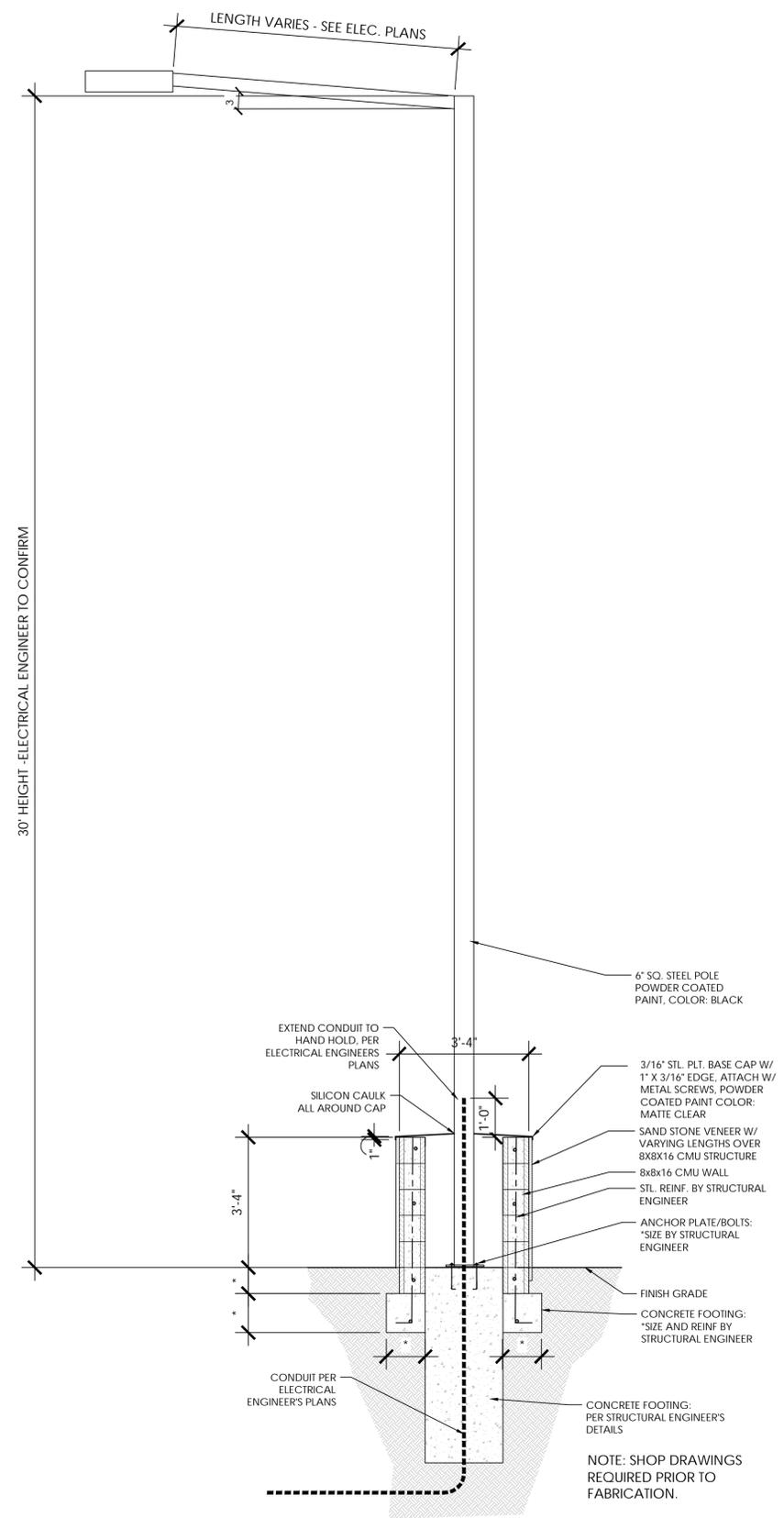


2.6 Shade Purgola - Side Elevation  
Scale: 1/4" = 1'-0"

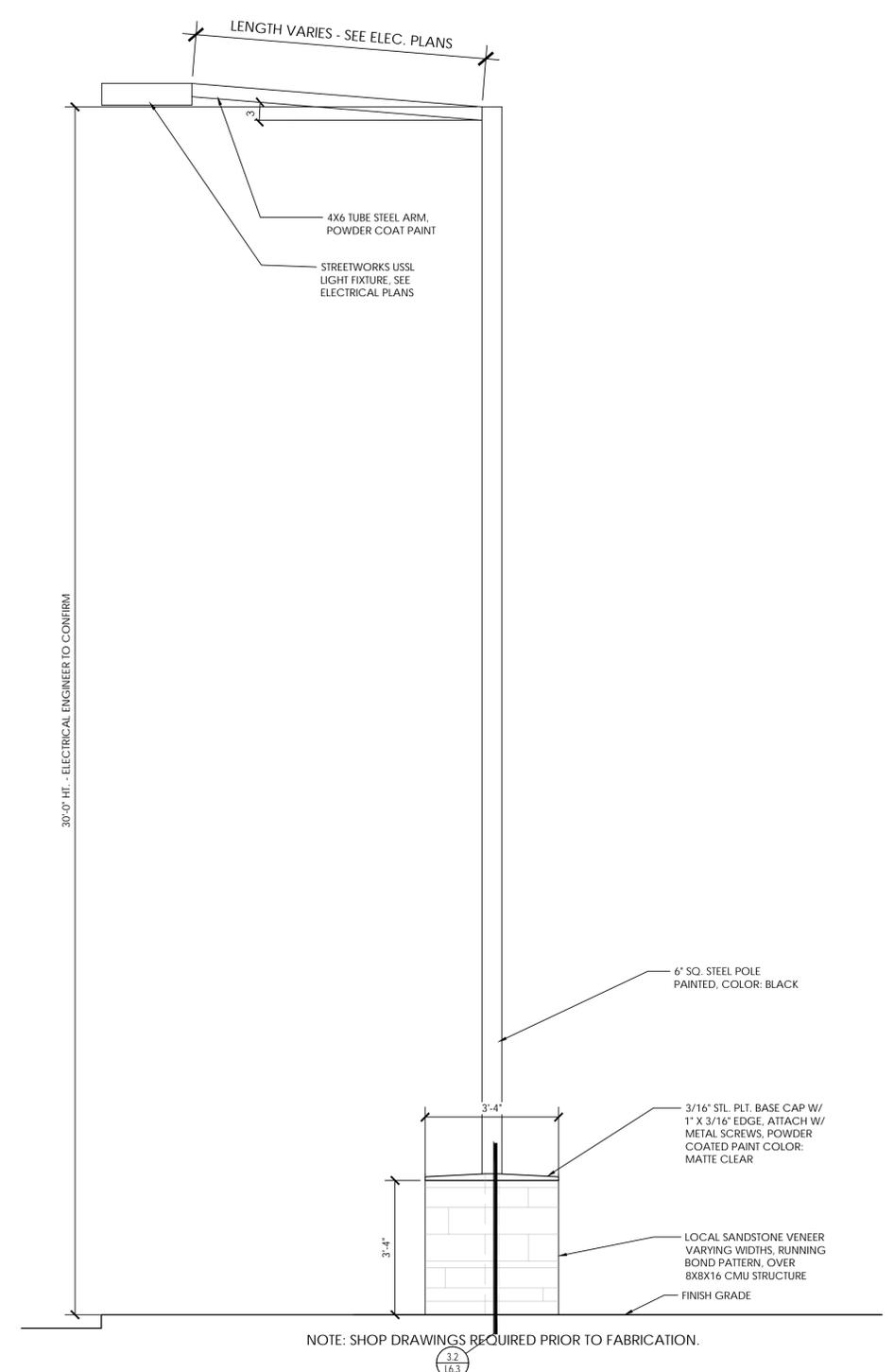


2.3 Shade Purgola - Plan  
Scale: 1/4" = 1'-0"





3.2 Street Light Section - See Electrical plans  
Scale: 1/2" = 1'-0"

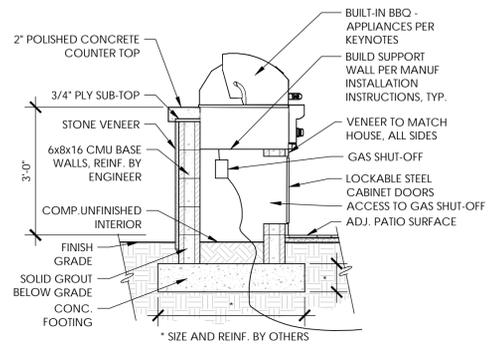


3.1 Street Light Elevation - See Electrical plans  
Scale: 1/2" = 1'-0"

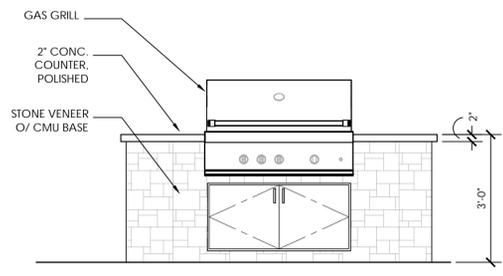


FALCON CREST  
GOLF VILLAGES - POOL AMENITY AREA  
Landscape Construction Documents  
KUNA, IDAHO

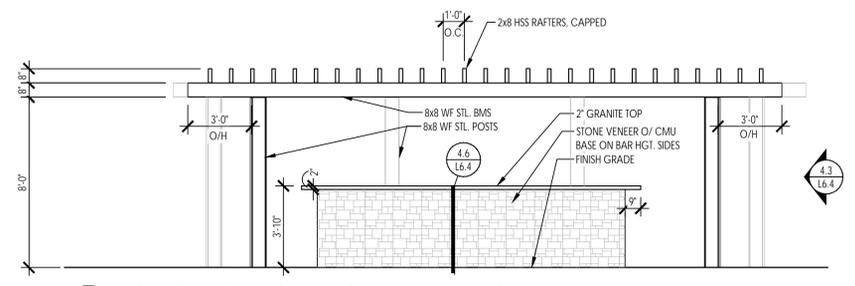
revisions:  
05.22.2024 Parking Lot Adj  
project #: MTC099  
scale: AS NOTED  
issued for: REVIEW  
drawn by: TEAM  
date: 03-31-2024  
drawing: DETAILS



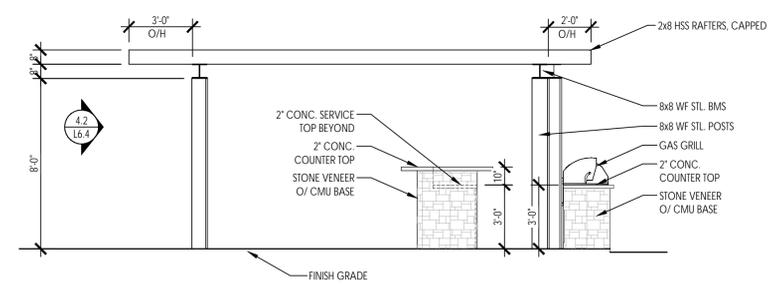
**4.4** *BBQ / Bar Purgola - BBQ Section*  
Scale: 1/2" = 1'-0"



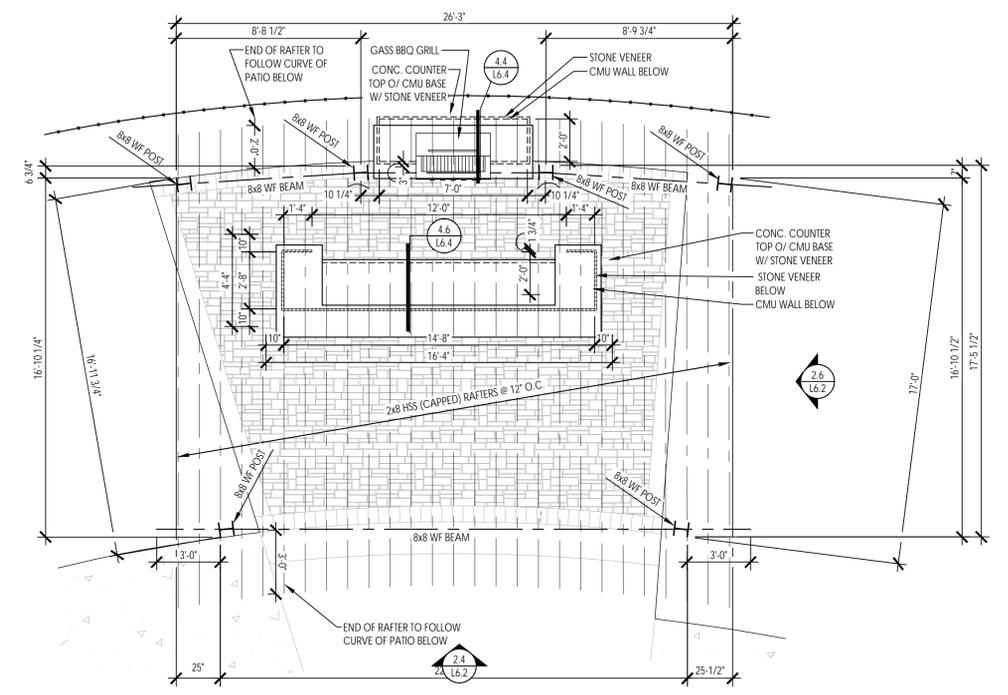
**4.5** *BBQ / Bar Purgola - BBQ Elevation*  
Scale: 1/2" = 1'-0"



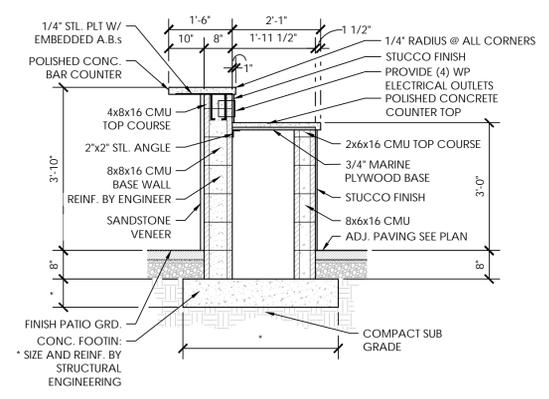
**4.2** *BBQ / Bar Purgola - Front Elevation*  
Scale: 1/4" = 1'-0"



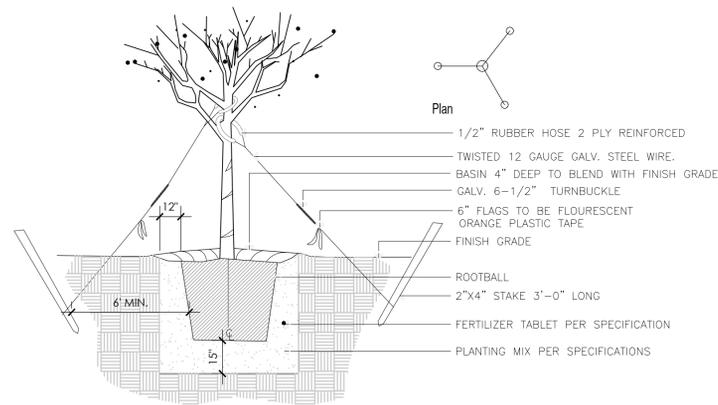
**4.3** *BBQ / Bar Purgola - Side Elevation*  
Scale: 1/4" = 1'-0"



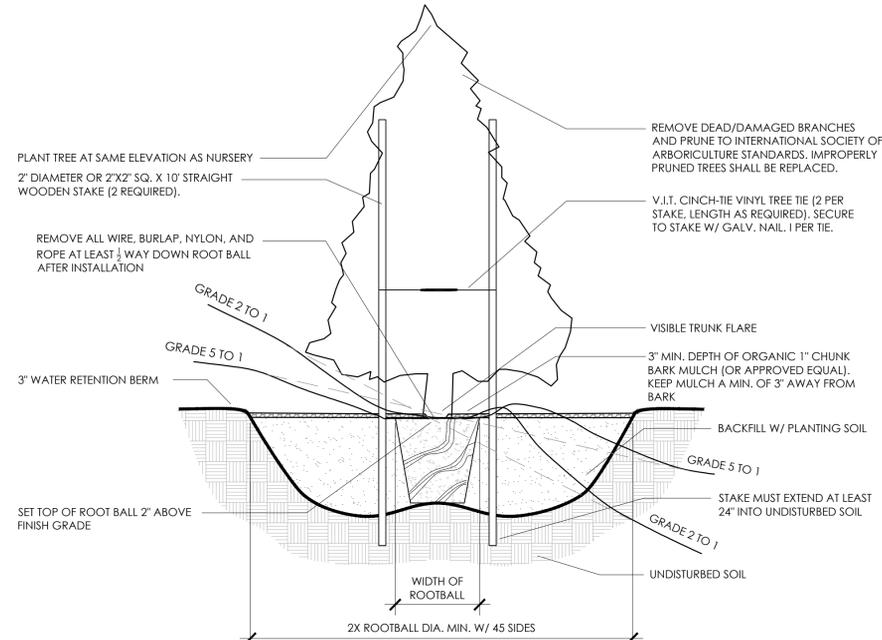
**4.1** *BBQ / Bar Purgola - Plan*  
Scale: 1/4" = 1'-0"



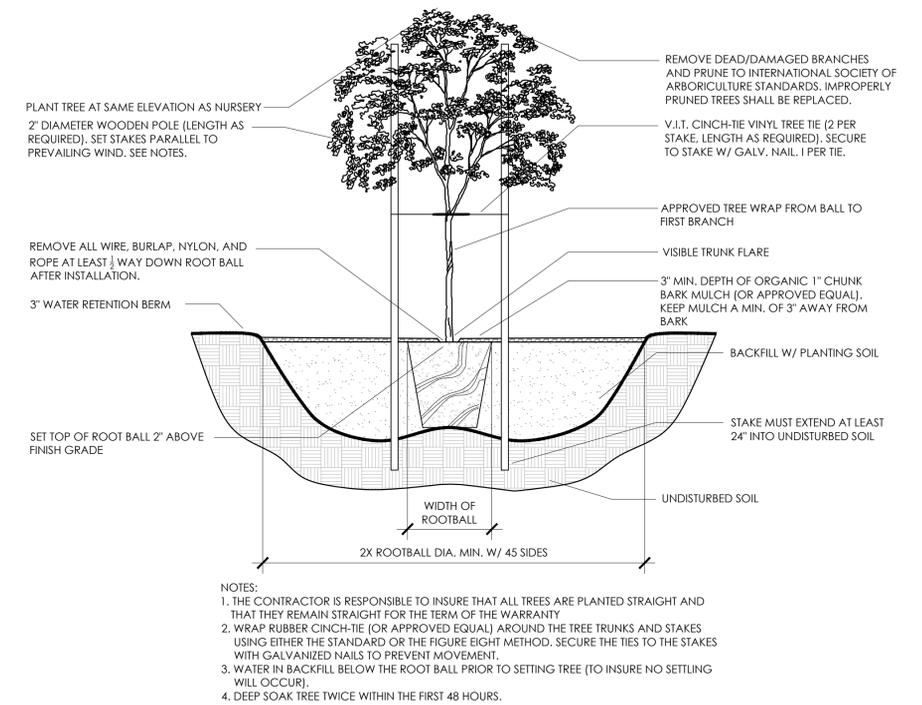
**4.6** *BBQ / Bar Purgola - Bar Section*  
Scale: 1/2" = 1'-0"



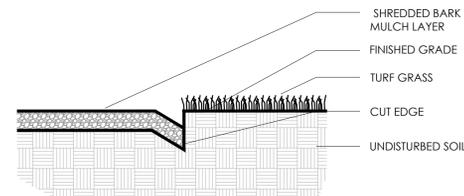
**1.3 Tree Guying Detail**  
Scale: N.T.S.



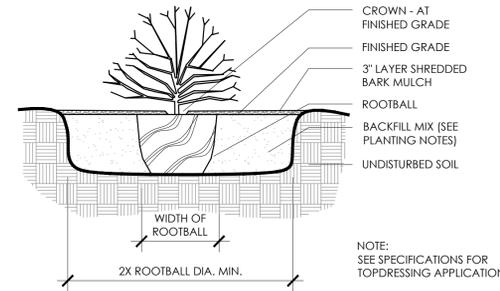
**1.2 Evergreen Tree Planting Detail**  
Scale: N.T.S.



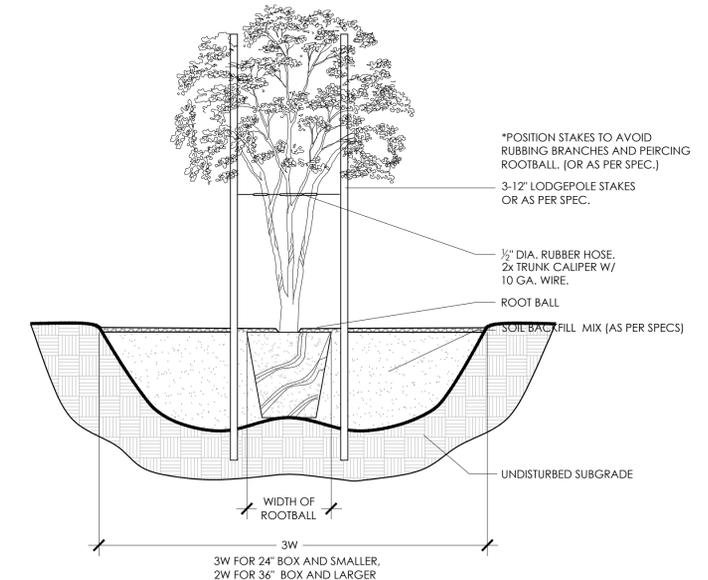
**1.1 Deciduous Tree Planting Detail**  
Scale: N.T.S.



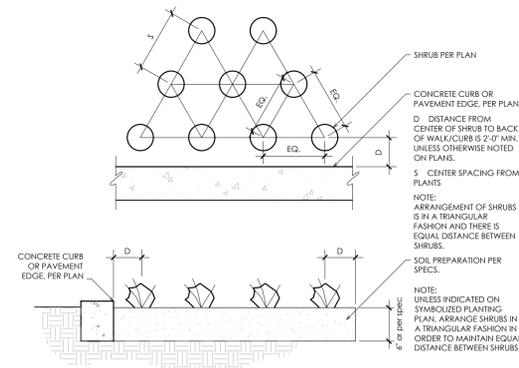
**1.6 Cut Edge Detail**  
Scale: N.T.S.



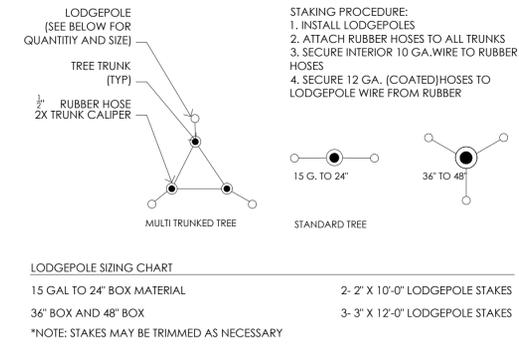
**1.5 Shrub Planting Detail**  
Scale: N.T.S.



**1.4 Tree Staking Detail**  
Scale: N.T.S.



**1.8 PLANT SPACING DETAIL**  
Scale: 1/4\"/>



**1.7 Tree Staking Diagram**  
Scale: N.T.S.

# 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.

- Topsoil for backfill mix (trees and shrubs).
- Wood Shavings/Mulch.
- Tree supports.
- Reserved.
- Blockers.

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 contractor's additional expense.

Submit samples of decomposed granite for approval of gradation 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:

- Topsoil and planting backfill.
- Soil PH
- Particle size, percentage soil texture.
- Percentage organic material.
- Percolation rate.
- Nutrient level analysis.
- All macro, secondary and micro nutrient salinity.
- ESP
- 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:

- Irrigated trees and shrubs.
- 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 live 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:

Warranty 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 Contractor's 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:

- Soil: 20-45 %
- Clay: 15-20 %
- Sand: 30-40 %
- Organic Material (natural or otherwise): 2 % minimum
- pH: 7.0-8.3
- Soluble salts: 1,500 ppm.
- 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 3" 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, oil 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 4 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 well 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 Contractor's 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:

Specifically 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 mucilago hydrophilic water soluble dry. Derived from Plantago ovalata/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 seeding 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.

Hydroseeded 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.



revisions:  
05.22.2024 Parking Lot Adj  
05.07.2025 Pool Reduction

project #:  
MITC099  
scale:  
N.A.  
issued for:  
REVIEW  
drawn by:  
TEAW  
date:  
03-31-2024  
drawing:

Planting Specifications

sheet #

L8.1

11 of

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
 GSB, INC  
 3555 NW 58th STREET, SUITE 700W  
 OKLAHOMA CITY, OK 73112  
 405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

gsb inc  
 Architects Planners  
 3555 NW 58th Street  
 Suite 700W  
 Oklahoma City, OK 73112  
 T: 405.848.9549  
 F: 405.848.9783  
 www.gsb-inc.com

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REVISIONS

NO.	DATE	DESCRIPTION

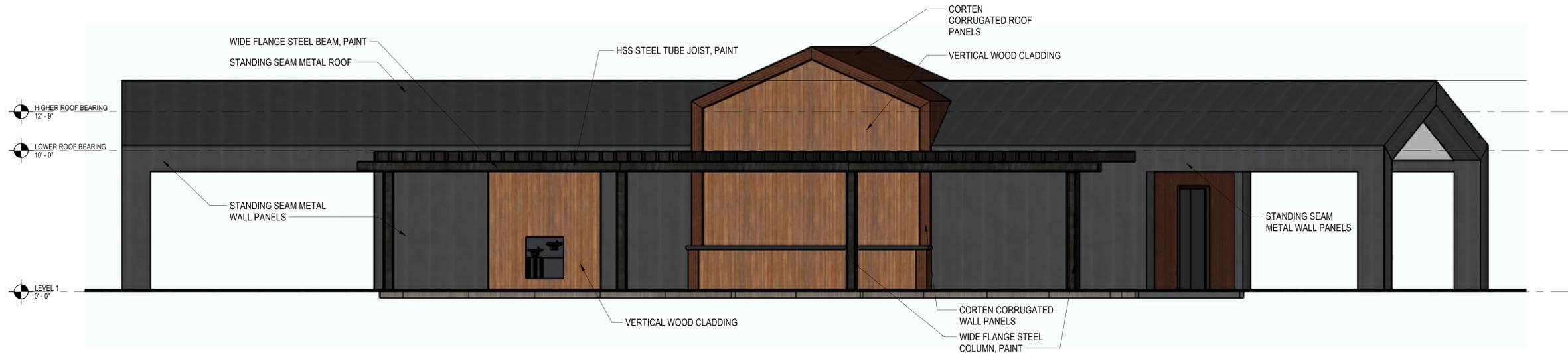
GSB PROJECT NO.  
241948

DRAWING TITLE  
COLORED ELEVATIONS

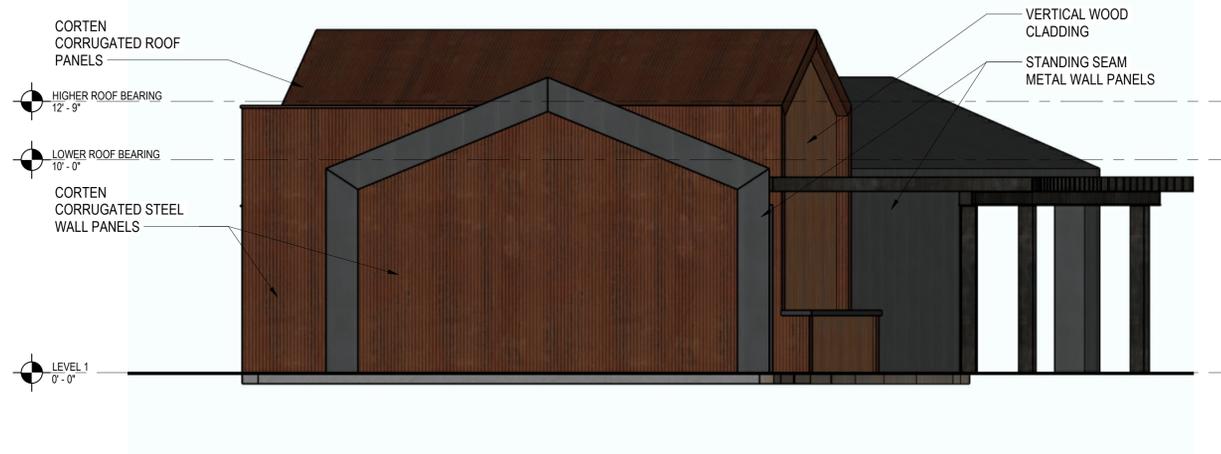
DATE  
05/16/25

DRAWING NO.

D1.1



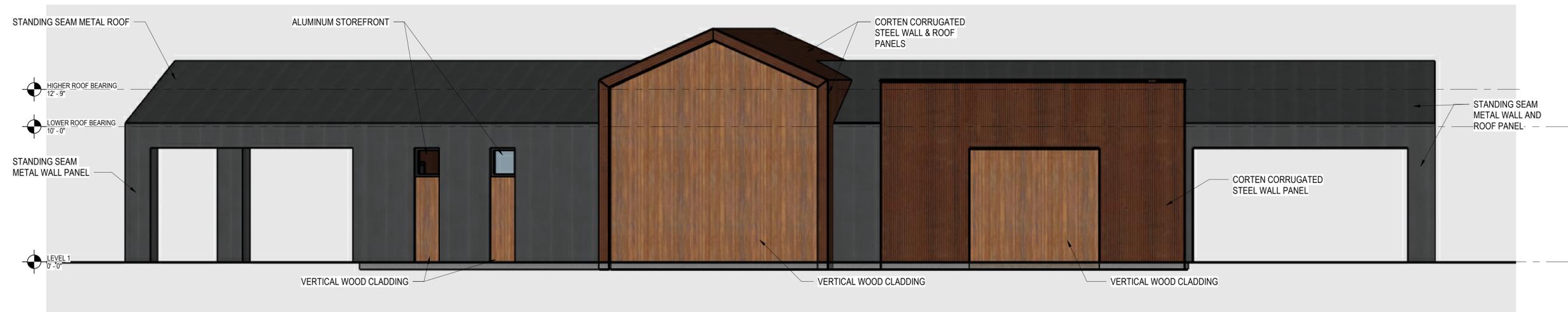
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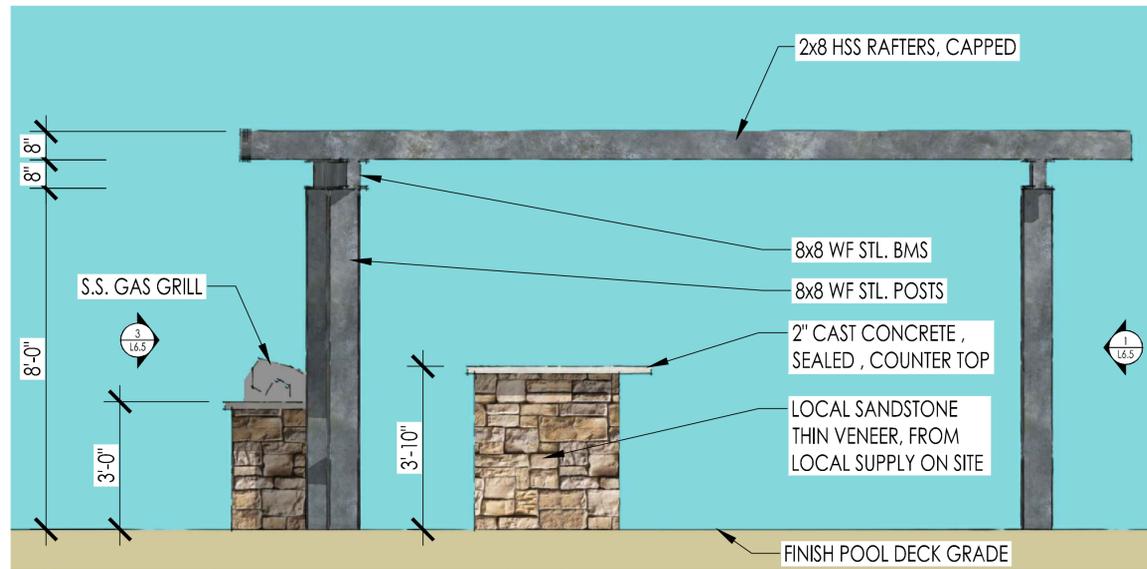
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 D1.1 1/4" = 1'-0"



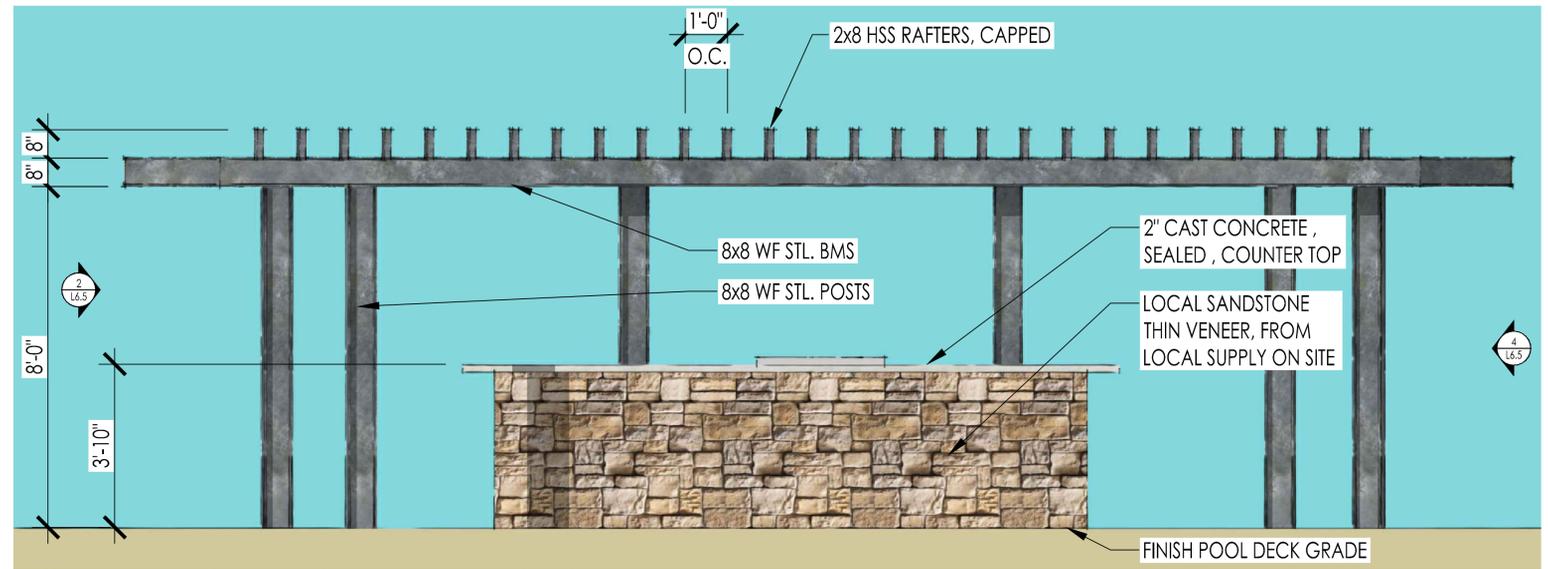
3 ELEVATION  
 D1.1 1/4" = 1'-0"



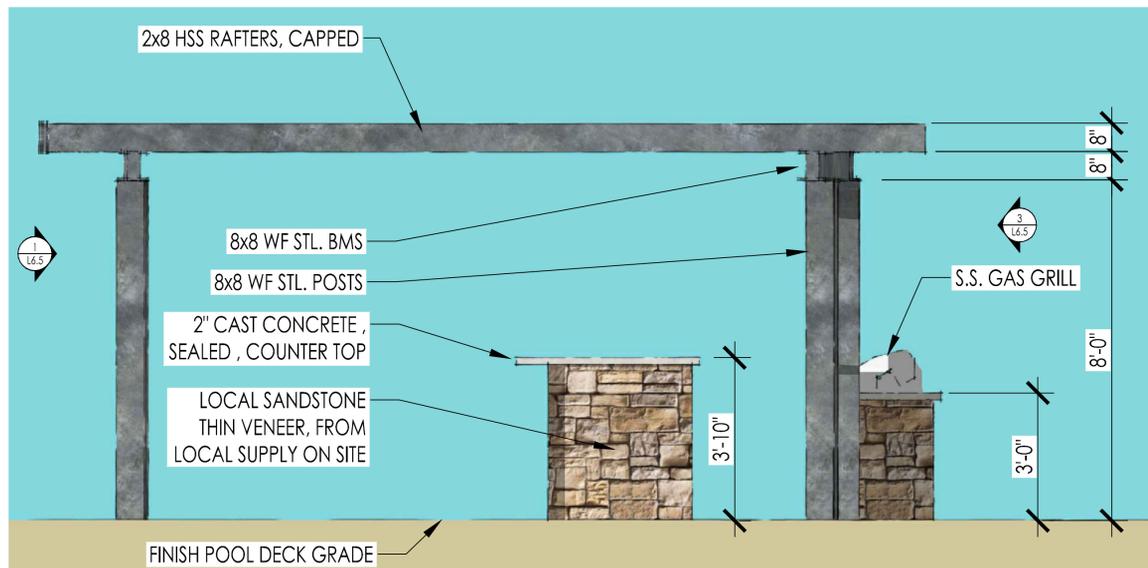
4 ELEVATION  
 D1.1 1/4" = 1'-0"



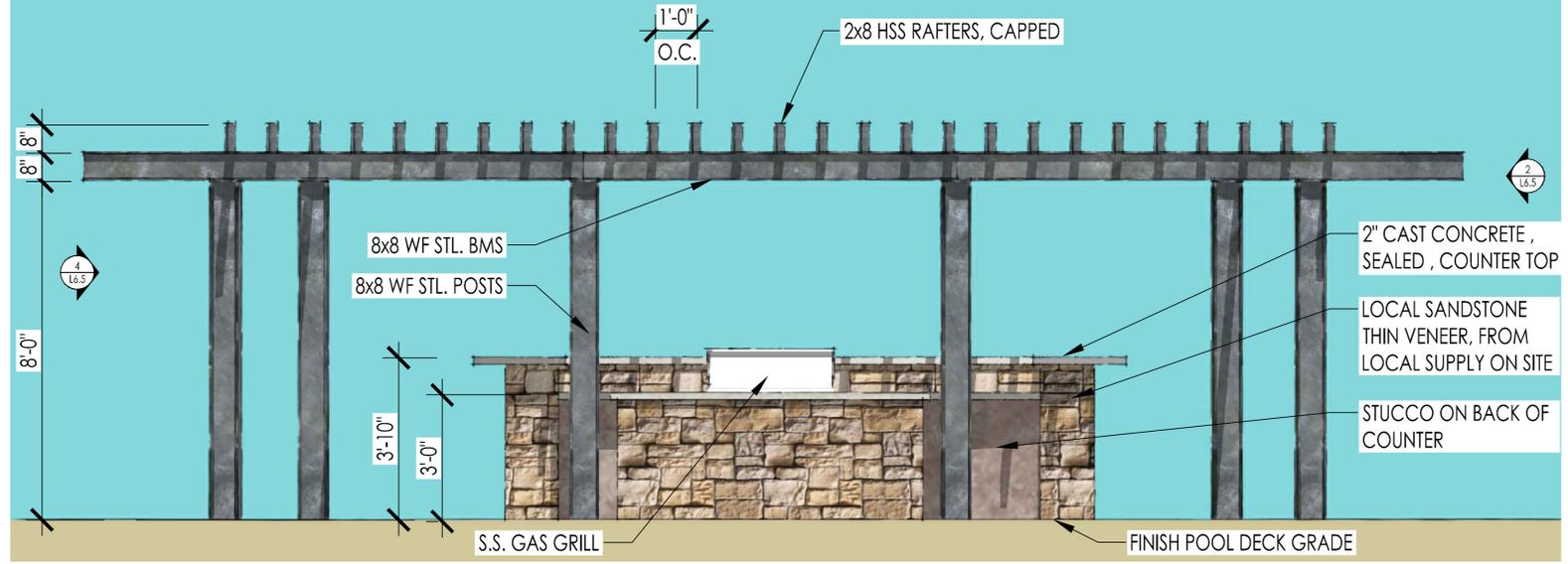
2 Pool Shade Purgola & BBQ - Left Side Elevation  
Scale: 1/2" = 1'-0"



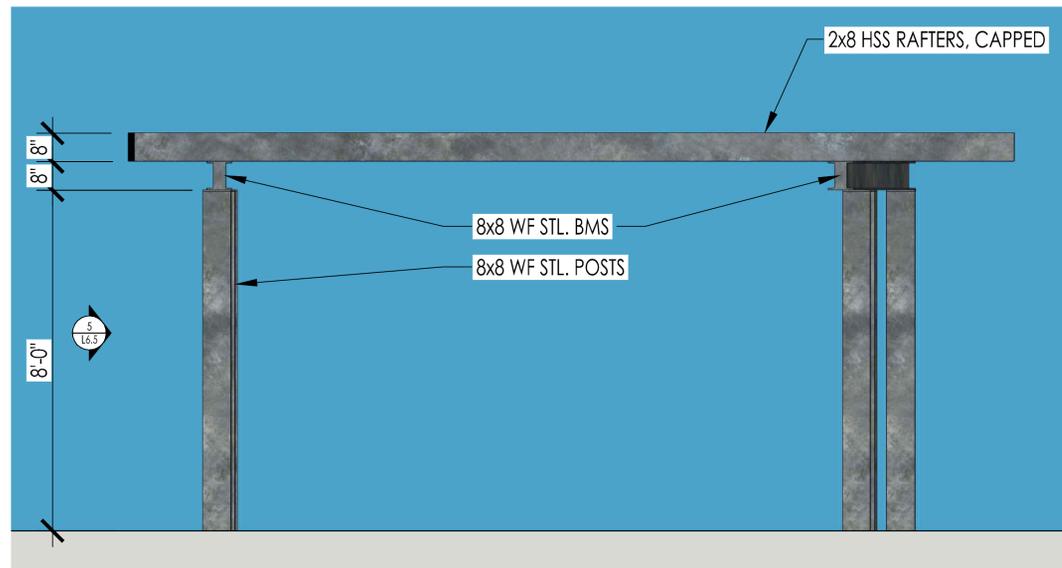
1 Pool Shade Purgola & BBQ - Pool Side Elevation  
Scale: 1/2" = 1'-0"



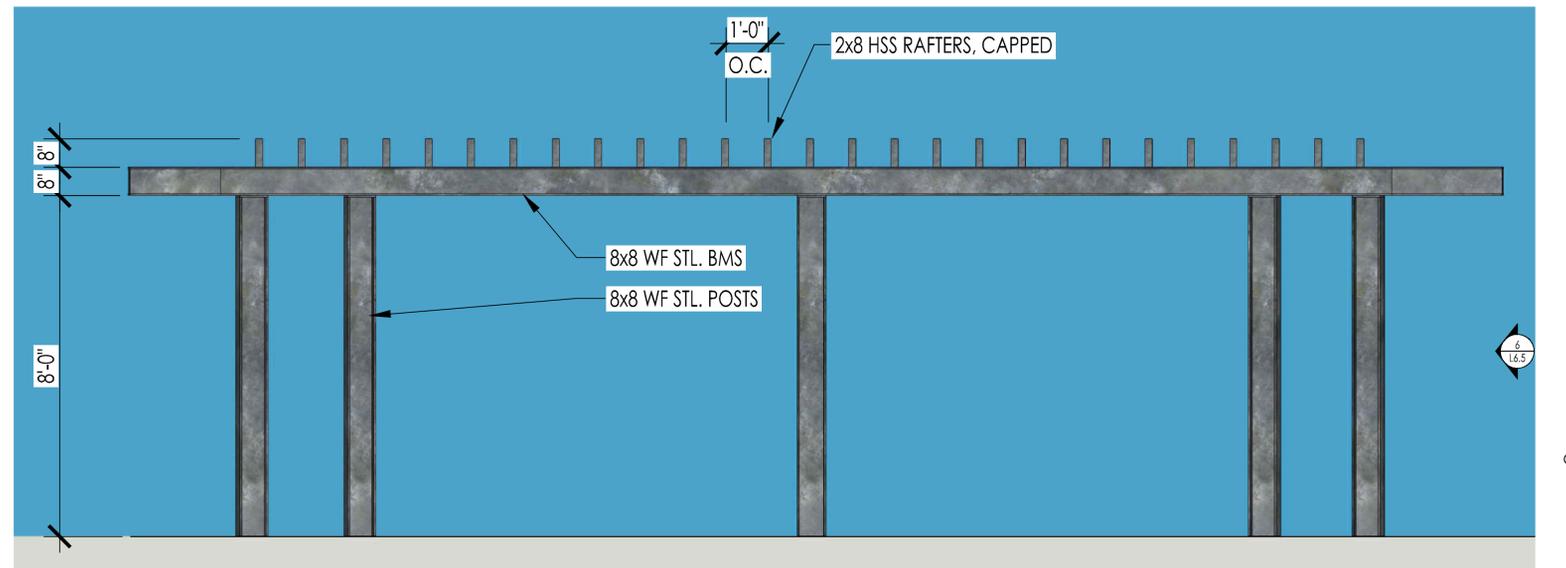
4 Pool Shade Purgola & BBQ - Right Side Elevation  
Scale: 1/2" = 1'-0"



3 Pool Shade Purgola & BBQ - Fence Side Elevation  
Scale: 1/2" = 1'-0"



6 Pool Shade Purgola at Fire Pit - Short Elevation  
Scale: 1/2" = 1'-0"



5 Pool Shade Purgola at Fire Pit - Long Elevation  
Scale: 1/2" = 1'-0"

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
GSB, INC  
3555 NW 58th STREET, SUITE 700W  
OKLAHOMA CITY, OK 73112  
405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

**gsb** 3555 NW 58th Street  
Suite 700W  
Oklahoma City, OK 73112  
T: 405.848.9549  
F: 405.848.9783  
www.gsb-inc.com

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REVISIONS

NO.	DATE	DESCRIPTION

GSB PROJECT NO.  
241948

DRAWING TITLE  
EXTERIOR FINISHES

DATE  
05/16/25

DRAWING NO.

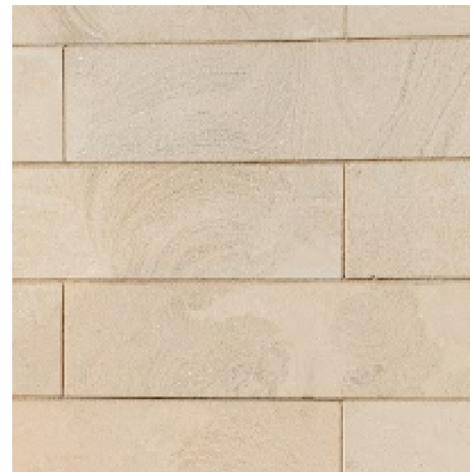
**D1.2**



CORTEN CORRUGATED STEEL WALL & ROOF PANELS - WESTERN STATES METAL ROOFING - STREAKED RUST



VERTICAL WOOD CLADDING - MONTANA TIMBER PRODUCTS - AQUAFIR YUKON



LOCAL SANDSTONE THIN VENEER



STANDING SEAM METAL ROOF & WALL PANELS, GUTTERS, DOWNSPOUTS, DOORS & FRAMES, FLASHING - WESTERN STATES METAL ROOFING - SLATE GRAY



STEEL PERGOLA SYSTEM (COLUMNS/BEAMS/JOISTS) - SHERWIN WILLIAMS 7069 - IRON ORE



**City of Kuna**  
 P.O. Box 13  
 Kuna, Idaho 83634  
 Phone: (208) 922-5274  
 Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

**Agency Transmittal – July 18, 2025**

Notice is hereby given by the City of Kuna the following action is under consideration:

<b>CASE NUMBER:</b>	<a href="#">25-23-DR – Falcon Crest Golf Villages Amenities</a>
<b>PROJECT DESCRIPTION</b>	<p>The M3 Companies, LLC respectfully submits a Design Review application.</p> <p>The Design Review for the Amenities includes the following:</p> <ol style="list-style-type: none"> <li>1. Approval for approx. 2.30 acres in order to place Amenities for its residents, to include a pool, restrooms, accessory storage building and covered patio(s). This project is located at the NEC of Cloverdale Rd. and Kuna Rd. (APN: S1422142000); Section 22, Township 2 North, Range 1 East.</li> </ol>
<b>APPLICANT</b>	<p>Travis Jeffers  M3 Companies, LLC  1673 W Shoreline Dr., Ste. 200  Boise, ID 83702  208. 949.0907  <a href="mailto:tjeffers@m3companiesllc.com">tjeffers@m3companiesllc.com</a></p>
<b>SCHEDULED MEETING DATE</b>	September 9, 2025
<b>REVIEWING BODY</b>	Planning & Zoning Commission
<b>STAFF CONTACT</b>	<p>Troy Behunin  208.387.7729  <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a></p>
<ul style="list-style-type: none"> <li>• We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i></li> <li>• <i>No response within <b>15 business days</b> will indicate you have no objection or comments regarding this project.</i></li> <li>• 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions.</li> </ul>	

**From:** [Dawn Battles](#)  
**To:** [bbrownlee@m3companiesllc.com](mailto:bbrownlee@m3companiesllc.com)  
**Cc:** [Travis Jeffers](#); [Mark Tate](#); [Troy Behunin](#)  
**Subject:** 25-23-DR Falcon Crest Golf Villages-Amenities Parcel S1422142000  
**Date:** Friday, August 1, 2025 7:35:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Good morning,

ACHD does not have any comments regarding the above referenced application. Have a great day and Happy Friday!

Thanks,

## **Dawn Battles**

Senior Planner | Development Services

Ada County Highway District (ACHD)  
5800 N. Meeker Avenue, Boise, ID 83713

**Phone:** (208)387-6218

[www.achdidaho.org](http://www.achdidaho.org)

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**From:** [Kendra Conder](#)  
**To:** [Troy Behunin](#)  
**Subject:** RE: Kuna City Agency Transmittal - Falcon Crest Golf Villages Amenities (pool)  
**Date:** Monday, July 21, 2025 9:22:04 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hi Troy,

ITD has reviewed the application transmittal for 25-23-DR and does not have any comments.

Thanks and have a great week!

**Kendra Conder**

District 3 | Development Services Coordinator  
Idaho Transportation Department  
Office: 208-334-8377  
Cell: 208-972-3190



---

**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Friday, July 18, 2025 4:38 PM  
**To:** Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; Marina Lundy <MLundy@kunaid.gov>; PWorkoffice <PWorkoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>  
**Cc:** Doug Hanson <dhanson@kunaid.gov>; Michelle Covert <mcovert@kunaid.gov>  
**Subject:** Kuna City Agency Transmittal - Falcon Crest Golf Villages Amenities (pool)

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

---

Friday Afternoon Greetings,

**Agency Transmittal – July 18, 2025**

Notice is hereby given by the City of Kuna the following action is under consideration:

<b>CASE NUMBER:</b>	<a href="#">25-23-DR – Falcon Crest Golf Villages Amenities</a>
---------------------	---

<p><b>PROJECT DESCRIPTION</b></p>	<p>The M3 Companies, LLC respectfully submits a Design Review application.</p> <p>The Design Review for the Amenities includes the following:</p> <ol style="list-style-type: none"> <li>1. Approval for approx. 2.30 acres in order to place Amenities for its residents, to include a pool, restrooms, accessory storage building and covered patio(s). This project is located at the NEC of Cloverdale Rd. and Kuna Rd. (APN: S1422142000); Section 22, Township 2 North, Range 1 East.</li> </ol>
<p><b>APPLICANT</b></p>	<p>Travis Jeffers  M3 Companies, LLC  1673 W Shoreline Dr., Ste. 200  Boise, ID 83702  208. 949.0907  <a href="mailto:tjeffers@m3companiesllc.com">tjeffers@m3companiesllc.com</a></p>
<p><b>SCHEDULED MEETING DATE</b></p>	<p>September 9, 2025</p>
<p><b>REVIEWING BODY</b></p>	<p>Planning &amp; Zoning Commission</p>
<p><b>STAFF CONTACT</b></p>	<p>Troy Behunin  208.387.7729  <a href="mailto:TBehunin@KunaID.Gov">TBehunin@KunaID.Gov</a></p>

Let me know if you have any questions or need more information.

Troy



751 W. 4th Street  
P.O. Box 13  
Kuna, ID 83634

**Troy Behunin**

**Senior Planner**  
City of Kuna | Development Services  
Phone: 208.387.7729  
Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

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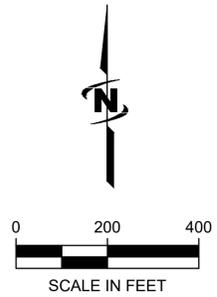
# VALOR

A LUXURY COMMUNITY IN THE HEART OF IDAHO'S TREASURE VALLEY.



- A** Reveille at VALOR
- B** Trilogy © at VALOR (55+)
- C** Trilogy © VALOR Club
- D** Future Trilogy © at VALOR (55+)
- E** Falcon Crest Golf Club & Future VALOR Club
- F** Future VALOR Club Mixed Use Development
- G** Medallian at VALOR
- H** Medallian Greens at VALOR
- I** Medallian at VALOR
- J** Medallian at VALOR (Future Residential)
- K** Tribute at VALOR (Future Residential)
- L** Future VALOR Residential
- M** Future Commercial/Mixed Use
- A2** Builder Models
- B2** Trilogy Models

Plot Date: 5/15/2025 3:09 PM Plotted By: Matt Day  
 Date Created: 5/15/2025 J:\JUB.COM\CENTRAL\CLIENTS\ID\M\PROJECTS\10-24-088 VALORGOLFVILLAGEAMENITY\LOTDESIGN\CAD\EXHIBITS\DRB REVIEW\EX-01 VICINITYMAP.DWG



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
 2760 W. Excursion Ln.  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com

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NO.	REVISION	DESCRIPTION	BY	DATE

VALOR GOLF VILLAGE AMENITY  
 KUNA, IDAHO  
 VICINITY MAP

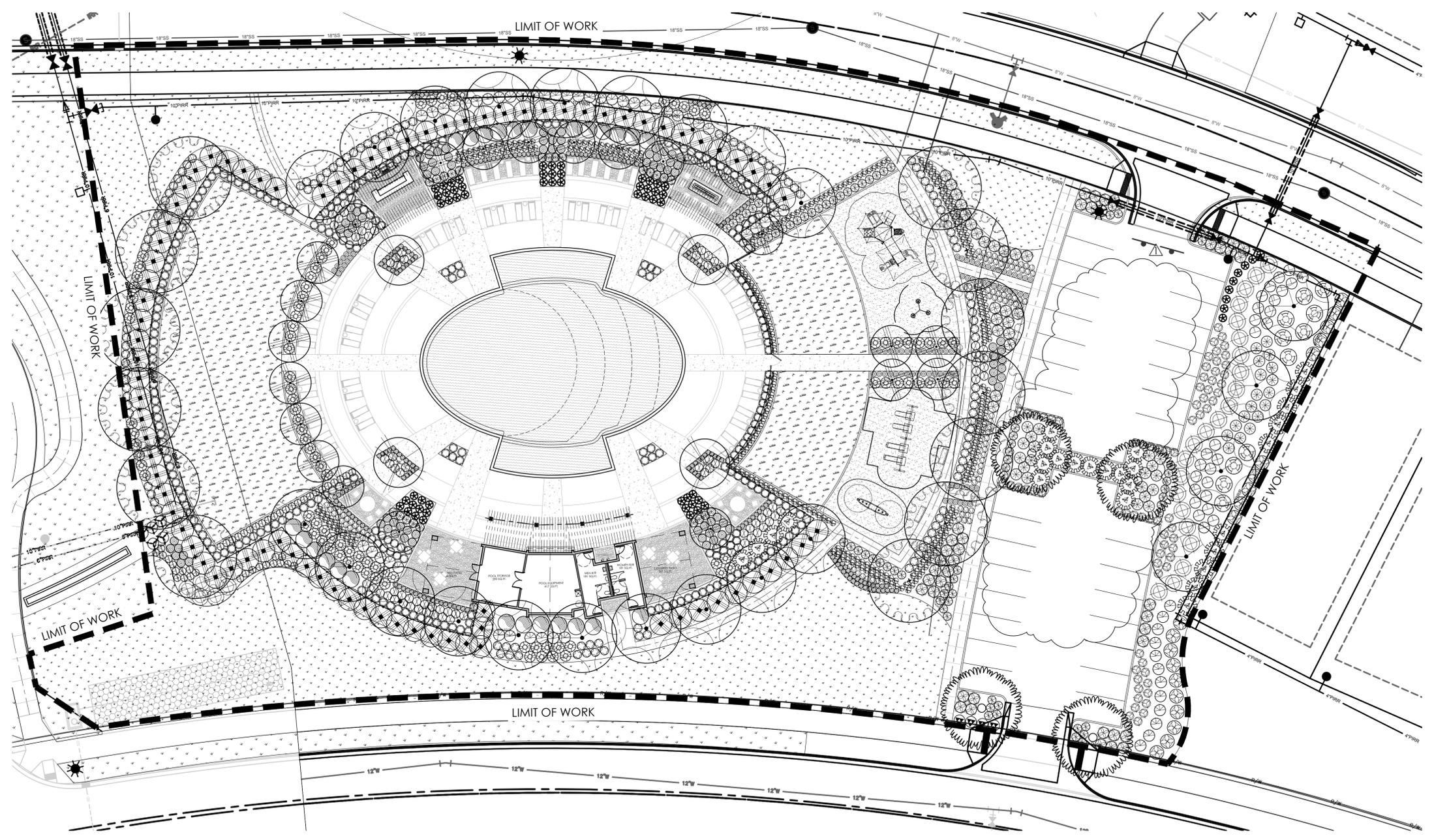
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 DESIGN BY: MPD  
 CHECKED BY: MEP  
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 AT FULL SIZE, IF NOT ONE  
 INCH SCALE, ACCORDINGLY  
 LAST UPDATED: 5/15/2025

SHEET NUMBER:  
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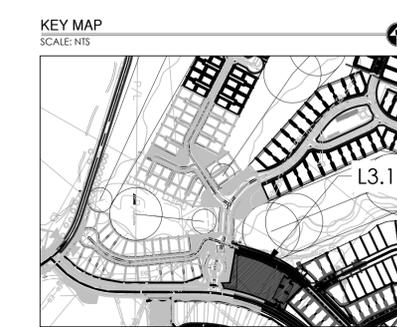
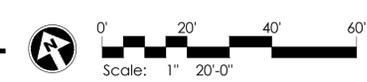
**PLANT MATERIALS LEGEND**

Sym.	Botanical Name Common Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' Cal.	21	Standard
<b>Class II Trees</b>				
	<i>Acer truncatum</i> 'Pacific Sunset' Pacific Sunset Maple	2' Cal.	13	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' Shademaster Honey Locust	2' Cal.	4	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2' Cal.	4	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	2' Cal.	23	Standard
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	3 gal.	62	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 gal.	25	
	<i>Buxus microphylla</i> var. <i>koreana</i> x <i>Buxus sempervirens</i> Green Gem Boxwood	3 gal.	263	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	77	
	<i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	58	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	5	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	20	
	<i>Perovskia atriplicifolia</i> Russian Sage	3 gal.	80	
	<i>Photinia fraseri</i> Fraser's Photinia	3 gal.	83	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	3 gal.	55	
	<i>Potentilla fruticosa</i> 'Tangerine' Tangerine Potentilla	3 gal.	38	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	3 gal.	116	
	<i>Rosa</i> x 'Noara' Flower Carpet Red Rose	3 gal.	81	
	<i>Spiraea japonica</i> 'Little Princess' Japanese spirea	3 gal.	27	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal.	96	
	<i>Syringa vulgaris</i> Common Lilac	3 gal.	27	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	3 gal.	11	
<b>Groundcovers &amp; Grasses</b>				
	<i>Arctostaphylos uva-ursi</i> Kinnikinnick	3 gal.	4	
	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	27	
<b>Perennials &amp; Grasses</b>				
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	1 gal.	207	
	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	1 gal.	84	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Speedwell	1 gal.	87	
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal.	317	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	3 gal.	74	
<b>MASS PLANTING</b>				
Sym.	Description			
	TURF: SOD - FESCUE			
<b>INERTS</b>				
Sym.	Description			
	LIMIT OF TURF			
	BARK MULCH			

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.



**POOL AMENITY AREA PLANTING PLAN - L3.1**



**GREY PICKETT**  
 landscape architecture community design  
 7144 e steinon drive, suite 205  
 scottsdale, arizona 85251  
 480.609.0009p 480.609.0006f



**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

revisions:  
 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction  
 project #:  
 MTC099  
 scale:  
 1"=20'-0"  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Planting Plan  
 sheet #  
**L3.1**  
 3 of





J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
2760 W. Excursion Ln.  
Suite 400  
Meridian, ID 83642  
Phone: 208.376.7330  
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NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

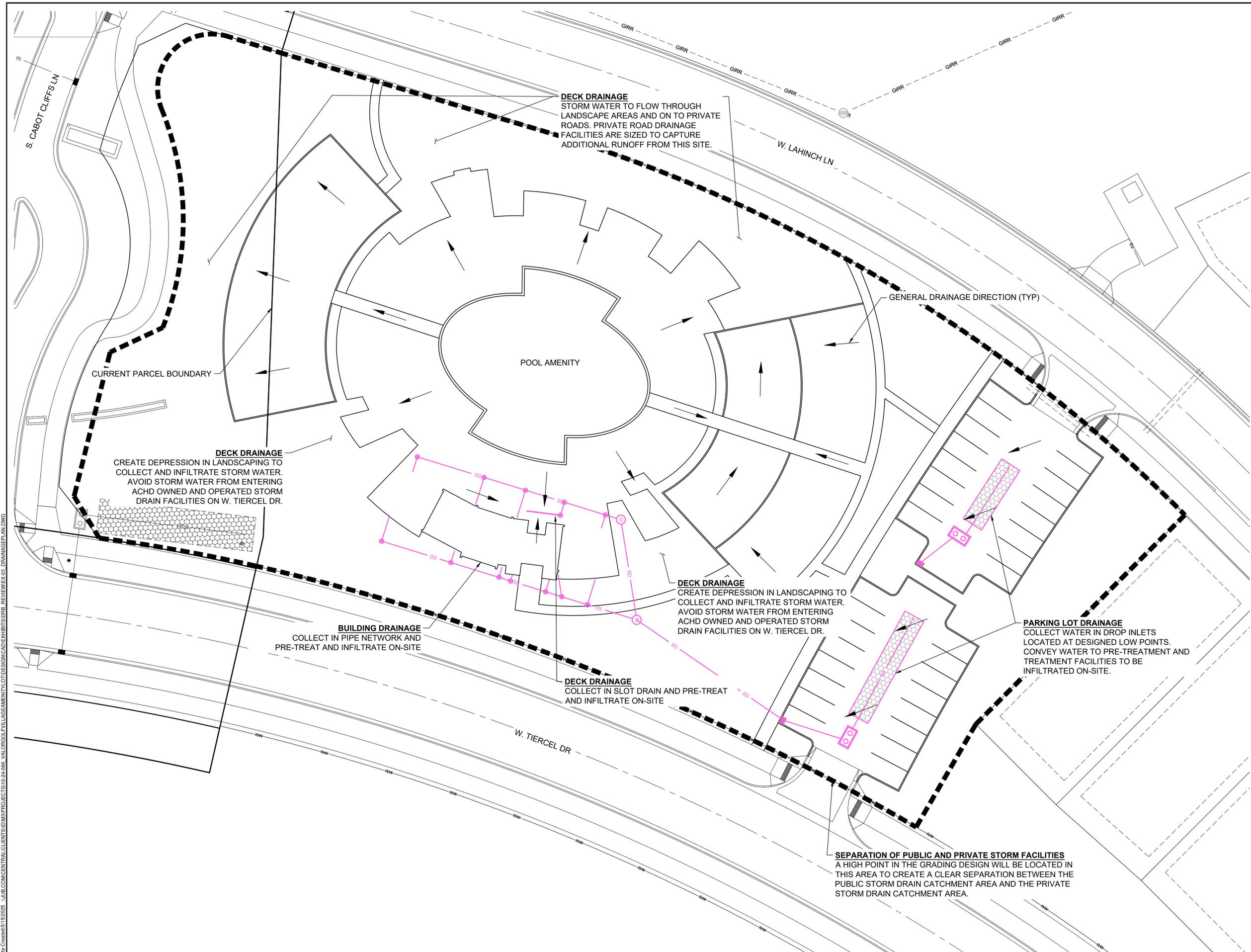
VALOR GOLF VILLAGE AMENITY  
KUNA, IDAHO  
DRAINAGE PLAN

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JUB PROJ. #: 10-23-019  
DRAWN BY: MPD  
DESIGN BY: MPD  
CHECKED BY: MEP

AT FULL SIZE, IF NOT ONE  
INCH, SCALE ACCORDINGLY  
LAST UPDATED: 5/15/2025

SHEET NUMBER:

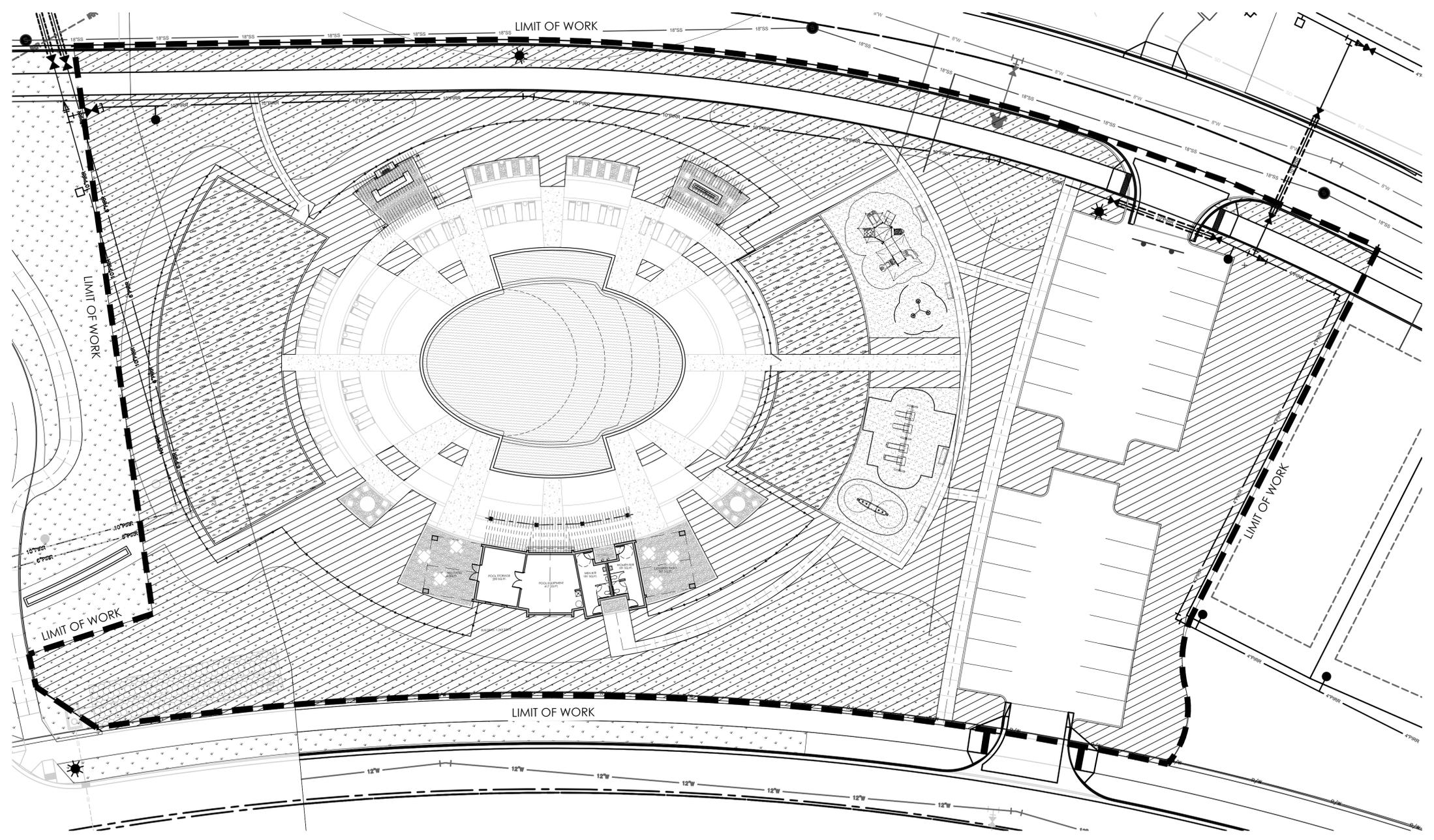
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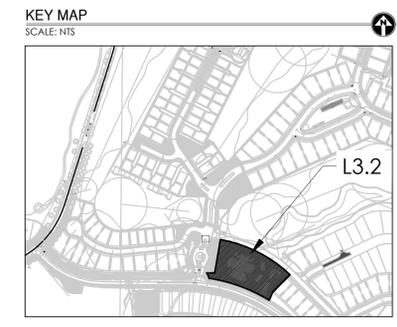
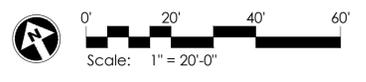
Plot Date: 5/15/2025 3:21 PM Plotted By: Matt Day  
Date Created: 5/15/2025 J:\B\C\CENTRAL\CLIENTS\IDMP\PROJECTS\10-24-08B-VALOR\GOLF VILLAGE AMENITY\CD\DESIGN\CAD\EXHIBITS\DRB-REVIEW\EX-03-DRAINAGEPLAN.DWG

Open Space Calculations

 Landscape Area Provided: +/-52,754 SF (+/-1.21 Ac)  
 Golf Villages Amenity LOW: +/-96,778 SF (+/-2.22 Ac)  
 Total Percent Open Space Provided: **+/-54.5%**



POOL AMENITY AREA OPEN SPACE PLAN - L3.2



revisions:  
 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction

project #:  
 MTC099  
 scale:  
 1"=20'-0"  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Planting Plan

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
 GSB, INC  
 3555 NW 58th STREET, SUITE 700W  
 OKLAHOMA CITY, OK 73112  
 405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

gsb inc  
 Architects Planners  
 3555 NW 58th Street  
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 Oklahoma City, OK 73112  
 T: 405.848.9549  
 F: 405.848.9783  
 www.gsb-inc.com

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REVISIONS

NO.	DATE	DESCRIPTION

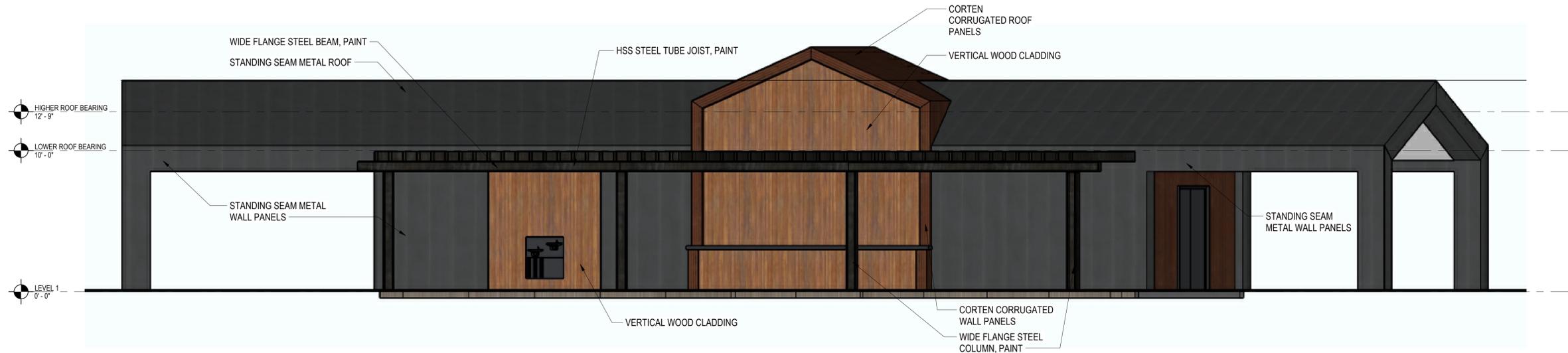
GSB PROJECT NO.  
241948

DRAWING TITLE  
COLORED ELEVATIONS

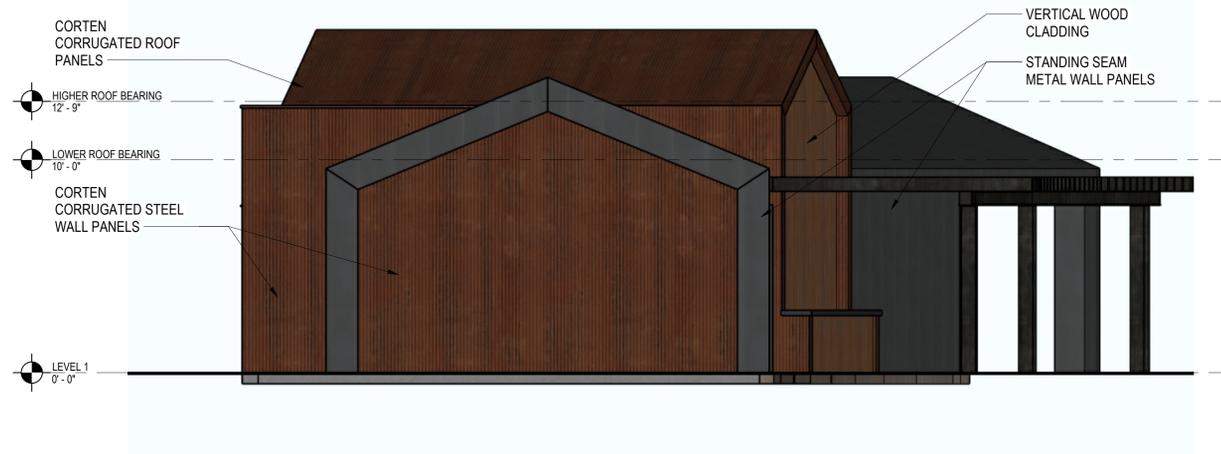
DATE  
05/16/25

DRAWING NO.

D1.1



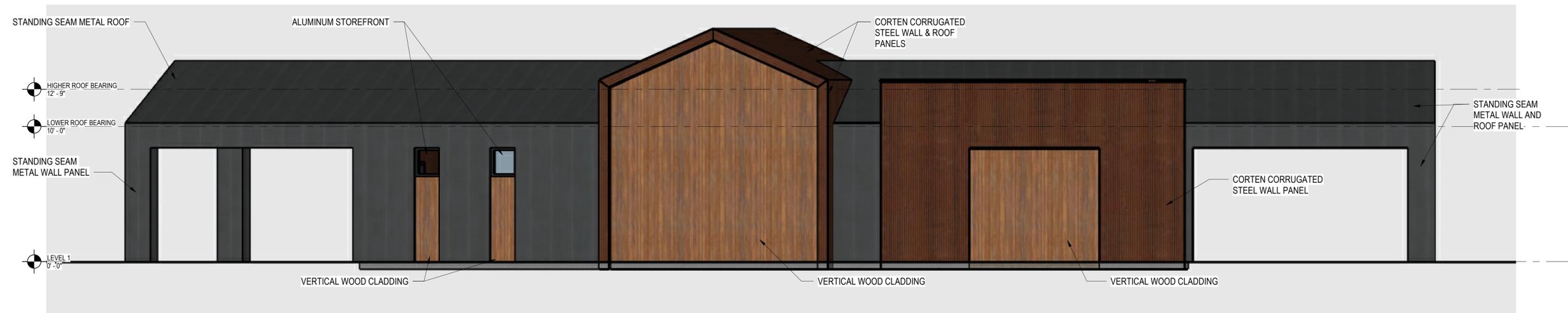
1 ELEVATION  
 D1.1 1/4" = 1'-0"



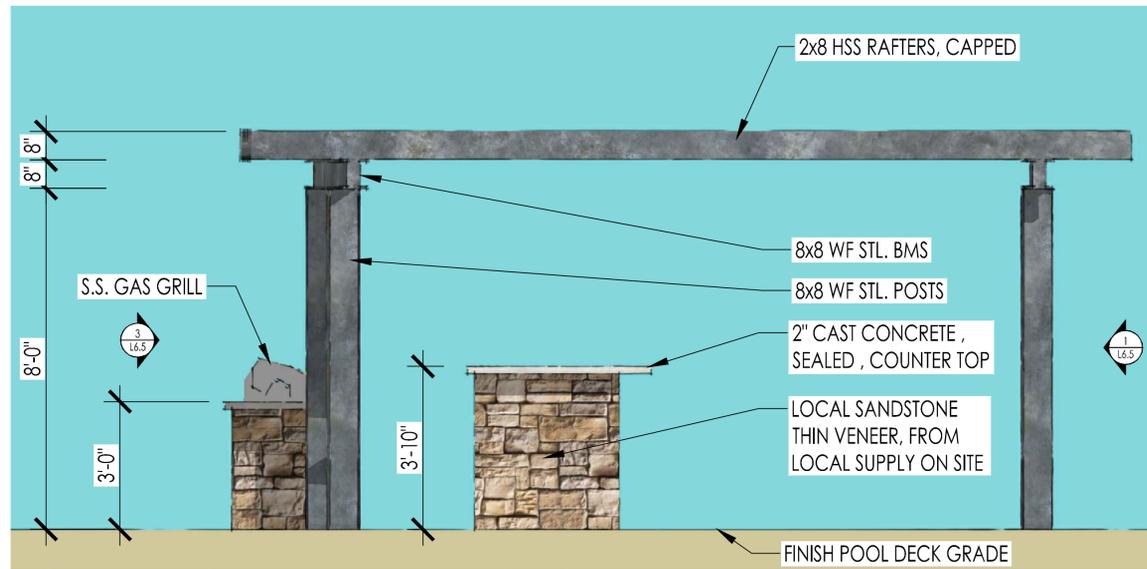
2 ELEVATION  
 D1.1 1/4" = 1'-0"



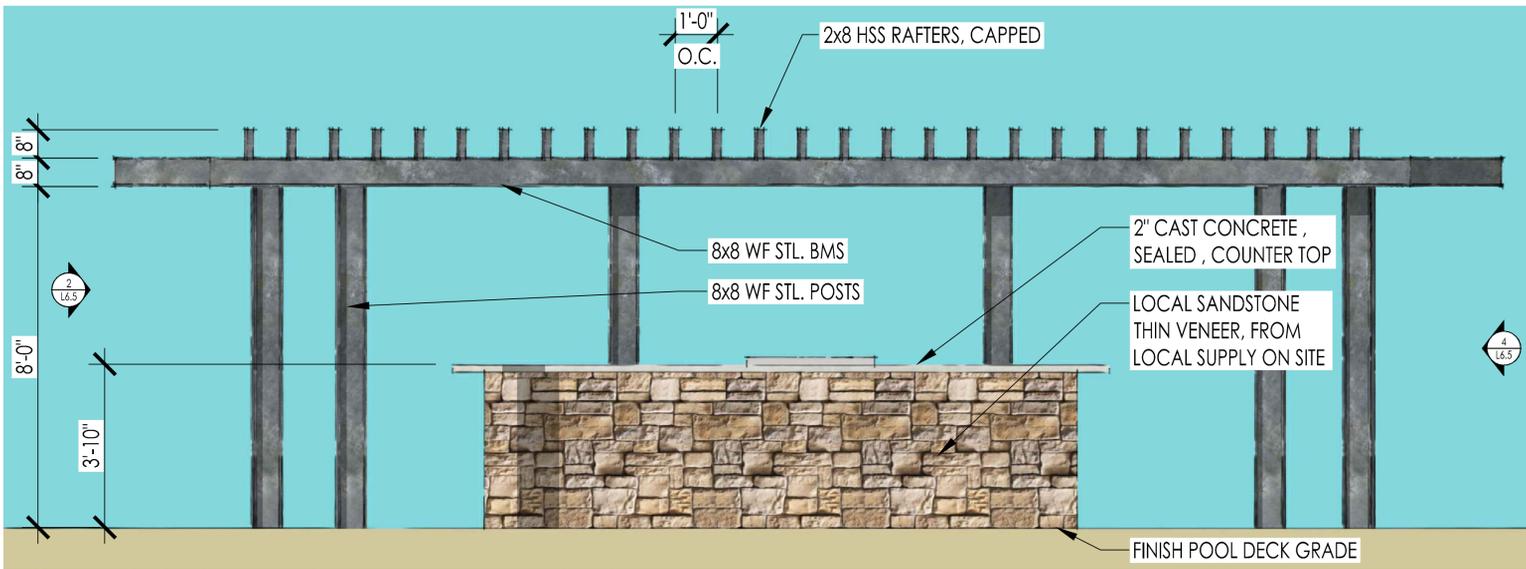
3 ELEVATION  
 D1.1 1/4" = 1'-0"



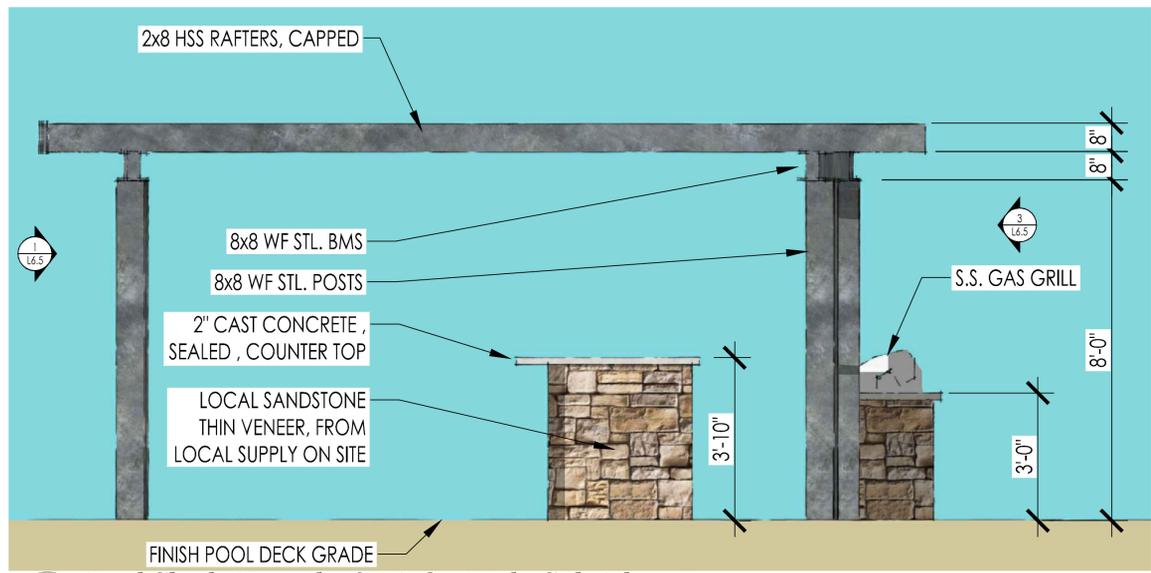
4 ELEVATION  
 D1.1 1/4" = 1'-0"



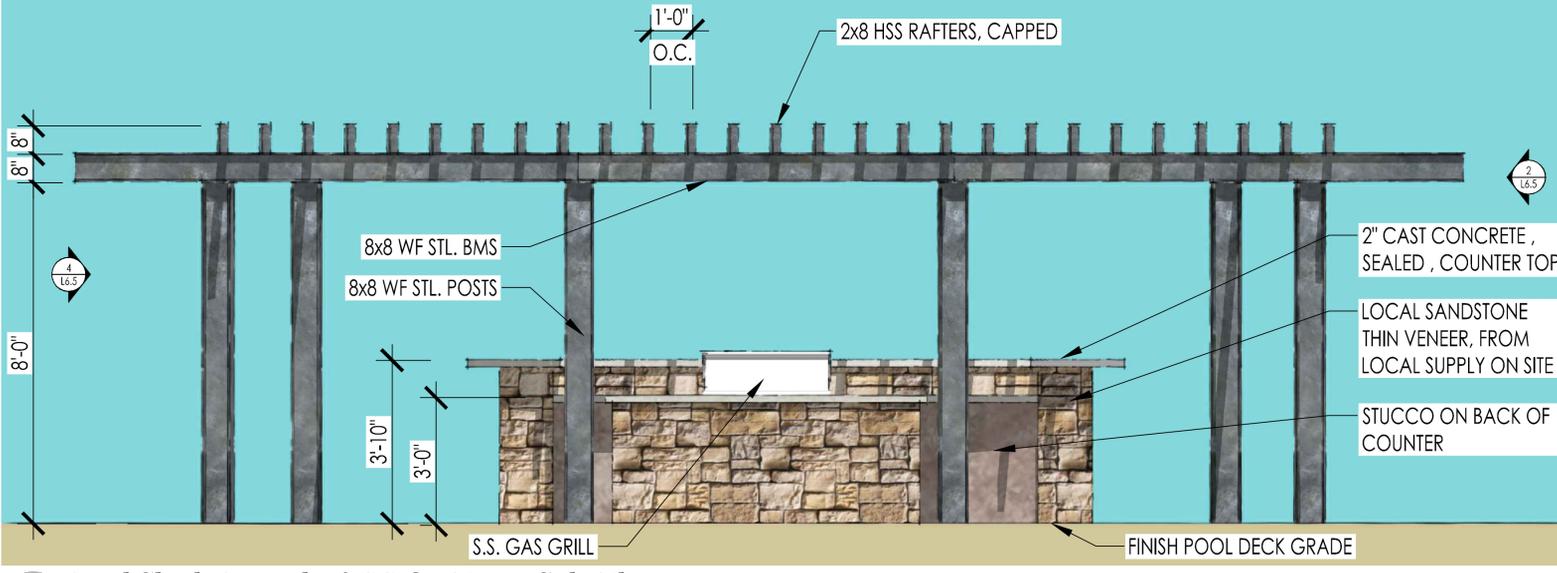
2 Pool Shade Purgola & BBQ - Left Side Elevation  
Scale: 1/2" = 1'-0"



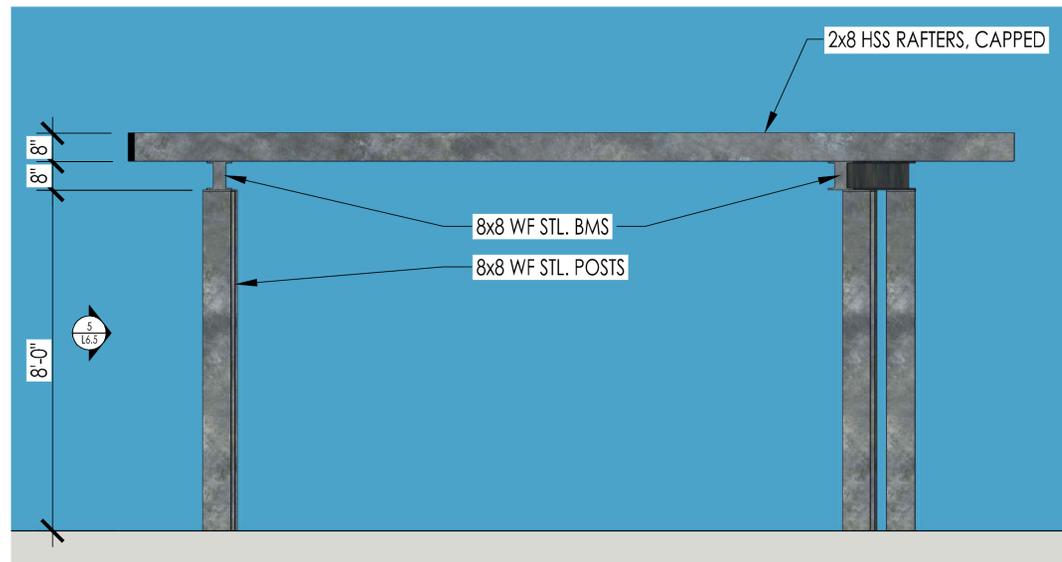
1 Pool Shade Purgola & BBQ - Pool Side Elevation  
Scale: 1/2" = 1'-0"



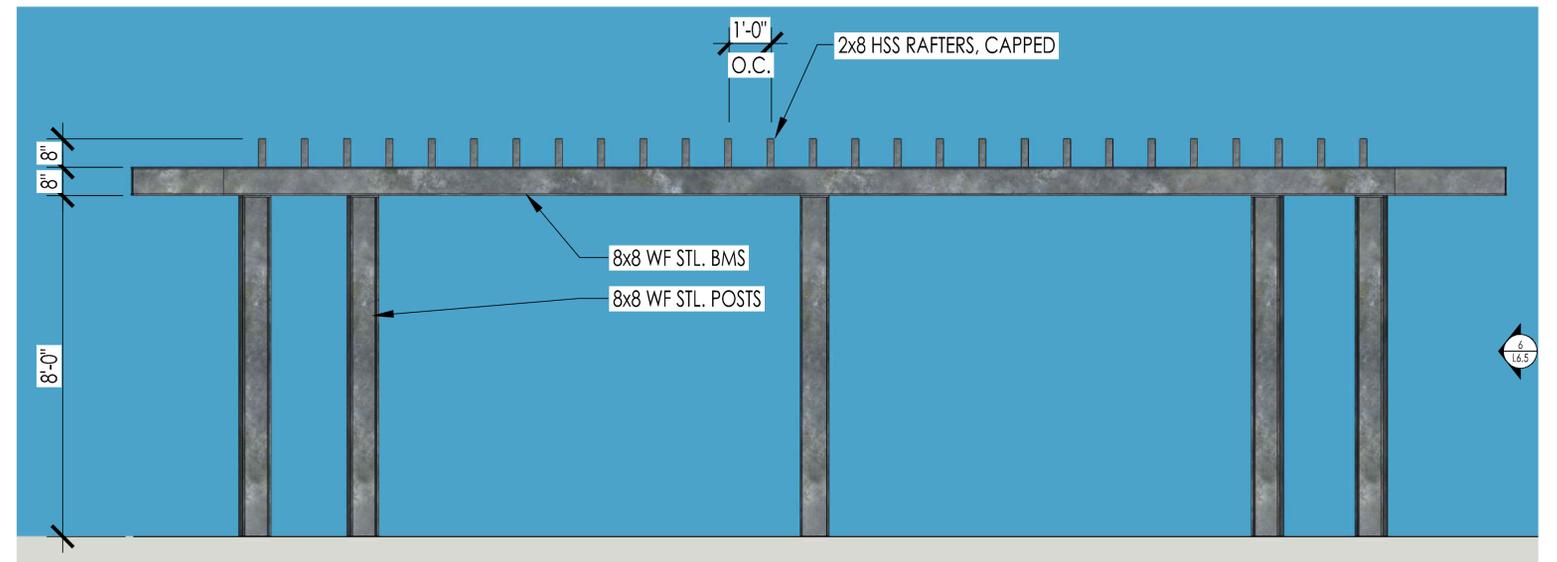
4 Pool Shade Purgola & BBQ - Right Side Elevation  
Scale: 1/2" = 1'-0"



3 Pool Shade Purgola & BBQ - Fence Side Elevation  
Scale: 1/2" = 1'-0"



6 Pool Shade Purgola at Fire Pit - Short Elevation  
Scale: 1/2" = 1'-0"



5 Pool Shade Purgola at Fire Pit - Long Elevation  
Scale: 1/2" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

GSB PROJECT NO.  
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DRAWING TITLE  
EXTERIOR FINISHES

DATE  
05/16/25

DRAWING NO.

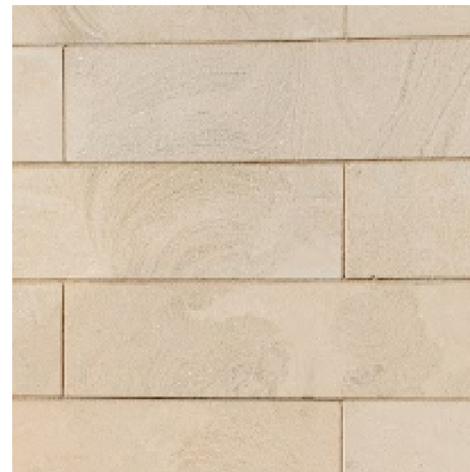
**D1.2**



CORTEN CORRUGATED STEEL WALL & ROOF PANELS - WESTERN STATES METAL ROOFING - STREAKED RUST



VERTICAL WOOD CLADDING - MONTANA TIMBER PRODUCTS - AQUAFIR YUKON



LOCAL SANDSTONE THIN VENEER



STANDING SEAM METAL ROOF & WALL PANELS, GUTTERS, DOWNSPOUTS, DOORS & FRAMES, FLASHING - WESTERN STATES METAL ROOFING - SLATE GRAY



STEEL PERGOLA SYSTEM (COLUMNS/BEAMS/JOISTS) - SHERWIN WILLIAMS 7069 - IRON ORE



