



**KUNA PLANNING AND ZONING  
COMMISSION MEETING AGENDA  
OCTOBER 22, 2019**

**1. CALL TO ORDER AND ROLL CALL**

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy

Commissioner John Laraway  
Commissioner Stephen Damron

**2. CONSENT AGENDA:**     *All Listed Consent Agenda Items are Action Items*

- a. **Meeting Minutes** for October 8, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-26-DR (Design Review) & 19-11-SN (Sign).

**3. PUBLIC HEARING:**

- a. **19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review)** – Chotika Subdivision; Don Veasey (owner) requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (33 buildable lots, 5 common lots). The subject sites are located at 642 S. Ash St. and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835). **ACTION ITEM** *Continued from September 24, 2019.*  
**- Staff request this item be tabled to November 26, 2019; Revised preliminary plat has not been submitted.**
- b. **19-07-ZC (Rezone), 19-03-S (Preliminary Plat) & 19-14-DR (Design Review)** – Robinhood Subdivision; The applicant, JUB Engineers, on behalf of M3 Companies (Owner), requests approval to rezone approx. 25.08 acres and subdivide approx. 37.61 acres into 137 total lots. This site is located near the NEC of Cloverdale and Kuna Roads, Kuna, Idaho, in Section 22, Township 2 North, Range 1 East (APN #'s S1422212410; S1422212000; S1422233700).

**4. ADJOURNMENT**

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, October 8, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	N/A
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	N/A
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X	Doug Hanson, Planner I	X

**6:00 pm – COMMISSION MEETING**

Chairman Young called the meeting to order at **6:00 pm**.

**Call to Order and Roll Call**

**1. CONSENT AGENDA**

**Meeting Minutes** for September 24, 2019.

**Findings of Fact and Conclusions of Law** for 19-25-DR (Design Review) & 19-13-SN (Sign)

**Findings of Fact and Conclusions of Law** for 18-33-DR-A (Design Review) & 18-17-SN-A (Sign)

*Commissioner Damron Motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.*

**2. NEW BUSINESS**

**19-26-DR (Design Review) & 19-11-SN (Sign)** - Select Development & Contacting, LLC requests approval of design review for an approximately 1,610 square-foot clubhouse, playground, pool and monument sign, within Lugarno Terra Subdivision located on E. Deer Flat Rd, Kuna, Idaho 83634. (APN: S1418346610)

**Doug Hanson:** Good evening Mr. Chairman, members of the commission. For the record, Doug Hanson Kuna Planning and Zoning Staff, 751 W. 4<sup>th</sup> St. Kuna, ID 83634. Billy Edwards requests approval of design review for an approximately 1,610 square foot clubhouse, playground, pool, and monument sign within Lugarno Terra Subdivision located at E. Deer Flat Rd. Staff has determined that this application complies with Title 5 of Kuna City Code and Idaho Code. With that I will stand for any questions you may have, thank you. **C/Young:** Any questions? **C/Damron:** I have no questions. **C/Young:** Have the applicant come forward and state your name and address for the record. **Billy Edwards:** Billy Edwards, Select Development, 1501 E. State Ave. Ste 210, Meridian, ID 83642. Commission members as Doug says we are proposing a clubhouse within the already approved Lugarno Terra Subdivision now under construction. It is 1,610 square feet of conditioned area which includes a community room approximates 20x30, it also includes our realtor office with back rooms for use on the facility. Of the back of the clubhouse we have approximately 1,200 square foot of covered seating area that is adjacent to our pool area. The pool area is encompassed by a wrought iron fence with secure entry and out for our residents of Lugarno Terra, approximately 114 lots there have been approved awhile back, so I will stand for any questions you might have. **C/Young:** Any questions at this time? **C/Damron:** None at this time. **C/Young:** This brings up our discussion. The sign fits in with the building. I have no issues with anything with the sign itself. The same for the building itself, the materials are good in relation to roof. Everything looks good with the elevations and the site plan with the amenities on the other side of the lot for the subdivision and the tot lot and those items. I don't have any issues with anything. **C/Damron:** Just a question on that, is this considered a commercial property or residential as its owned by the HOA? **Wendy Howell:** I don't know that it is considered either, it's open space but as you said the HOA owns it. **C/Damron:** The

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, October 8, 2019

reasons for my concern would be the real estate office, commercial within residential. **Wendy Howell:** After they have sold the majority of the homes that are built it will be removed.

*Commissioner Damron motions to approve Case No. 19-26-DR and 19-11-SN with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 2-0.*

### 3. PUBLIC HEARING

**19-02-OA (Ordinance Amendment)** – Open Space and fencing; An ordinance of the City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:

- MAKING CERTAIN FINDINGS; AND
- REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND
- AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND
- REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND
- AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND
- AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND
- AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

**Wendy Howell:** You have all seen this before, from the last ordinance we had some complaints from developers not being able to understand how to come up with the percentages for open space so we went through and did it differently. **C/Damron:** Is there a way that we can within the ordinance make the open space readily accessible?

**Wendy Howell:** For the public? **C/Damron:** No, readily accessible for the residents? If they have development, for instance if there a piece of property that develops and there are the railroad tracks and across the railroad tracks is the open space to be accessed, to me that is not a safe access point for somebody. Or if there is an irrigation ditch or something like that, is there a way that we can make within that ordinance say that open space must be readily accessible without dangerous obstacles to preclude them from using it on a readily available basis? **Wendy Howell:**

Generally, when we review the subdivision plat and it is discussed in great length. In the case that the obstacle is fairly close, there will be a fence that keeps the kids and adults within the park area. Are you thinking about trying to place it more centrally? **C/Damron:** What I am trying to say is if you have a piece of property that the borderline is cut by the railroad tracks or by the river, then across that is the open space for the property. **Wendy Howell:**

Generally, that is not going to happen, if it's across the *\*\*inaudible\*\** you would need to negotiate that with our park's director. **C/Damron:** But if the developers are not going to do that is there a way that we can write the ordinance so that we could deny approval because of the safety factor of the public or rather housing development to get to that public space. **Wendy Howell:** We could, but we don't want to write it so that we are so strict that we discourage creative development. **C/Laraway:** Remember a couple of weeks ago where there was that property at the end of Ardell and the common area was on the other side of the creek with no access from the subdivision, they had to go down the greenbelt into another subdivision to get over a bridge. Is that the connectivity we are talking

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, October 8, 2019

about? **Wendy Howell:** The creek is a flood area so a footbridge will be unable to be placed in every subdivision to access the other side. They would have to compromise. The foot bridge wasn't that far away. Typically, if property is along Indian Creek it is going to be on our Pathways Master Plan which will be dedicated and maintained by the City. **C/Young:** In that particular case that you are referencing the space just to the south of the parcel or the piece of land that was on the far side of the railroad is going to be a future park. **C/Damron:** So, the park and that piece of property are going to merge? How is the City since there is an area of responsibility that belongs to the HOA then the City? Inevitably the HOA is responsible for that piece of property to cut the grass and everything in it. **Wendy Howell:** Not necessarily, if the land belongs to the City our parks department takes care of it. **C/Damron:** Then is it still considered property of the HOA? **Wendy Howell:** Not when it is dedicated to the City. **C/Young:** Since there was an agreement with the City and HOA as part of the staff's conditions of approval then they would work together in that respect. **Wendy Howell:** It could be if there is a continuation of it, so that it is not just that piece. The City may have negotiated that the HOA maintain it until there is connectivity to another area so staff does not need to be sent out for a single area of grass to be cut. **C/Damron:** Playing devil's advocate on that, the builder is building on this piece of property with that inclusive of the property as far as how many houses per acre we zone that as the complete property, that determines the open space. Pretty soon the City takes over that and that's no longer open space. **Wendy Howell:** It is because it is designated a park. **C/Damron:** But it will be dedicated to the City so it is the City's property after that? **Wendy Howell:** It is the City's property after that, but it is still included in the open space. Parks can be dedicated to the City and be counted toward there open space. **C/Laraway:** Now, that piece of property, is it accessible by road? **Wendy Howell:** Are you talking about the one that is across the creek? **C/Laraway:** For first responders, how would they get there? **Wendy Howell:** The property hasn't been planned that far yet. **C/Laraway:** If the City Parks are there what access do we have to those pieces of property? **Wendy Howell:** When it is developed it will be figured out. **C/Laraway:** Are we hoping that some development comes from the west side? **Wendy Howell:** Bobby Withrow the Parks Director is in charge of those things, such as access and planning parks. The proper time to ask those questions is when it is in front of you, how emergency services will have access and at that point they should be able to. **C/Young:** Let the record show that Commissioner Hennis is here at 6:27 pm. Does that answer your questions? **C/Damron:** Mostly, my main concern is looking at the future and the amount of people that are moving in if we have properties that are within an obstacle region such as Indian Creek, a developer will come in buy properties one side and on the other and make open space over here. We design the subdivision say with 5 acres with R-20. So, there are 3 acres on the other side, we have 2 acres on this side and they build that R-20 on 2 acres. **Wendy Howell:** That's not always how it happens. A lot of times they prefer to have open space centralized, but once we see an opportunity to fulfill our master plans, that's when we let the Park Director know to get into contact with the developer and let them know what the requirements are. The other side they wanted to just give that to the City, they didn't want to deal with it. **C/Damron:** I just don't want developers to take advantage of the situation when they read the ordinance and say they can do that with this and put it all over here and then dedicate it to the City so they can get a huge tax write off on it for financial gains. Using our ordinances against us in a situation like that when they find a piece of property that has some kind of obstacle that can't be overcome. **Wendy Howell:** I don't see that being used against us and can be played out in our favor, as it adds amenities to the overall system. **C/Damron:** It does, I can see that and we will end up getting more park from that, but I look at it on the other side when these are coming through for approval we look at a chunk of property that is 3 acres, an acre and a half or 2 acres are cut on the other side of some obstacle may it be a highway, river, or creek and they will build all on one side and eventually dedicate the other side as open space and the City gains. But if there is a 5 acre project of split property, when we approve something like that we are not really visualizing, or rather the public is not seeing it the same way that we do. There could be stacked houses on one side and the city gets the other half of the property, they look at us and go why did you even put that in there? Even when they were approved for so many houses per acre and they have 5 acres to build on so they built 100 houses on two acres. **Wendy Howell:** That is why questions need to be asked at the preliminary plat stage. We see the site plan and or preliminary plat, in some cases the landscape plan to see how they are developing the area. **C/Damron:** What I am trying to get at is if we do this the right way that would give us a reason to say we can't do this because you have too much open here

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, October 8, 2019**

and there is nothing across. It doesn't give us any leeway if we pass this like it is, there is nothing we can say to deny them because of the way that the ordinance is written. If we can have a reason to say that doesn't work so that they can't just use that land to meet whatever value we require on it. I'm just afraid that we will get somebody in here that will say we can't deny 30 houses on a half-acre or acre because we are utilizing this other 3 that's on the other side of something, then we are unable to tell them no. **Wendy Howell:** I understand what you are saying, I don't one hundred percent agree because I have the advantage of seeing everything that happens throughout the planning process. In the pre-application meeting we have all of the directors, public works, parks, fire, the chief of police, the school district, the project manager, sometimes multiple planners, sometimes me depending on how big the project is, and the city engineer. I see all of the discussions back and forth and the negotiations that take place, so I don't necessarily feel the same way that you do, but I understand what you are saying. **C/Hennis:** So, in other words, there is a lot of preemptive work that would prevent this. **Wendy Howell:** Right, let's say it wasn't on our master plan and that's not what we want, we will say that you have to do this or move this over here, you need to create pathways in the subdivision for people that live in there and they can figure out what to do with it. These conversations happen before they ever get through to the planning commission. **C/Damron:** Ok, I see what you are saying, I just wanted to see if possible, there was a way that we could give ourselves a reason to deny, maybe if it didn't match the continuity of the neighborhood structure. **Wendy Howell:** Yes, if something like that comes though and its not on the master plan you can question it at that point. It's up to staff to provide you with information if it is on our master pathways plan and you can ask about access and get it clear on the record. **C/Young:** A quick recap for Commissioner Hennis. **Wendy Howell:** The reason that you are seeing this back before you is because we had a handful of developers that could not understand how to compute the percentage of the open space required, thus we now have a large table to answer questions and make it easy for them, as well as for staff. I have not taken this to Council yet because once those concerns were brought to me between the P and Z and the Council hearings, I knew that it had to be brought back here to be heard because it would be a significant change. **C/Young:** With the percentages listed, the total percentage of open space that includes areas of open space and planters and things like that that are required, does that count for the City? **Wendy Howell:** The definition for open space, in the areas substantially open to the site that may be on the same block as a building, the area may include the natural environmental features, water areas, swimming pools, and other recreational facilities that the Planning and Zoning Commission deems permissible. This excludes parking areas, buffers, endcaps, and the like shall not be included. **C/Young:** Ok so they are separate, this is what they have to use for an amenity. I think that we have definitely cleared things up for both sides. It makes it very clear for the developers to see their percentage, they don't have to battle with the grey area. **C/Hennis:** I just remember that we had one recently that was part of the conditions that the open space next to, not in the center. **Wendy Howell:** Any other questions for me? **C/Young:** No, thank you. I think that it's a good change as long as those buffers and areas we mentioned are not included. **C/Hennis:** I don't know what was so hard about the numbers before, they were fine but it makes it easier, I didn't see anything in here that was concerning they are just making everything to be that much more understandable, we have seen how the vagueness can be used against us. This also allows us a tool to be used against them too at times.

*Commissioner Damron motions to recommend approval of Case No. 19-02-OA; Commissioner Laraway seconds, all aye and motion carried 3-0.*

**4. COMMISSION REPORTS**

**5. ADJOURNMENT**

*Commissioner Hennis motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 3-0.*

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, October 8, 2019**

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Wendy I. Howell, Planning and Zoning Director  
Kuna Planning and Zoning Department



# City of Kuna

Planning and Zoning Commission  
Findings of Fact and Conclusions of Law

P.O. Box 13  
Kuna, ID 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.Kunacity.Id.gov

**To:** Planning and Zoning Commission  
(acting as Design Review Committee)

**Case:** 19-26-DR (Design Review)  
& 19-11-SN (Sign);  
Lugarno Terra Amenity Area

**Location:** E Deer Flat Rd,  
Kuna, ID 83634

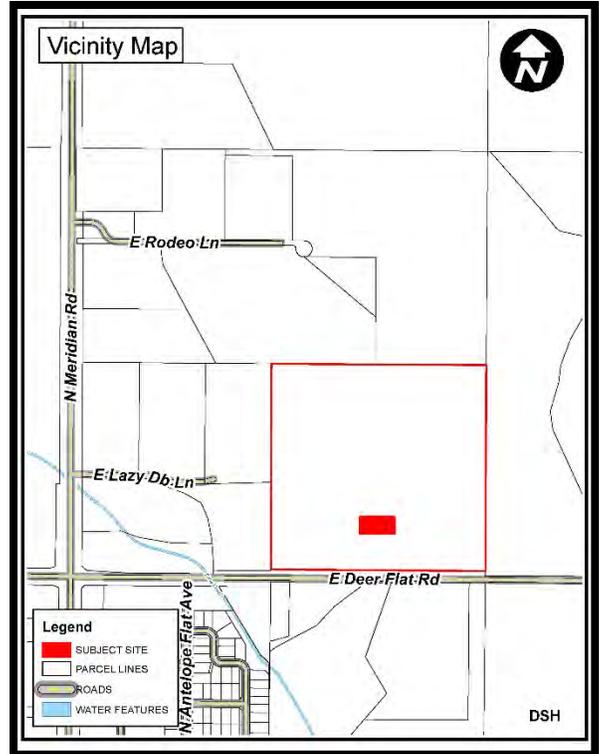
**Planner:** Doug Hanson, Planner I

**Meeting Date:** October 8, 2019

**Findings:** **October 22, 2019**

**Owner:** Select Development & Contracting LLC  
P.O. Box 1030  
Meridian, ID 83680  
208.288.0700  
[randy@selectmanagement.com](mailto:randy@selectmanagement.com)

**Applicant:** Billy Edwards  
P.O. Box 1030  
Meridian, ID 83680  
208.288.0700  
[wedwards@selectdev.com](mailto:wedwards@selectdev.com)



**Table of Contents:**

- A. Course Proceedings
- B. Applicant's Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Proposed Decision by the Commission

**A. Process and Noticing:**

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

**a. Notifications**

- i. Completeness Letter September 4, 2019
- ii. Agency Notifications September 4, 2019
- iii. Agenda October 8, 2019

**B. Applicant's Request:**

Select Development & Contracting, LLC requests approval of design review for an approximately 1,610 square-foot clubhouse, playground, pool and monument sign, within Lugarno Terra Subdivision located on E. Deer Flat Rd, Kuna, Idaho 83634.

**C. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Medium Density Residential.

2. **Surrounding Land Uses:**

<b>North</b>	R-4	Medium Density Residential – Kuna City
<b>South</b>	R-4	Medium Density Residential – Kuna City
<b>East</b>	R-4	Medium Density Residential – Kuna City
<b>West</b>	R-4	Medium Density Residential – Kuna City

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

- 1.66 (approximate) acres
- R-4 (Neighborhood Commercial)
- Parcel No. S1418346610

4. **Services:**

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

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

There are currently no structures situated on the subject site. The site’s vegetation has been cleared and earth work for future development is underway.

6. **Transportation / Connectivity:**

Vehicle ingress/egress will be made available from N. Rockdale Ave and N. Hurtsville Ave following completion of Lugarno Terra Subdivision. Pedestrian access will be made available by pathway from all sides of the site.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

**D. Staff Analysis:**

The Lugarno Terra Amenity Area is planned for future Lot 4, Block 4 of Lugarno Terra Subdivision. Staff has reviewed the application and finds that the proposed clubhouse, playground, pool and monument sign satisfy the intent of Kuna’s Zoning Code and conforms to the Kuna architecture guidelines and parking standards.

Staff finds that the proposed clubhouse building height, masonry and asphalt shingle-roof generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District. The proposed structure appears to comply with Kuna City Code. Trash collection will be accomplished through the use of tip carts.

The applicant proposes seventeen (17) off-street parking stalls on the lot. Staff finds that the proposed parking stall dimensions are in substantial conformance with KCC 5-9-2. Staff finds that that the proposed number of parking spaces appears to meet the requirements specified in KCC 5-9-3. The applicant is subject to design review inspection and fees, for compliance verification of the building façade, parking lot and landscaping, prior to Certificate of Occupancy being issued.

A sign application accompanies the overall design review application. The applicant proposes one monument style sign for the amenity area. Staff finds the proposed sign to be in substantial conformance with Kuna City Code Title 5, Chapter 10, Kuna's Sign Ordinance.

Staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff recommends that if the Planning and Zoning Commission approves Case Nos. 19-26-DR & 19-11-SN that the applicant be subject to the recommended conditions of approval listed in section "F" of this report.

**E. Applicable Standards:**

1. Kuna City Code, Title 5
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

**F. Order of Decision by the Planning and Zoning Commission:**

*Note: This proposed motion is for (approval, conditional approval or denial) of this request. If the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case Nos. 19-26-DR & 19-11-SN, a design review request to construct a clubhouse, pool, playground and monument sign including landscaping, lighting and a parking lot, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. The applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
  - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - f. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired following design review approval, if approved, the applicant shall go back to the Planning and Zoning Commission for a second design review approval.
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with a license agreement from the public and/or private entities owning the property.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
6. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

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Lee Young, Chairman  
Planning and Zoning Commission

ATTEST:

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Doug Hanson, Planner I  
Kuna Planning and Zoning Department



*City of Kuna*  
Planning and Zoning Commission  
Findings of Fact and Conclusions of Law

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Based upon the record contained in Case No. 19-26-DR and 19-11-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-26-DR (Design Review) and 19-11-SN (Sign), a request for design review approval for a clubhouse, pool, playground and monument sign.

1. Based on the evidence contained in Case No. 19-26-DR, this proposal generally **does** comply with the City Code.

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

2. The contents of the proposed design Review application **does** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

**Staff Finding:** *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The parking design **does** minimize the impact of traffic on adjacent streets, and provides appropriate, safe vehicle parking.

**Staff Finding:** *The off-street parking serves the residents of the Lugarno Terra Subdivision. The parking will be accessed via N Rockdale Ave and N Hurtsville Ave. The applicant has proposed seventeen off-street stalls, which provides pedestrians safe access to and from the amenity area. Applicant shall follow stall and aisle design standards listed in KCC.*

4. The proposed project **does** conform to the Kuna Architecture Guidelines.

**Staff Finding:** *The applicant proposes to construct a monument sign that stands approximately five feet, eight inches (5'8") high and twelve (12) ft across at its widest point. The sign area is approximately thirty-nine (39) square ft. The applicant has proposed to construct the sign out of materials and colors that are consistent with the clubhouse.*

**DATED** this 22<sup>nd</sup> day of October, 2019.



# City of Kuna

## Planning and Zoning Commission Staff Report

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
www.Kunacity.id.gov

To: **P & Z Commission**

Case No's: **19-07-ZC** (Rezone)  
**19-03-S** (Preliminary Plat) and  
**19-14-DR** (Sub Design Review)

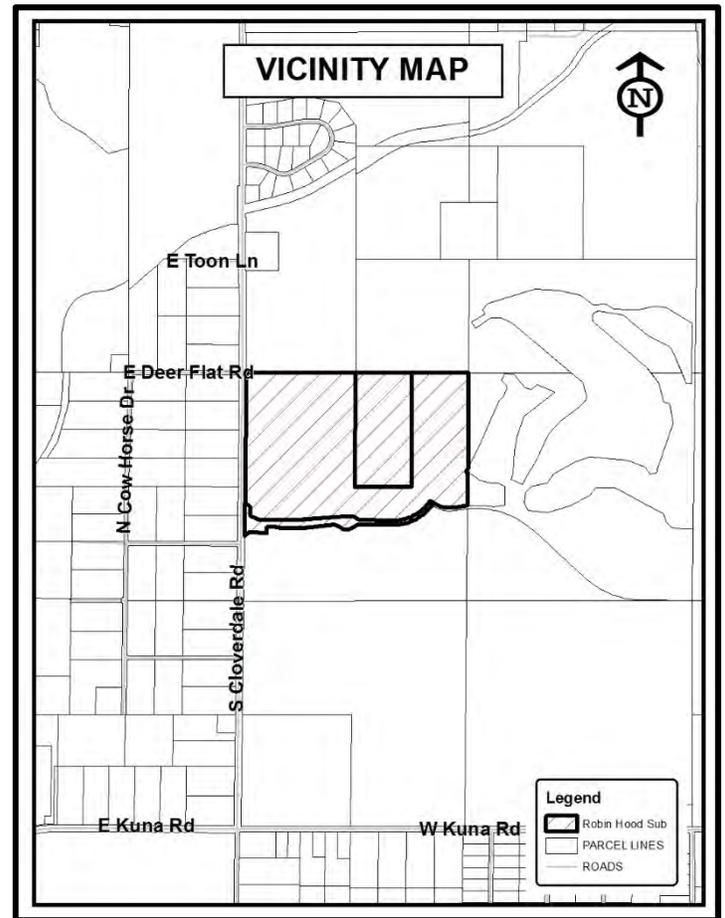
Location: Southeast Corner of Cloverdale  
and Deer Flat Roads, Kuna, ID.

Planner: Troy Behunin, Planner III

Hearing date: October 22, 2019

Owner: **M3 Companies - Mark Tate**  
1087 W. River Street, Ste. 310  
Boise, ID 83702  
208.939.6263  
[MTate@m3companiesllc.com](mailto:MTate@m3companiesllc.com)

Engineer: **JUB Engineers – Wendy Shrief**  
250 S. Beechwood Ave. S. 201  
Boise, ID 83709  
208.323.9336  
[Wshrief@jub.com](mailto:Wshrief@jub.com)



### Table of Contents:

- A. Process and Noticing
- B. Applicants Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Proposed Comprehensive Plan Analysis
- H. Proposed Kuna City Code Analysis
- I. Proposed Recommendation of Commission to City Council.

### A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that Annexation, Comprehensive Plan Map Changes, P.U.D.'s, Rezones and Preliminary Plats are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body, and the Commission as the decision making body for the Design Review. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

#### a. Notifications

- |                                     |   |
|-------------------------------------|---|
| i. Neighborhood Meeting             | April 1, 2019 (twenty five (25) persons attended) |
| ii. Agency Comment Request          | June 18, 2019                                     |
| iii. 450' Notice to Property Owners | October 11, 2019                                  |
| iv. <i>Emails sent to Citizens</i>  | October 11, 2019                                  |

- v. Kuna, Melba Newspaper
- vi. Site Posted

July 24, 2019 and October 2, 2019  
 October 5, 2019

**B. Applicants Request:**

**1. Request:**

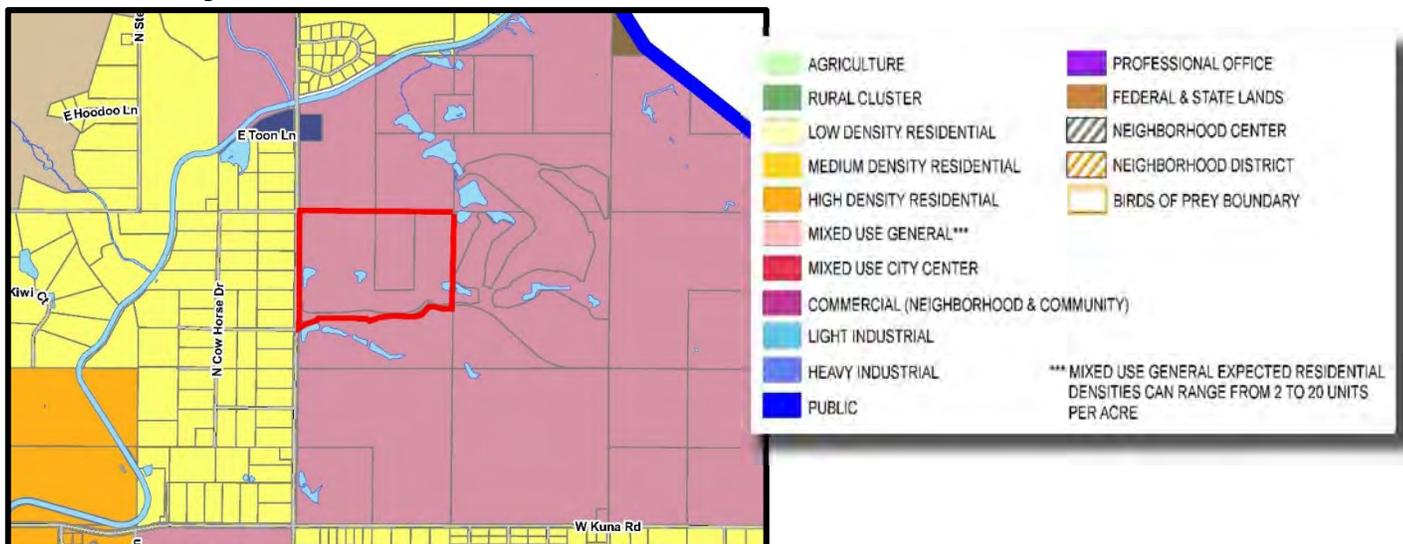
The applicant, JUB Engineers, on behalf of M3 Companies (Owner), requests approval to rezone approx. 25.08 acres and subdivide approx. 37.61 acres into 137 total lots. This site is located near the NEC of Cloverdale and Kuna Roads, Kuna, Idaho, in Section 22, Township 2 North, Range 1 East (APN #'s S1422212410; S1422212000; S1422233700).

**C. Site History:**

These lands historically have been used for golf course and agricultural purposes for many years. The lands in this application are a smaller part of the Planned Unit Development (PUD) for the Falcon Crest Golf Course and were annexed into Kuna, on February 5, 2019, (Case No. 18-03-AN).

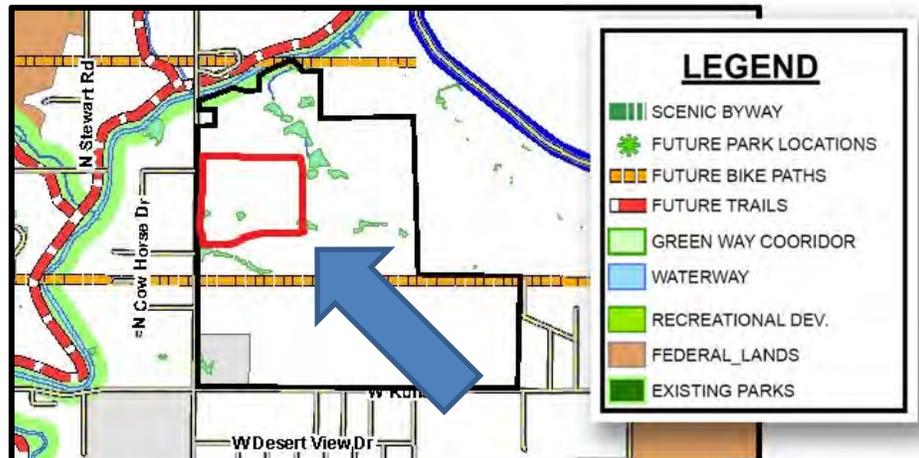
**D. General Projects Facts:**

- 1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use, and staff notes as a reminder, this is only a part of a larger PUD. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This map indicates land use designations, it is not actual zoning.



**2. Recreation and Pathways Map:**

The Rec. & Path Master Plan Map indicates a future trail along the north side of the New York Canal, which is off-site. The PUD approved by Council in early 2019 includes many walking trails throughout the subdivision and this subdivision complies. Staff finds that the applicant has incorporated green/open spaces throughout the project.



3. **Surrounding Land Uses:**

<b>North</b>	R-6, R-12	Medium & High Density Residential – Golf Course -Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	RR	Rural Residential – Ada County

4. **Lot Sizes, Current Zoning, Parcel No’s, and L & B No’s:**

<b>Lot Size (Approximately)</b>	<b>Current Zone:</b>	<b>Parcel Number(s)</b>
20 acres	R-6, Med. Density Residential	S1422212000
79.03 acres	R-6, Med. Density Residential	S1422212410
4.80 acres	R-6, Med. Density Residential	S1422233700

5. **Services (at time of development):**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – Developer Built and Owned/Maintained
- Fire Protection – Kuna Rural Fire District
- Police Protection – Ada County Sheriff’s office; Kuna Police
- Sanitation Services – J & M Sanitation

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

The site has multiple structures that typically are associated with a golf course and maintenance facilities and vegetation that is generally associated with a golf course and other Agricultural uses.

7. **Transportation / Connectivity:**

The site has significant Cloverdale and Kuna Road frontages. The applicant proposes one point of ingress/egress on Cloverdale Road for phase one, approximately 2,000 feet north of Kuna Road to line up with Reining Horse Drive. This subdivision will also connect to proposed stub streets within the Falcon Crest Subdivision approved in February 2019. All points of access must follow City & ACHD standards.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. Most of the sites’ topography is generally flat with less than 3 percent slope. However, north of this site, there are rolling hills and some grades greater than 3 percent and these are areas within the existing golf course. This site is not within the Nitrate Priority Area (NPA), however, the project will be required to connect to Kuna City sanitary sewer, potable water and provide for a pressure irrigation water system to the project as a whole.

9. **Agency Responses:**

The following agencies returned comments and are included with this case file:

- City Engineer *Exhibit B 1*
- Ada County Highway District (ACHD) *Exhibit B 2*
- Boise Project Board of Control *Exhibit B 3*
- Central District Heath Department *Exhibit B 4*
- COMPASS *Exhibit B 5*
- Dept. of Environmental Quality (DEQ) *Exhibit B 6*
- ID Transportation Dept. (ITD) *Exhibit B 7*
- Kuna Rural Fire District *Exhibit B 8*

**E. Staff Analysis:**

The subject site is at the southeast corner (SEC) of Cloverdale and Deer Flat Roads. The site was approved for residential development in early 2019 as a smaller part of the greater Falcon Crest PUD whole. If approved, this request will integrate single family homes around the Falcon Crest golf course while providing continuity for this multi-phased project. The Robin Hood Subdivision make's up approximately 37.61 acres of the approximately 1,028 acres PUD.

The applicant seeks to rezone approximately 25.08 acres of previously zoned R-12 (High Density Residential) land, TO an R-6 (Med. Den. Res.) zone. If approved, this down-zoning will be a reduction for a part of the previously approved R-12 zoning designation.

In concert with the previously approved PUD, the applicant proposes various activities within the project to include; walking and cart pathways, recreational activities, approximately 4.89 open space and approximately 2.76 acres of golf course lots. Staff finds that the preliminary plat follows current City Code and any previously approved PUD standards which allows the applicant relief from certain development standards to provide a unique development in Kuna. The applicant proposes one shared driveway which staff will support provided the permanent maintenance, care and responsibility of the shared driveways is detailed in the CC&R's. Staff recommends that the applicant be conditioned to demonstrate shared driveway responsibility as explained. During the pre-application meeting there was discussion about connecting the cul-de-sacs for EMS between lot 48, Block 1 and Lot 24, Block 7, however, staff was unable to find that connection. Staff will support a no connection if it is first approved by the Kuna Rural Fire District (KRFD).

All Robin Hood Sub roads are proposed as public roads. Staff also notes that along arterial roads, KCC calls for full roadway improvements, including curb/gutter, road widening, and sidewalks at eight feet (either separated or attached). Staff recommends that all Kuna and ACHD standards for roads be conditioned on the applicant. All open spaces will be built and maintained by the Home Owners Association (HOA). Staff notes that the proposed preliminary plat appears to be in substantial compliance with KCC and the approved PUD.

This application includes a request for subdivision landscape design review. Staff finds the proposed landscaping for common areas appears to be in substantial conformance with KCC Title 5 chapter 17, Kuna's Landscaping Ordinance (KCC 5-17). Staff recommends that the applicant be conditioned to provide sod in areas labeled as 'Turf'. Staff notes if approved, this landscape plan will be considered a binding plan, and shall be followed as presented and not changed or substitutions made without prior approval. Staff also notes the planting details should be changed to reflect KCC; which are requested in the proposed conditions of approval (Condition #12). Staff recommends that the applicant resubmit an 11 X 17" plan bearing these changes. Design Review for a subdivision monument(s) was not applied for, with this project, however, if monument signs are desired, Design Review with the Committee is required.

Staff has determined the rezone, preliminary plat and design review generally complies with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No's 19-07-ZC (Rezone) and 19-03-S (Preliminary Plat) and approves Case No. 19-14-DR (Design Review), the applicant be subject to the conditions of approval listed in section "I" of this report, as well as any additional conditions requested by the Planning and Zoning Commission detailed at the public hearing.

**F. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5,
2. City of Kuna Subdivision Ordinance Title 6,
3. City of Kuna Comprehensive Plan and Map, adopted September 1, 2009,
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act,
5. Planned Unit Development Council approvals, February 5, 2019 (18-02-PUD).

**G. Proposed Comprehensive Plan Analysis:**

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designations of Mixed-Use shown on the Planning Map (See Map above) for these parcels were approved by Council. This application for an R-6 (Med. Den. Res.) subdivision is supported by way of the application being a smaller part of a larger whole known as the *Falcon Crest PUD* (Approved by Council 02.05.19) and staff views this request to be consistent with the following Comprehensive Plan components:

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

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
  - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
    - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
    - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

**H. Proposed Kuna City Code Analysis:**

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

**Comment:** *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 5 and Title 6 of the KCC.*

2. The site is physically suitable for the proposed new subdivision and site development.

**Comment:** *The 37.61 acre (approximate) project includes a request for subdividing a portion of the lands into 116 buildable lots and 21 common lots. The site appears to be compatible with the proposal.*

3. The applications **are / are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be annexed, rezoned and subdivided is not used as wildlife habitat. Future roads, dwelling units and open spaces must be designed and planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The development proposal **is / is not** likely to cause adverse public health problems.

**Comment:** *The proposed subdivision of the property appears to follow Kuna City Codes. All development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be required to connect to the Kuna City central sewer and potable water systems, and create their own Pressure Irrigation System. The current adjacent uses are large lots in the County, and agricultural in nature and the site is adjacent to two Principle arterial roads.*

6. Based on the evidence contained in Case No's 19-07-ZC, 19-03-S, and 19-14-DR, **do/do not** adequately comply with Kuna City Code.
7. Based on the evidence contained in Case No's 19-07-ZC, 19-03-S, and 19-14-DR generally **do/do not** comply with Kuna's Zoning Code.

**I. Proposed Recommendation of the Commission:**

**19-07-ZC (Rezone), and 19-03-S (Preliminary Plat),** *Note: This proposed motion is to recommend **approval, conditional approval, or denial** for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

**19-14-DR (Design Review),** *Note: The proposed motion is to **approve or deny** the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval / conditional approval / denial** to City Council for Case No's 19-07-ZC and 19-03-S, a Rezone and Preliminary Plat request, and votes to **approve / conditional approve / deny** Case No. 19-14-DR, a Design Review request by J-U-B Engineers, on behalf of M3 Companies, with the following conditions of approval *at time of development in the future*:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
  - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths, *except as otherwise approved through the PUD process.*
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code, *except as otherwise approved through the PUD process.*
7. Parking within the site shall comply with Kuna City Code, *except as otherwise approved through the PUD process.*
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code and go through Design Review for those approvals.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant is conditioned to follow the these planting notes for all trees on site:
  - 12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
  - 12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
13. The applicant’s proposed landscape plan (dated 10.30.2018) shall be considered binding site plans, or as modified and approved through the proper process.
14. The applicant’s proposed preliminary plat (dated 5.18.2018) shall be considered binding site plans, or as modified and approved through the public hearing process
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.



*City of Kuna*  
**Planning and Zoning Commission**  
**Proposed Findings of Fact and Conclusions of Law**

P.O. Box 13  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

Based upon the record contained in Case No's 19-07-ZC and 19-03-S, 19-14-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby **approves/conditionally approves/denies** Case No. 19-14-DR, and recommends **approval/conditional approval/denial** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-07-ZC and 19-03-S, a request for a rezone, preliminary plat approval by J-U-B Engineers, on behalf of M3 Companies, LLC to rezone approximately 25.08 acres from R-12 (HDR) to R-6 (MDR) and to subdivide approximately 37.61 acres into 137 lots (116 buildable lots and 21 common lots).

1. The Kuna Planning and Zoning Commission **approves/conditionally approves/denies** the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** The Kuna Planning and Zoning Commission held a public hearing on the subject applications on November 27, 2018, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.

2. Based on the evidence contained in Case No's 19-07-ZC, 19-03-S, and 19-14-DR, this proposal **does/does not** generally comply with the Comprehensive Plan and City Code.

**Comment:** The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.

3. Based on the evidence contained in Case No's 19-07-ZC, 19-03-S, and 19-14-DR, this proposal **does/does not** generally comply with the City Code.

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

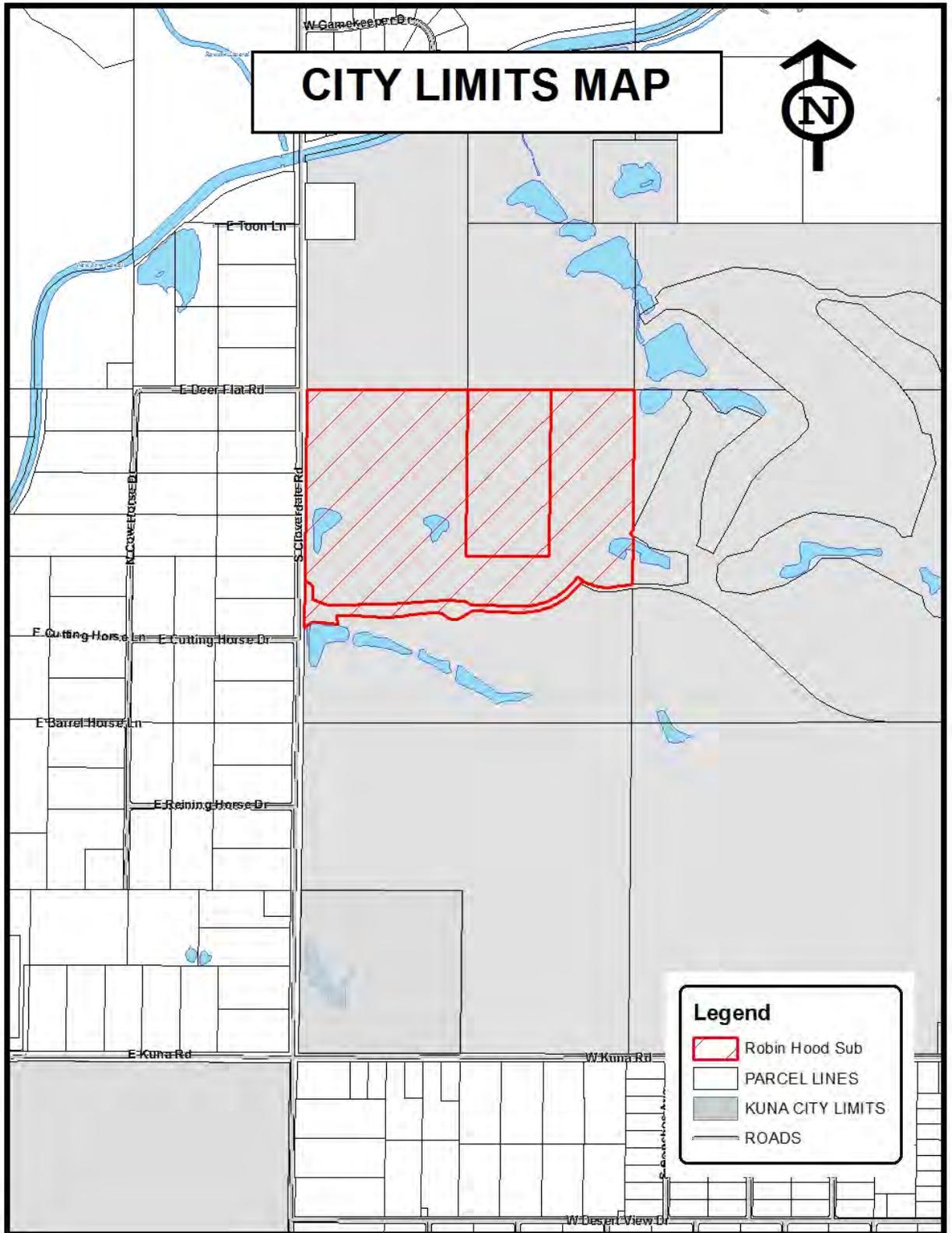
4. The Kuna Planning and Zoning Commission has the authority to **approve/deny** Case No. 19-14-DR and to recommend **approval/denial** to Council for Case No's 19-07-ZC and 19-03-S.

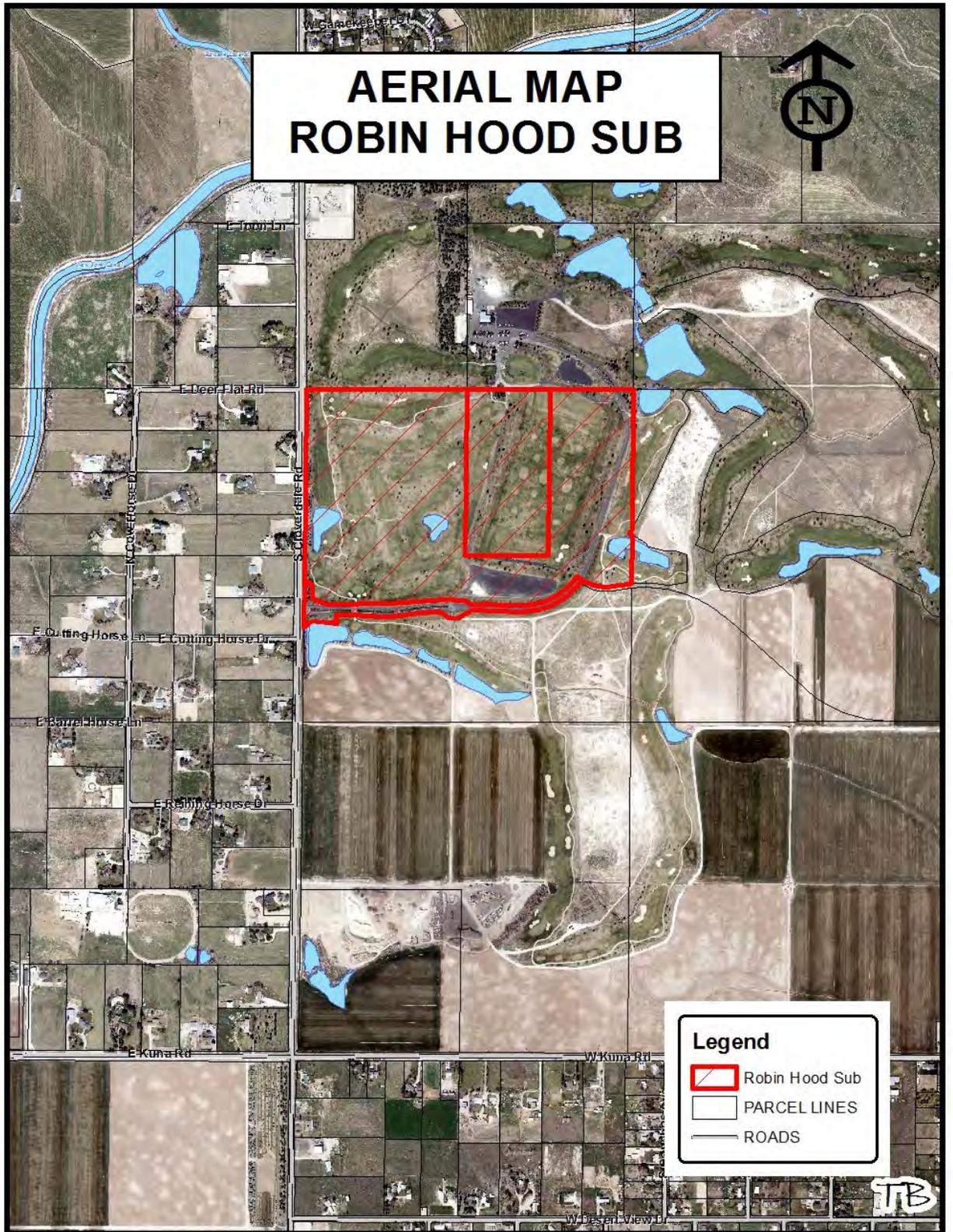
**Comment:** On October 22, 2019, the Commission voted to **approve/deny** Case No. 18-14-DR and recommend **approval/conditional approval/denial** of Case No's 19-07-ZC and 19-03-S.

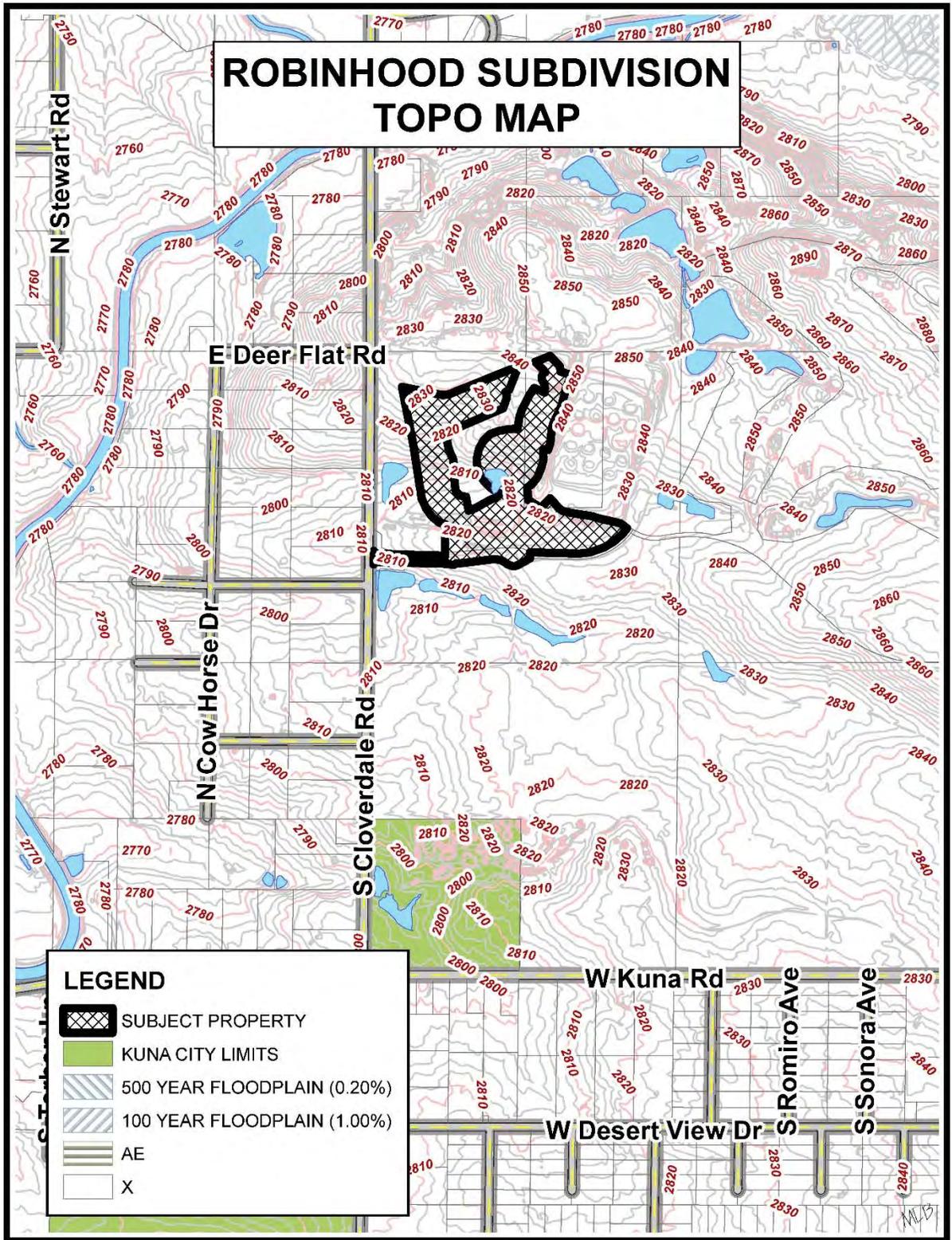
5. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

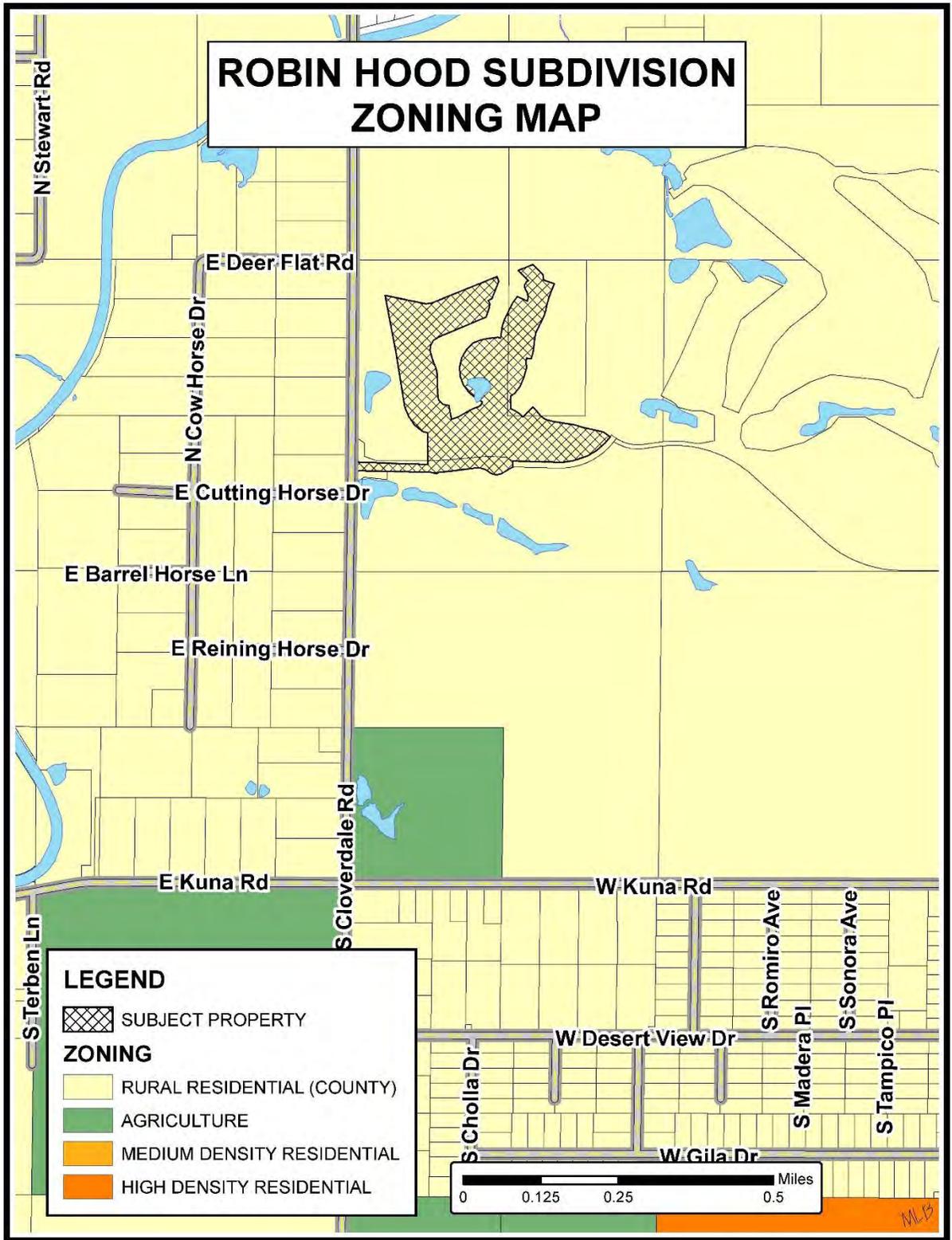
**Comment:** Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on October 11<sup>th</sup>, 2019 and a legal notice was in the Kuna Melba Newspaper on July 24, and October 2, 2019. Emails to requesting citizens were sent October 11, 2019. The applicant placed a sign on the property on October 5, 2019.

DATED this \_\_\_\_, day of \_\_\_\_\_, 2019

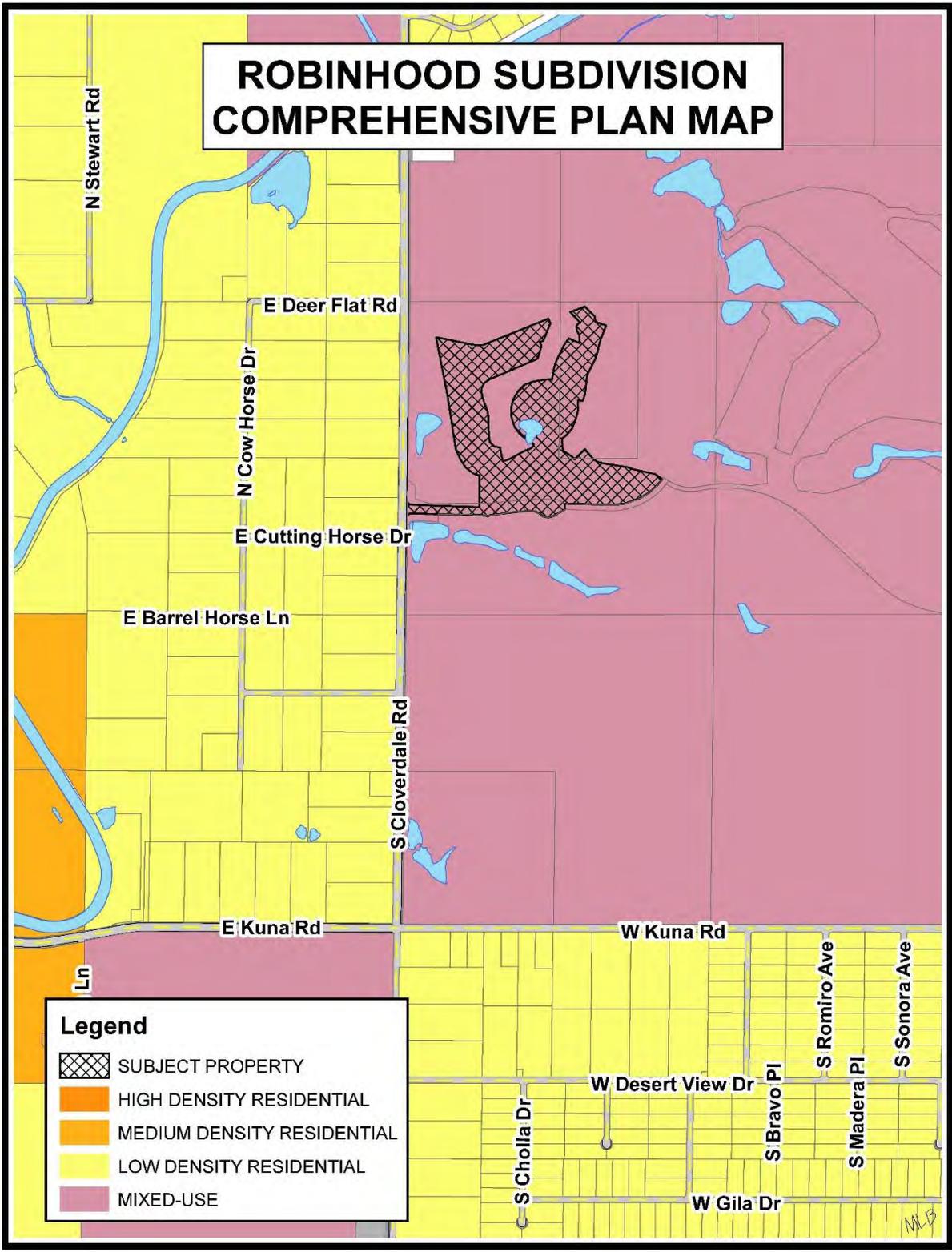






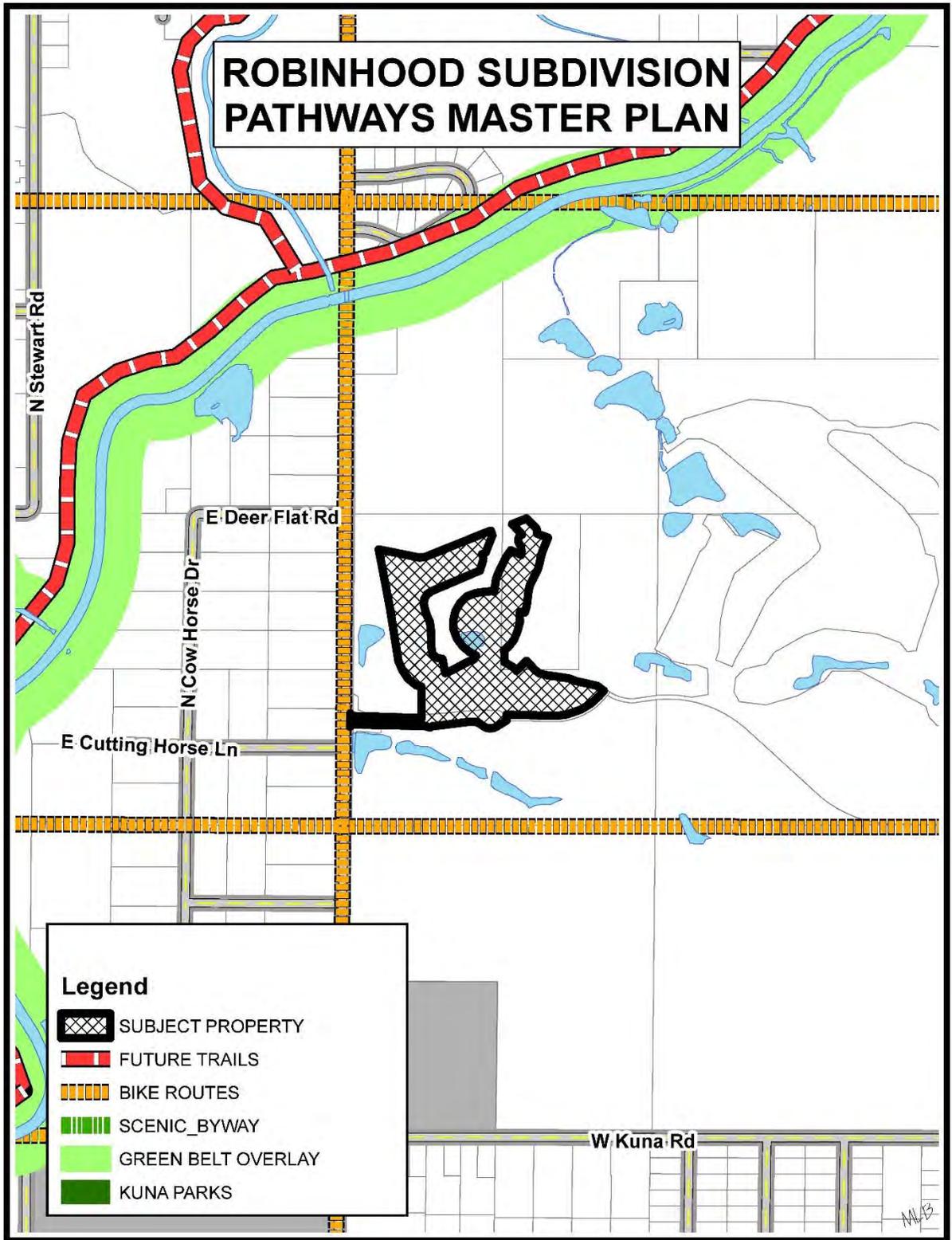


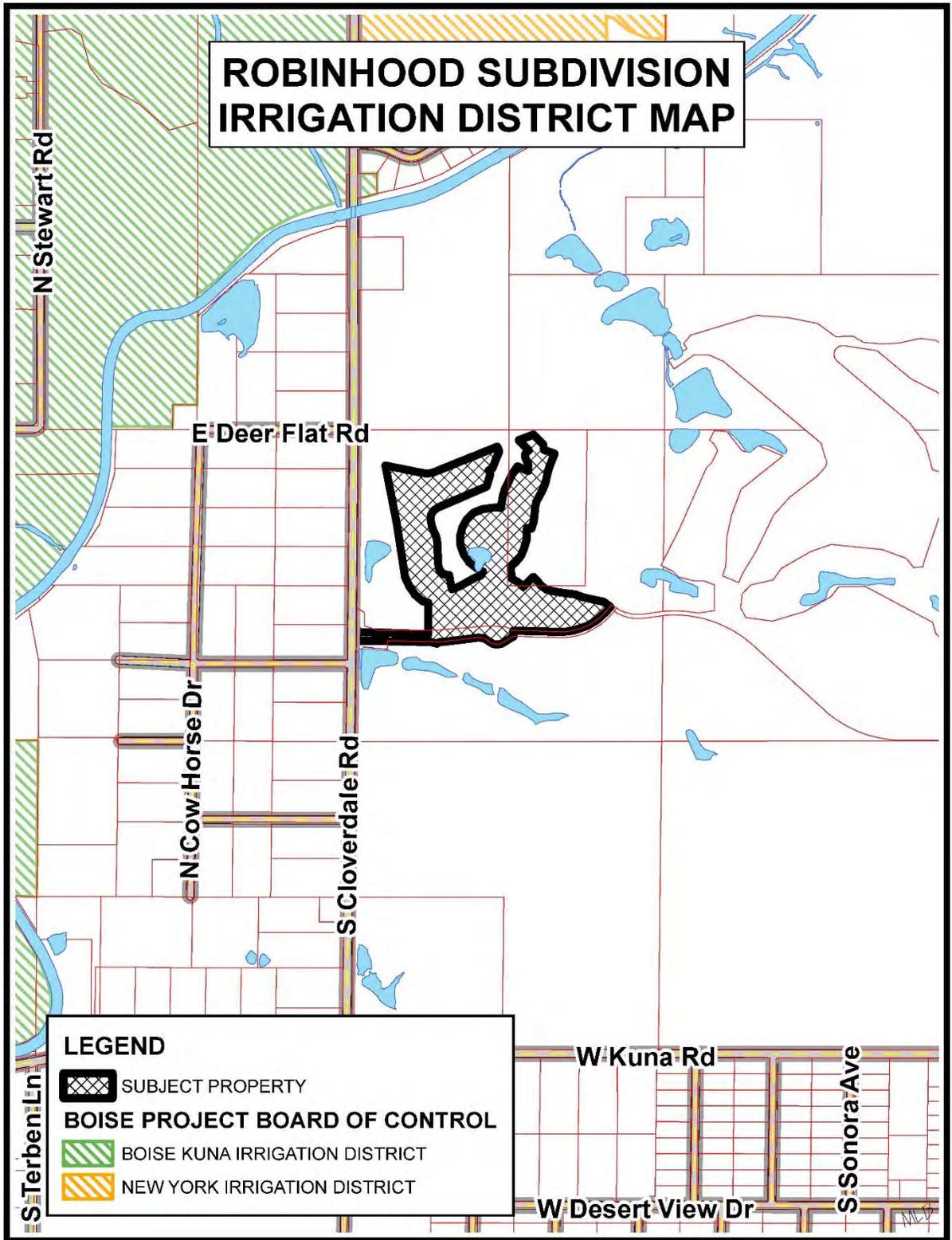
# ROBINHOOD SUBDIVISION COMPREHENSIVE PLAN MAP

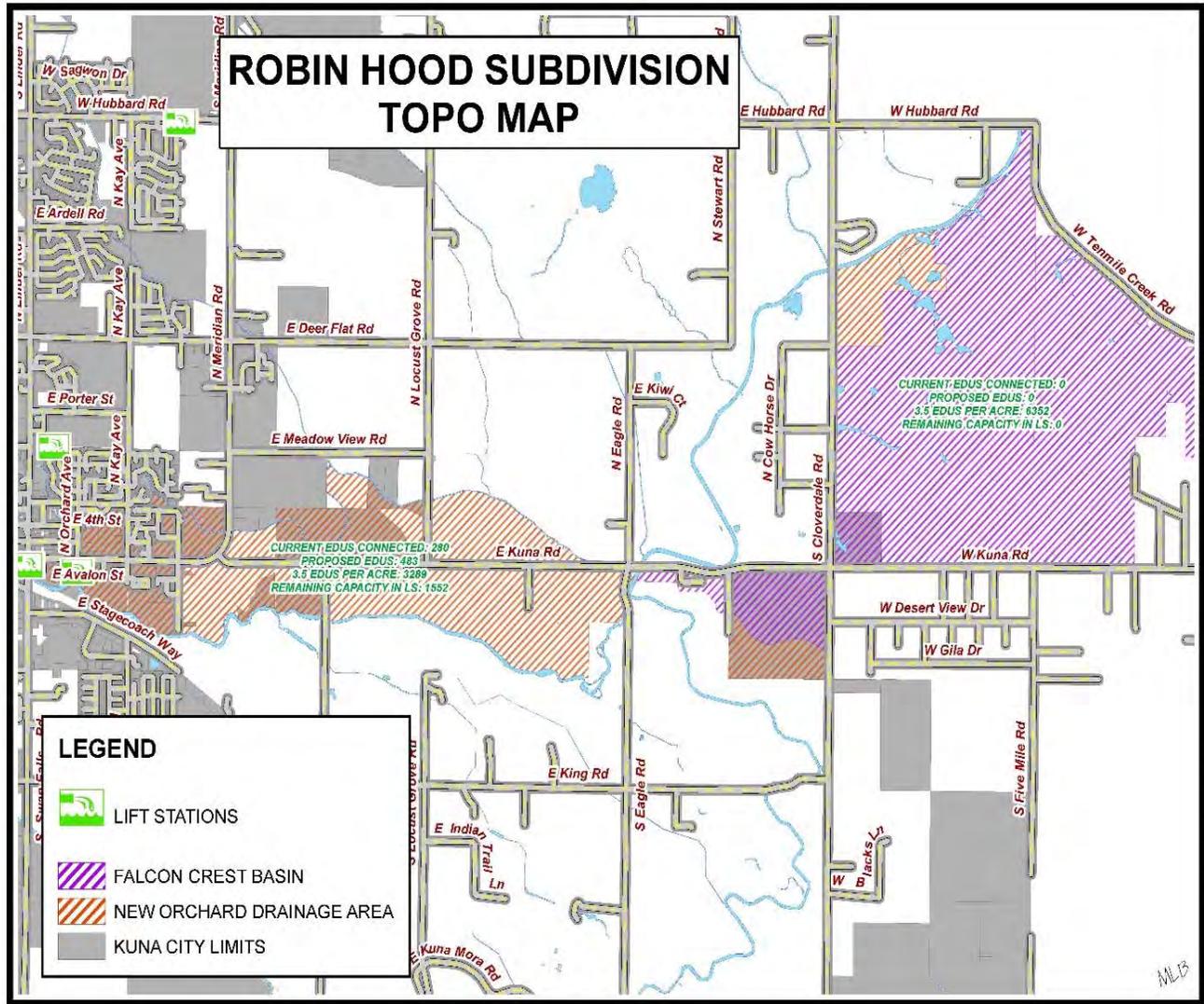


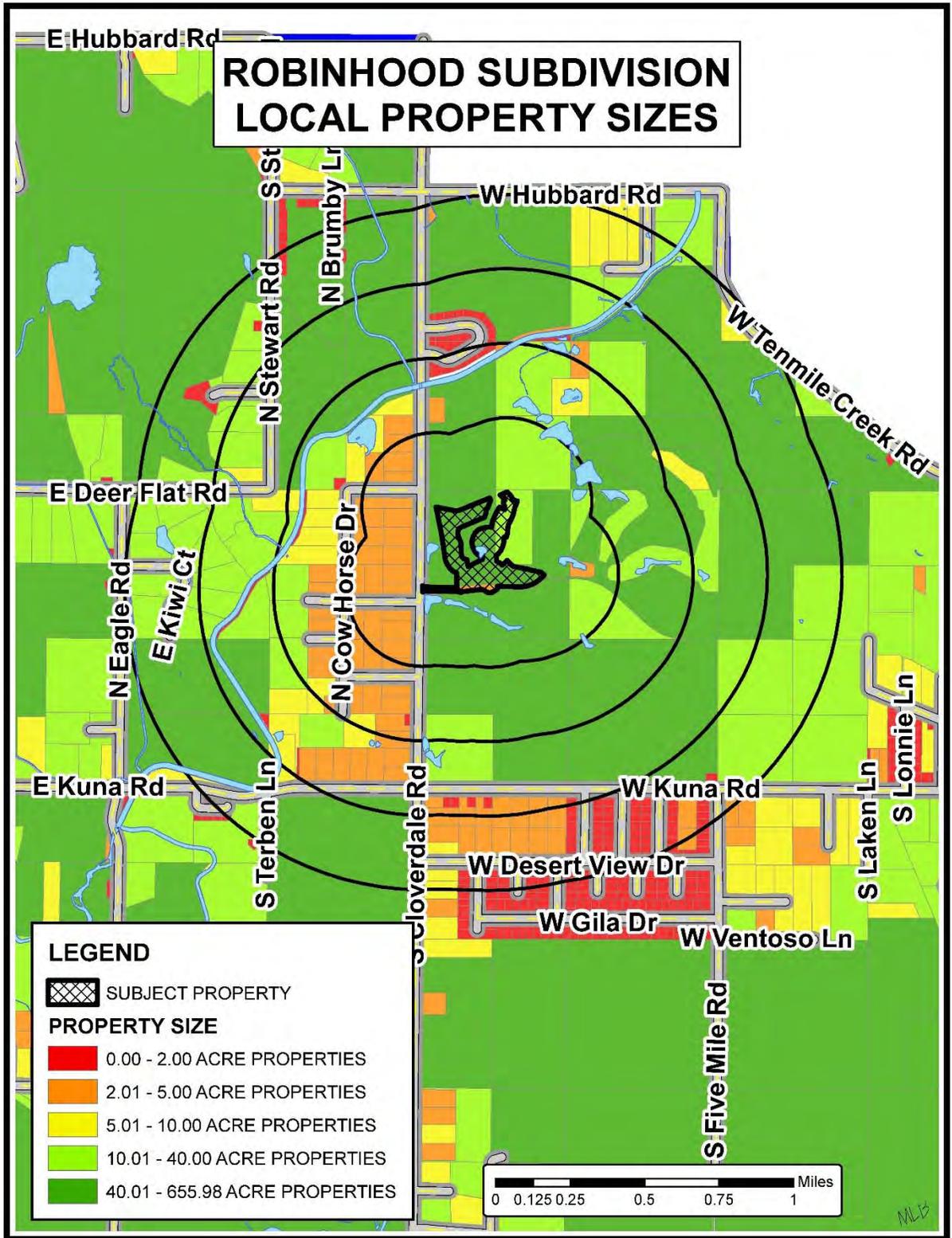
**Legend**

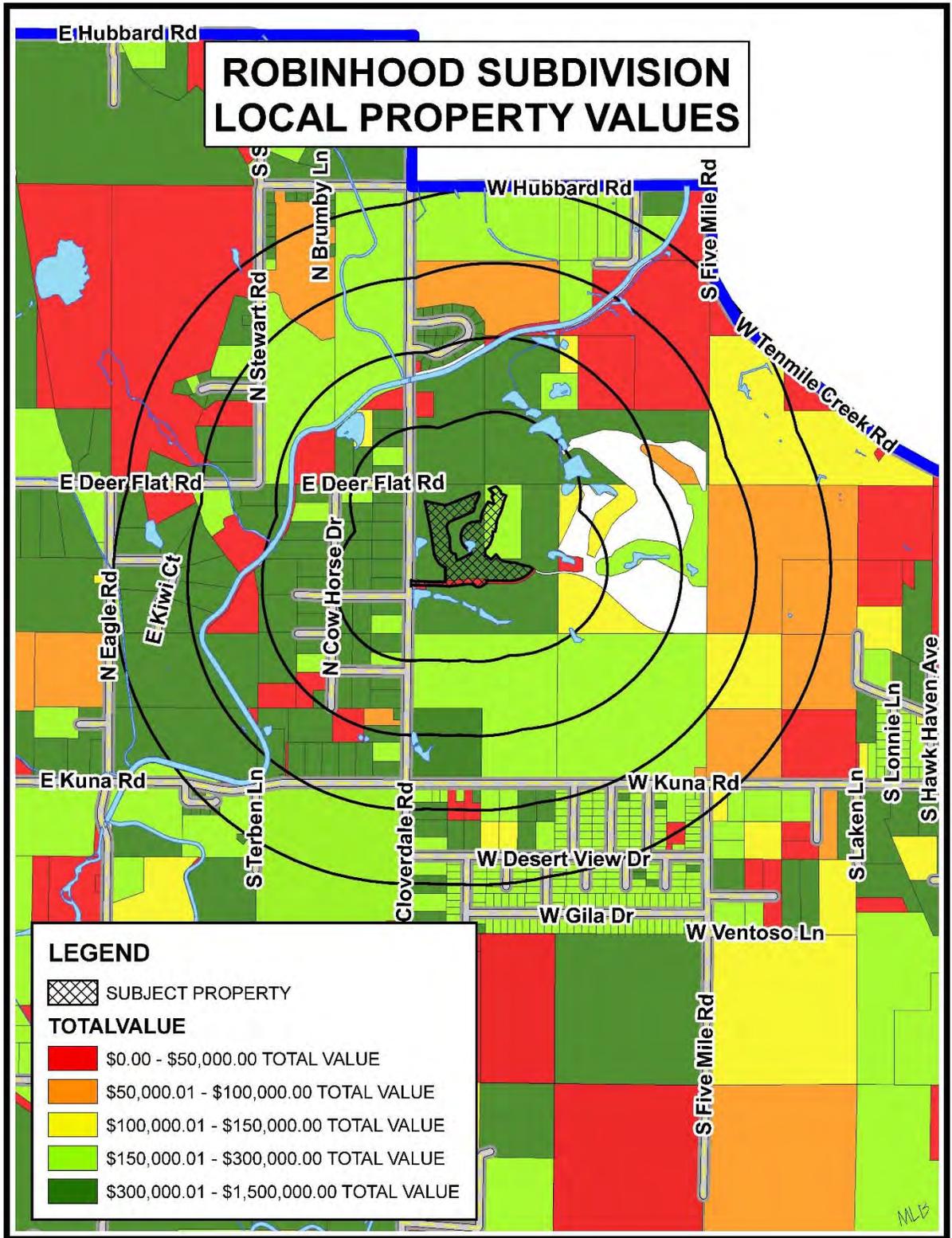
-  SUBJECT PROPERTY
-  HIGH DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  MIXED-USE













**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

May 9, 2019

Wendy Howell, PCED  
Planning and Zoning Director  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

**RE: ROBINHOOD SUBDIVISION –PRELIMINARY PLAT**

Dear Ms. Howell:

On behalf of our client, M3 ID Falcon Crest, LLC, please accept this request for the Preliminary Plat for Robinhood Subdivision. The proposed development is located on the east side of S. Cloverdale Road immediately adjacent to the existing Falcon Crest Golf Course. The subject property has been annexed into the City of Kuna and received R-6 zoning; this application is for a Preliminary Plat only. The address for the subject property is 11102 S Cloverdale Rd, Kuna, Idaho. The development includes 36.72 acres.

**Preliminary Plat**

The Preliminary Plat for Robinhood Subdivision consists of 36.72 acres, includes 116 residential lots, 17 common lots, 2 golf lots, and 2 common driveway lots. The common area will include 4.89 acres making up 13.3% of the platted area, and the golf lots will include an additional 2.76 acres making up 8.0% of the platted area. The average lot size is 7,477 S.F and the residential density is 3.44 dwelling units per acre. All lots meet dimensional standards approved through the existing PUD. The property has existing R-6 zoning.

The Falcon Crest Masterplan identifies the Robinhood Subdivision area as “Golf Village A”; the subject area was originally approved through the PUD for 128 units and a density of 4.0 dwelling units per acre. 116 units are proposed for Robinhood Subdivision; the 12 units not utilized in Golf Village A will be shifted to one of the future Village areas.

The existing 9 hole Robinhood course will be removed when Robinhood Subdivision is constructed; a new 9 hole golf course will be constructed adjacent to Robinhood Subdivision.

**Existing Entitlements**

In 2018, the Falcon Crest development was annexed into the City of Kuna; the Robinhood Subdivision parcels were included in this annexation. A Development Agreement and Planned Unit Development were approved for the subject property as a part of the annexation and zoning for Falcon Crest. The proposed Preliminary Plat for Robin Hood complies with the underlying zoning and PUD that were approved for the subject property through the Falcon Crest entitlements.

**Development Schedule**

Development is planned to proceed immediately following project and engineering approvals. We anticipate developing 1-2 phases a year until the project is completed. It is anticipated that construction will start on this development by the end of 2019 and that the project will be construction in 2-3 phases over the next three years. A phasing plan is included as a part of this application.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna and will comply with all applicable local, state and federal requirements. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,  
**J-U-B ENGINEERS, Inc.**



Wendy Shrief, AICP



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

## Commission & Council Review Application

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

\*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-03-S, & 19-14-DR 19-07-ZC
Project name	Robinhood Sub.
Date Received	5.16.2019
Date Accepted/ Complete	6.08.2019
Cross Reference Files	
Commission Hearing Date	08.13.2019
City Council Hearing Date	

### Type of Review (check all that apply):

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

### Contact/Applicant Information

Owners of Record: <u>Falcon Crest, LLC</u>	Phone Number: _____
Address: <u>2528 N Cloverdale Rd</u>	E-Mail: _____
City, State, Zip: <u>Boise, ID 83713</u>	Fax #: _____
Applicant (Developer): <u>M3 Companies</u>	Phone Number: <u>939-6263</u>
Address: <u>1087 W River Street, Suite 310</u>	E-Mail: <u>mtate@m3companiesllc.com</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: _____
Engineer/Representative: <u>JUB Engineers, Scott Wonders</u>	Phone Number: <u>376-7330</u>
Address: <u>250 S Beechwood Ave, Suite 201</u>	E-Mail: <u>swonders@jub.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: _____

### Subject Property Information

Site Address: <u>11102 S Cloverdale Rd, Kuna, ID</u>
Site Location (Cross Streets): <u>S. Cloverdale Road adjacent to Falcon Crest Golf Course</u>
Parcel Number (s): <u>S1422212410; S142212000; S1422233700</u>
Section, Township, Range: <u>Section 22, T2N, R1E, BM</u>
Property size : <u>36.72 ac.</u>
Current land use: <u>Golf Course and Vacant Properties</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>N/A</u>

**Project Description**

Project / subdivision name: Robinhood Subdivision  
General description of proposed project / request: Single-Family Residential Subdivision

Type of use proposed (check all that apply):  
 Residential Single-Family  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_

Amenities provided with this development (if applicable): Amenities will be included in future phases

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No  
Please describe the existing buildings: \_\_\_\_\_  
Any existing buildings to remain?  Yes  No  
Number of residential units: 116 Number of building lots: 116  
Number of common and/or other lots: 21  
Type of dwellings proposed:  
 Single-Family \_\_\_\_\_  
 Townhouses \_\_\_\_\_  
 Duplexes \_\_\_\_\_  
 Multi-Family \_\_\_\_\_  
 Other \_\_\_\_\_  
Minimum Square footage of structure (s): Unknown at this time  
Gross density (DU/acre-total property): 3.44 Net density (DU/acre-excluding roads): 5.83  
Percentage of open space provided: 13.3% Acreage of open space: 4.89 acres + 2.76 ac. golf lots  
Type of open space provided (i.e. landscaping, public, common, etc.): Landscaping buffers, common areas with landscaping and amenities.

**Non-Residential Project Summary (if applicable)**

Number of building lots: N/A Other lots: N/A  
Gross floor area square footage: N/A Existing (if applicable): N/A  
Hours of operation (days & hours): N/A Building height: N/A  
Total number of employees: N/A Max. number of employees at one time: N/A  
Number and ages of students/children: N/A Seating capacity: N/A  
Fencing type, size & location (proposed or existing to remain): N/A

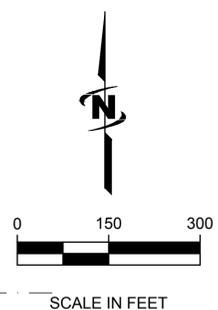
Proposed Parking: N/A  
a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: N/A  
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): N/A

Applicant's Signature: W. G. Adell Date: 5/10/19

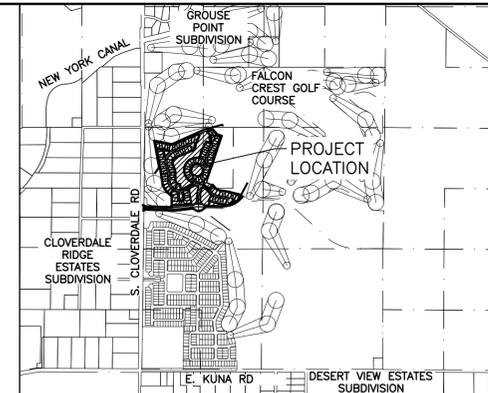
# PRELIMINARY PLAT FOR ROBINHOOD SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
KUNA, ADA COUNTY, IDAHO  
2019

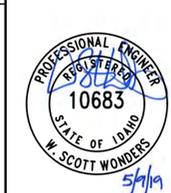


## BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner



**JUB**  
J-U-B ENGINEERS, INC.  
250 S. Beechwood Ave.  
Suite 201  
Boise, ID 83709-0944  
Phone: 208.376.7330  
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NO.	REVISION	DESCRIPTION	BY	DATE

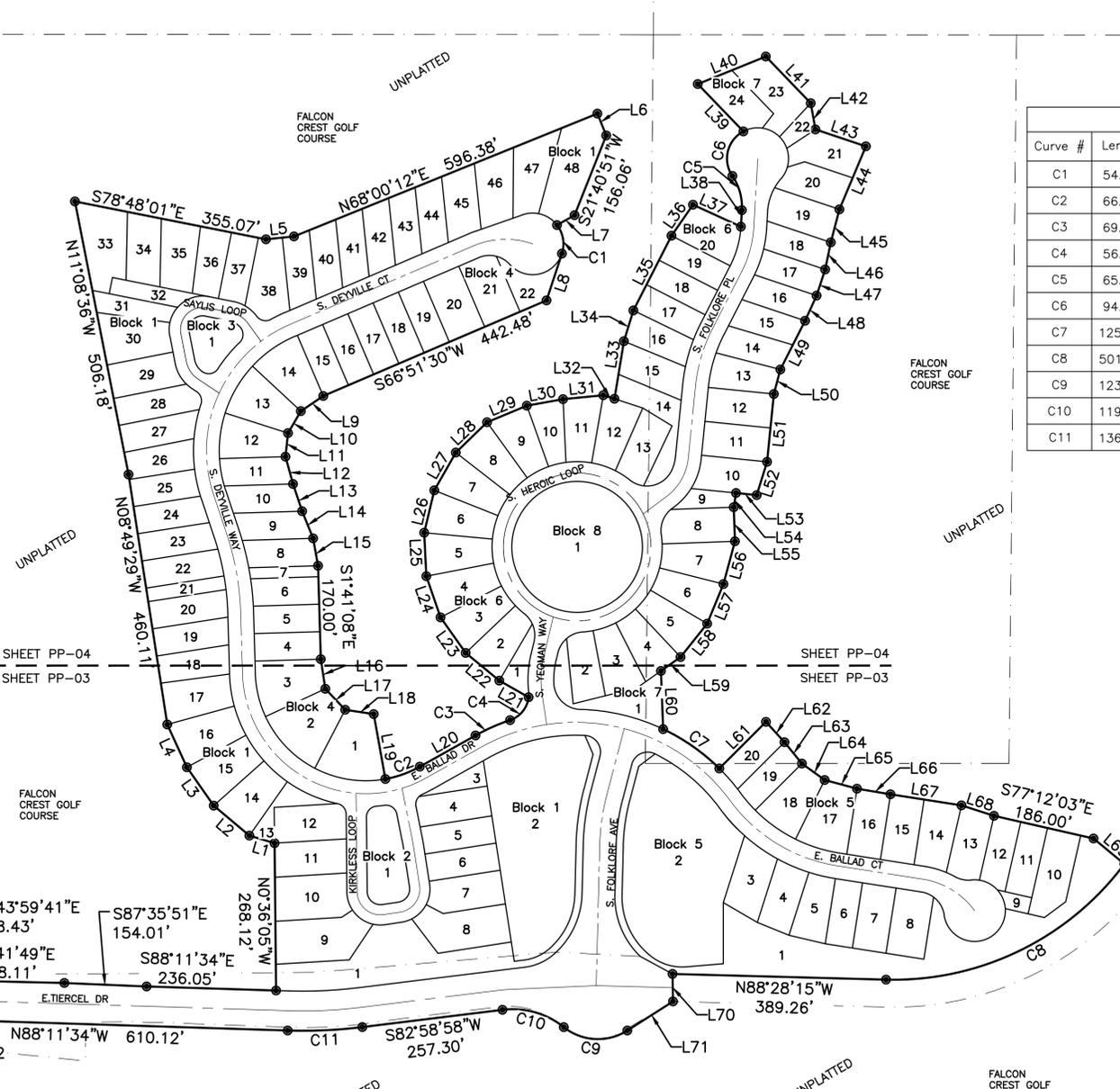
ROBINHOOD SUBDIVISION  
KUNA, ADA COUNTY, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-19-022-PRE-PLAT  
JUB PROJ. #: 10-19-022  
DRAWN BY: ...  
DESIGN BY: ...  
CHECKED BY: ...

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
LAST UPDATED: 9/30/2019

SHEET NUMBER:  
**PP-01**



### Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	54.81'	56.00'	56°04'34"	S09°45'34"E	52.65'
C2	66.95'	201.50'	19°02'10"	N70°19'11"E	66.64'
C3	69.03'	373.50'	10°35'23"	N66°05'47"E	68.93'
C4	56.49'	50.00'	64°43'56"	N39°01'31"E	53.53'
C5	65.73'	100.00'	37°39'30"	N15°30'15"W	64.55'
C6	94.26'	56.00'	96°26'19"	N13°53'09"E	83.52'
C7	125.50'	373.50'	19°15'10"	S55°02'57"E	124.92'
C8	501.42'	525.00'	54°43'19"	S64°10'06"W	482.57'
C9	123.75'	100.00'	70°54'07"	N86°57'34"W	116.00'
C10	119.14'	150.00'	45°30'32"	N74°15'46"W	116.03'
C11	136.46'	886.00'	8°49'28"	S87°23'42"W	136.32'

### NOTES:

- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
- THE STREETS WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS. THE PUBLIC STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (ACHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1, 3, 13, 21, AND 31, BLOCK 1, LOT 1, BLOCK 2, LOT 1, BLOCK 3, AND LOTS 7 AND 22, BLOCK 4, LOT 1, BLOCK 5, LOTS 1, 10, AND 14, BLOCK 6, LOTS 1, 9, AND 22, BLOCK 7, AND LOT 1, BLOCK 8 WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOT 2, BLOCK 1 AND LOT 2, BLOCK 5 ARE GOLF COURSE LOTS. LOT 32 BLOCK 1 AND LOT 9, BLOCK 5 ARE COMMON DRIVEWAY LOTS.
- STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
- PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
- THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM A PRESSURE IRRIGATION PUMP STATION LOCATED ON THE DEVELOPMENT PROPERTY. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
- IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
- LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF ACHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND ACHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROBIN HOOD SUBDIVISION.
- THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0425 H, COMMUNITY PANEL NO. 0425, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**IRRIGATION DISTRICT:**  
BOISE PROJECT BOARD OF CONTROL  
2465 OVERLAND ROAD  
BOISE, ID 83705  
PHONE: (208) 344-1141

**FIRE DISTRICT:**  
KUNA FIRE DISTRICT  
150 W. BOISE STREET  
KUNA, ID 83634  
PHONE: (208) 922-1144

**SEWER & WATER:**  
CITY OF KUNA  
6950 S TEN MILE RD  
MERIDIAN, ID. 83634  
PHONE: (208) 287-1729 (SEW)  
PHONE: (208) 287-1725 (WAT)

**PRESSURE IRRIGATION:**  
CITY OF KUNA  
6950 S TEN MILE RD  
MERIDIAN, ID. 83634  
PHONE: (208) 287-1725

**LAND USE SUMMARY**  
TOTAL AREA: 36.72 AC.  
TOTAL LOTS: 137 LOTS  
RESIDENTIAL LOTS: 116 LOTS  
COMMON AREA LOTS: 17 LOTS  
GOLF LOTS: 2 LOTS  
COMMON DRIVEWAY LOTS: 2 LOTS  
RESIDENTIAL DENSITY: 3.44 DU/AC  
COMMON AREA: 4.89 AC. (13.3%)  
GOLF LOTS AREA: 2.76 AC. (8.0%)  
AVERAGE LOT SIZE: 7,477 S.F.  
SMALLEST LOT: 6,000 S.F.  
EXISTING ZONE: R-6

**SCHOOL DISTRICT:**  
KUNA SCHOOL DISTRICT  
711 E. PORTER STREET  
KUNA, ID 83634  
PHONE: (208) 922-1000

**OWNER**  
FALCON CREST LLC  
2528 N. CLOVERDALE RD.  
BOISE, ID 83713

**DEVELOPER**  
M3 COMPANIES  
1087 W. RIVER STREET  
SUITE #310  
BOISE, IDAHO 83702  
MARK TATE 208-939-6263

**CIVIL ENGINEER**  
SCOTT WONDERS, P.E.  
J-U-B ENGINEERS  
250 S. BEECHWOOD AVE.  
STE. 201  
BOISE, ID 83709  
208-376-7330

**LAND SURVEYOR**  
ROBERT L. KAZARINOFF, P.L.S.  
J-U-B ENGINEERS  
250 S. BEECHWOOD AVE.  
STE. 201  
BOISE, ID 83709  
208-376-7330



BOUNDARY CERTIFICATION

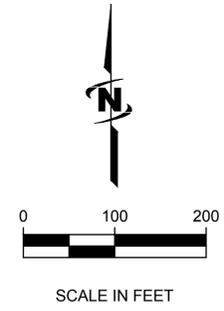
### LEGEND

EXISTING	PROPOSED
--- SANITARY SEWER LINE	--- SANITARY SEWER LINE
--- WATER LINE	--- WATER LINE
--- GRAVITY IRRIGATION PIPE	--- GRAVITY IRRIGATION PIPE
--- PRESSURE IRRIGATION LINE	--- PRESSURE IRRIGATION LINE
--- STORM DRAIN LINE	--- STORM DRAIN LINE
--- CENTERLINE	--- CENTERLINE
--- LOT LINE	--- LOT LINE
--- 6" VERTICAL CURB & GUTTER	--- 6" VERTICAL CURB & GUTTER
--- ROLLED CURB & GUTTER	--- ROLLED CURB & GUTTER
--- 5' SIDEWALK	--- 5' SIDEWALK
--- SEWER MANHOLE	--- SEWER MANHOLE
--- DITCH FLOW LINE	--- DITCH FLOW LINE
--- IRRIGATION MANHOLE	--- IRRIGATION MANHOLE
--- STREET LIGHT	--- STREET LIGHT
--- TREE DECIDUOUS	--- TREE DECIDUOUS
--- TREE CONIFER	--- TREE CONIFER
--- EDGE OF PAVEMENT	--- EDGE OF PAVEMENT
--- GAS LINE	--- GAS LINE
--- FENCE LINE	--- FENCE LINE
--- FIRE HYDRANT	--- FIRE HYDRANT
--- 5' CONTOUR LINE	--- 5' CONTOUR LINE
--- 1' CONTOUR LINE	--- 1' CONTOUR LINE

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length			
L1	N73°23'45"W	47.82'	L12	S15°29'35"E	51.49'	L23	N35°20'42"W	79.20'	L34	N17°05'11"E	58.67'	L45	S14°37'55"W	62.14'	L56	S15°05'13"W	80.58'	L67	S81°09'06"E	130.91'
L2	N49°58'04"W	84.86'	L13	S18°26'47"E	52.22'	L24	N19°05'05"W	79.20'	L35	N27°05'58"E	152.56'	L46	S11°46'20"W	50.35'	L57	S22°19'59"W	77.78'	L68	S72°09'34"E	62.24'
L3	N35°04'13"W	85.12'	L14	S22°02'23"E	53.33'	L25	N02°49'29"W	79.20'	L36	N34°44'51"E	68.61'	L47	S18°15'27"W	50.00'	L58	S38°35'36"W	77.78'	L69	S50°26'50"E	72.94'
L4	N24°40'27"W	85.69'	L15	S10°19'47"E	50.57'	L26	N13°26'08"E	79.20'	L37	S65°29'46"E	95.99'	L48	S24°40'42"W	50.29'	L59	S54°51'12"W	43.75'	L70	S00°59'11"E	50.05'
L5	N84°05'51"E	51.29'	L16	S08°36'49"E	54.53'	L27	N29°41'45"E	79.20'	L38	N03°19'30"E	30.03'	L49	S26°53'53"W	99.48'	L60	S02°09'23"E	105.97'	L71	S57°35'23"W	98.66'
L6	S21°59'48"E	42.82'	L17	S43°41'14"E	52.60'	L28	N45°57'22"E	79.20'	L39	N43°58'57"W	119.64'	L50	S14°48'05"W	46.13'	L61	N45°04'15"E	120.00'	L72	S46°15'26"W	28.01'
L7	S60°39'42"W	36.71'	L18	S81°20'14"E	52.60'	L29	N67°22'53"E	78.51'	L40	N68°00'12"E	133.72'	L51	S05°44'12"W	124.00'	L62	S42°23'46"E	50.05'			
L8	S18°16'43"W	89.69'	L19	S10°09'44"E	120.00'	L30	N79°51'40"E	67.05'	L41	S43°58'57"E	117.87'	L52	S17°24'12"W	63.31'	L63	S39°11'32"E	50.25'			
L9	S56°08'46"W	49.18'	L20	N60°48'05"E	116.36'	L31	N84°25'44"E	73.72'	L42	S10°05'24"E	48.53'	L53	N84°15'48"W	37.81'	L64	S54°19'50"E	51.13'			
L10	S30°17'23"W	46.37'	L21	N60°29'17"W	61.32'	L32	S72°04'52"E	21.37'	L43	S71°30'52"E	97.04'	L54	S09°18'11"W	26.16'	L65	S75°02'59"E	60.91'			
L11	S06°02'31"W	43.10'	L22	N50°32'11"W	79.42'	L33	N09°23'47"E	106.17'	L44	S22°52'23"W	124.36'	L55	S02°03'26"E	62.00'	L66	S80°30'09"E	62.00'			

Plot Date: 9/30/2019 1:00 PM. Plotted By: Everett Eamnest  
Date Created: 9/30/2019 1:00 PM. Project: SUBJ: 10-19-022 ROBINHOOD SUBDIVISION PRE-PLAT CAD SHEET: 10-19-022 PRE-PLAT DWG

Plot Date: 5/9/2019 12:39 PM Plotted By: Everett Earnest  
 Date Created: 5/9/2019 File Path: C:\JUB\10-19-022\ROBINHOOD\SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-022 PRE-PLAT.DWG



NOTES:  
 1. GOLF FAIRWAYS, GREENS, SAND TRAPS, AND SOME TREES WITHIN SUBDIVISION BOUNDARY TO BE RELOCATED OR REMOVED.



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
 250 S. Beechwood Ave.  
 Suite 201  
 Boise, ID 83709-0944  
 Phone: 208.376.7330  
 www.jub.com



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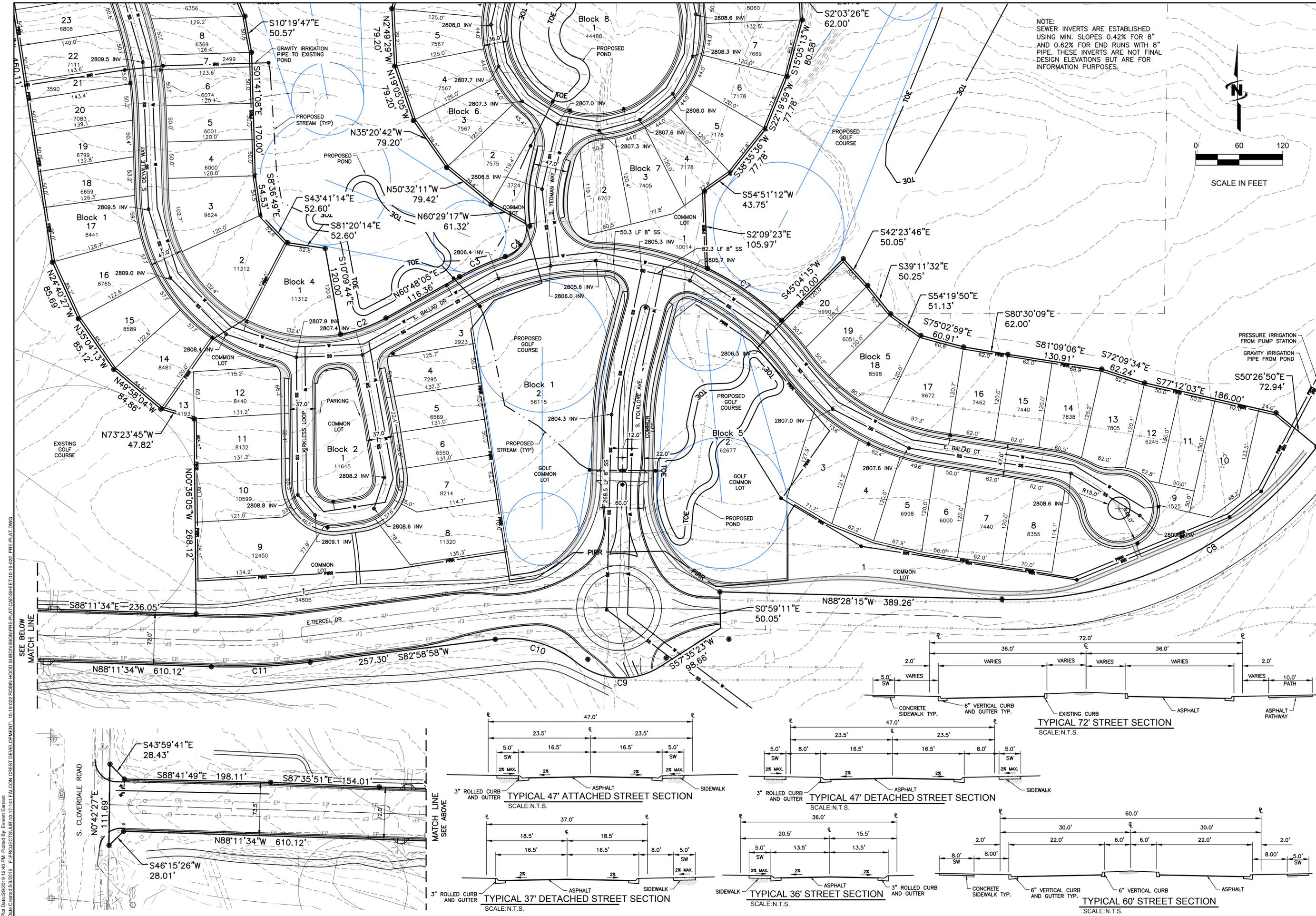
NO.	REVISION	DESCRIPTION	BY	DATE

ROBINHOOD SUBDIVISION  
 KUNA, ADA COUNTY, IDAHO

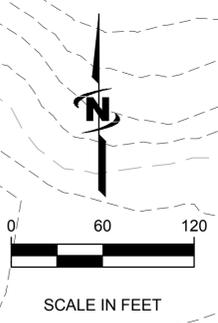
EXISTING CONDITIONS

FILE: 10-19-022 PRE-PLAT  
 JUB PROJ. #: 10-19-022  
 DRAWN BY: :  
 DESIGN BY: :  
 CHECKED BY: :  
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 5/9/2019

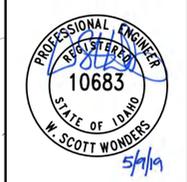
SHEET NUMBER:  
**PP-02**



NOTE:  
SEWER INVERTS ARE ESTABLISHED  
USING MIN. SLOPES 0.42% FOR 8"  
AND 0.62% FOR END RUNS WITH 8"  
PIPE. THESE INVERTS ARE NOT FINAL  
DESIGN ELEVATIONS BUT ARE FOR  
INFORMATION PURPOSES.



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NO.	DESCRIPTION	BY	DATE

**ROBINHOOD SUBDIVISION**  
KUNA, ADA COUNTY, IDAHO

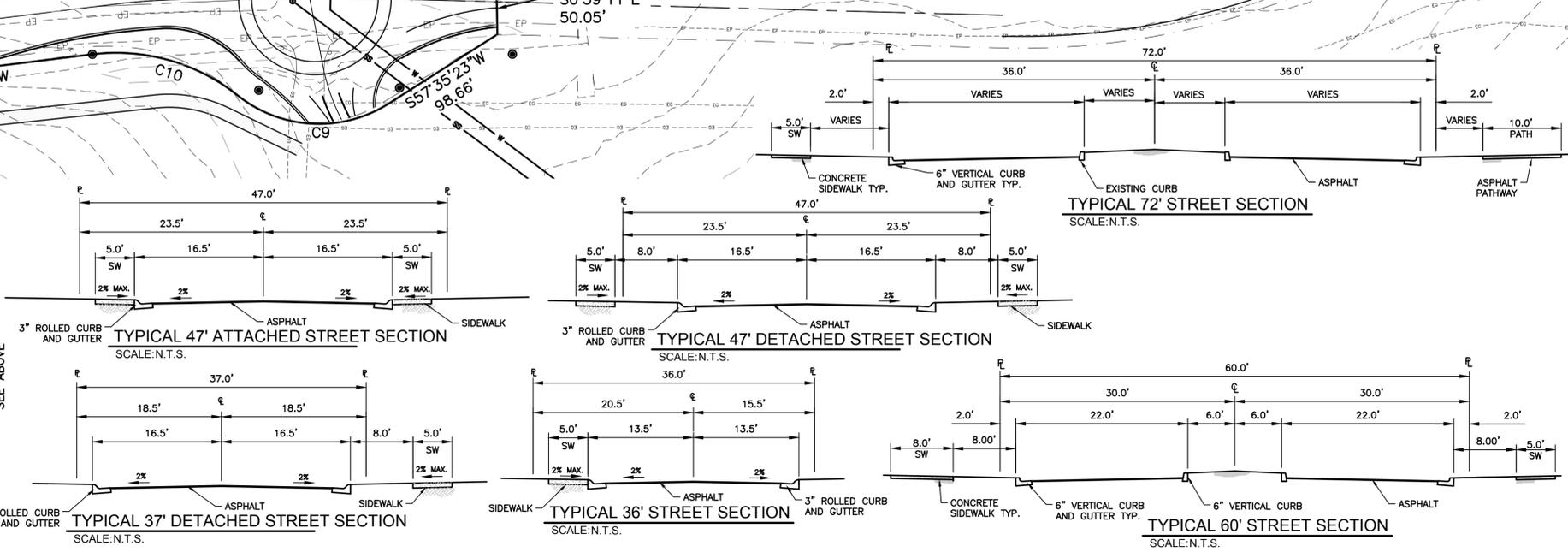
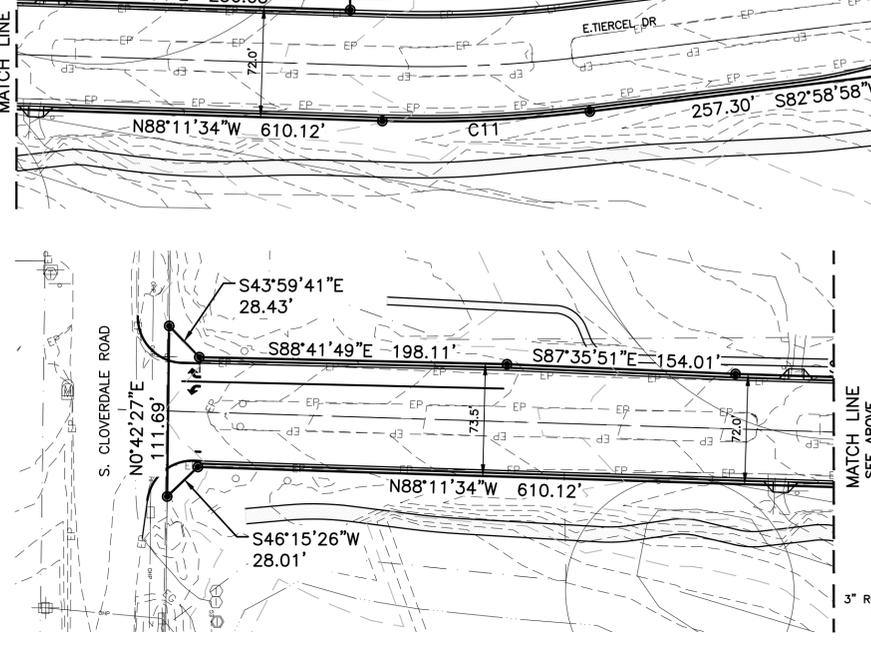
PROPOSED CONDITIONS

FILE: 10-19-022-PRF-PLAT  
JUB PROJ. #: 10-19-022  
DRAWN BY: ...  
DESIGN BY: ...  
CHECKED BY: ...

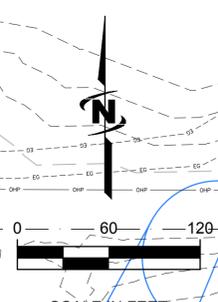
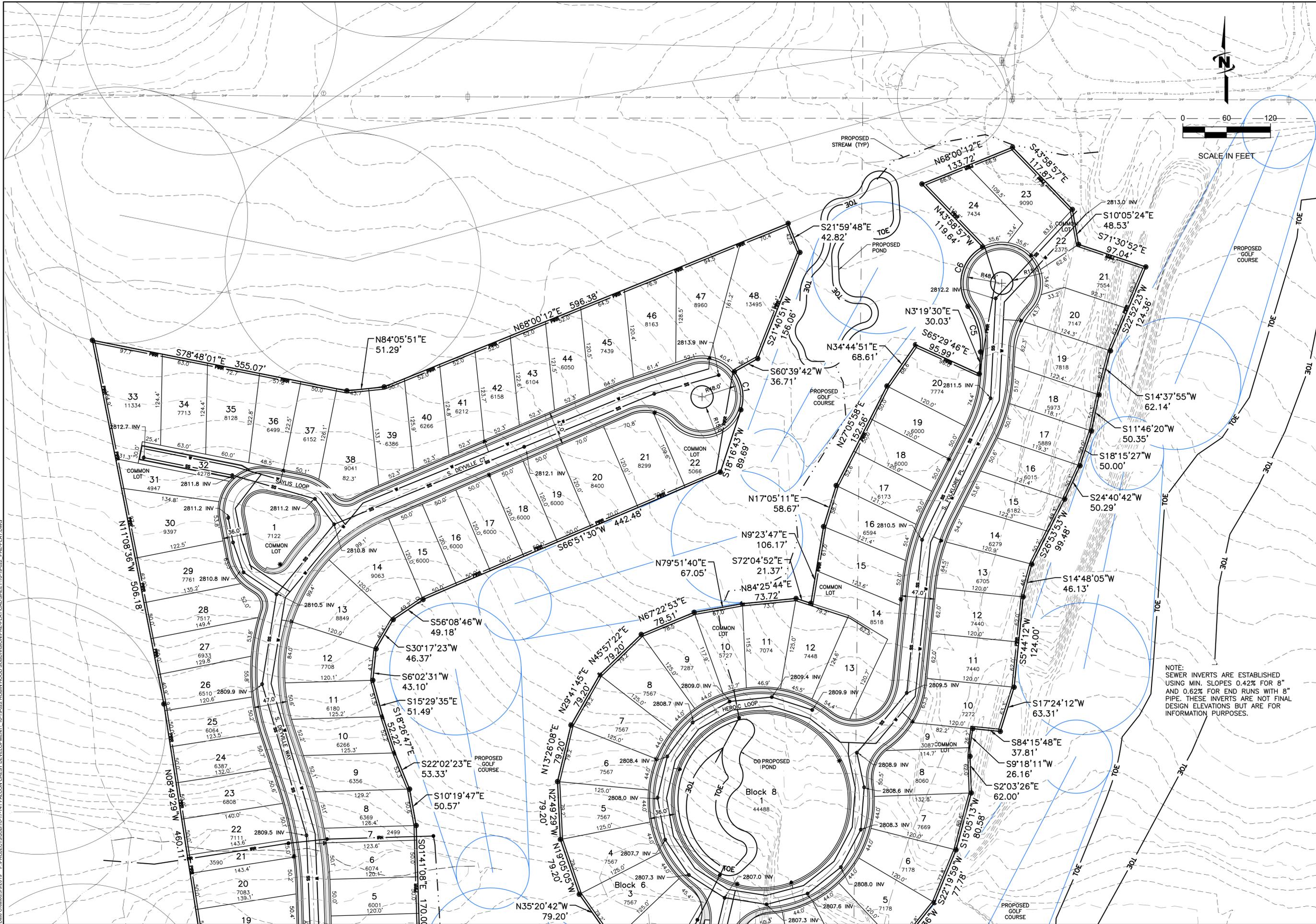
ONE INCH  
AT FULL SIZE, IF NOT ONE  
INCH, SCALE ACCORDINGLY  
LAST UPDATED: 9/9/2019

SHEET NUMBER:  
**PP-03**

Plot Date: 9/9/2019 12:40 PM Plotted By: Everett Earnest  
 Date Created: 9/9/2019 F:\PROJECTS\SUB\10-17-13\FALCON GREST DEVELOPMENT\_10-19-022\ROBINHOOD SUBDIVISION\PRE-PLAT\CAD\SHEET\10-19-022-PRF-PLAT.DWG



Plot Date: 9/20/19 12:41 PM Plotted By: Everett Earnest  
 Date Created: 9/20/19 1:00:00 PM Project: SUB 10-17-181 TALCON GREAT DEVELOPMENT - 10-19-222 ROBIN HOOD SUBDIVISION PRE-PLAT CAD SHEET 10-19-22 PRE-PLAT.DWG



NOTE: SEWER INVERTS ARE ESTABLISHED USING MIN. SLOPES 0.42% FOR 8" AND 0.62% FOR END RUNS WITH 8" PIPE. THESE INVERTS ARE NOT FINAL DESIGN ELEVATIONS BUT ARE FOR INFORMATION PURPOSES.

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 www.jub.com

PROFESSIONAL ENGINEER  
 STATE OF IDAHO  
 10683  
 W. SCOTT WONDERS  
 5/1/19

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NO.	REVISION	DESCRIPTION	BY	DATE

ROBINHOOD SUBDIVISION  
 KUNA, ADA COUNTY, IDAHO

PROPOSED CONDITIONS

FILE: 10-19-022 PRE-PLAT  
 JUB PROJ. #: 10-19-022  
 DRAWN BY: ...  
 DESIGN BY: ...  
 CHECKED BY: ...

ONE INCH  
 AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY  
 LAST UPDATED: 9/20/19

SHEET NUMBER:  
**PP-04**



**PLANT MATERIAL LEGEND**

Sym.	Plant Name	Size
	Existing Tree To Be Relocated/Remain?	Varies
<b>Class I Trees</b>		
	<i>Cercis canadensis</i> Eastern Redbud	2' 8&8
	<i>Cornus florida</i> Flowering Dogwood	2' 8&8
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2' 8&8
	<i>Pyrus calleryana</i> 'Chanticleer' Callery Pear	2' 8&8
<b>Class II Trees</b>		
	<i>Acer truncatum</i> x 'Norwegian sunset' Norwegian Sunset Maple	3' 8&8
	<i>Acer x fremontii</i> 'October Glory' October Glory Maple	3' 8&8
	<i>Gladiolus triacanthus</i> var. 'inermis' 'Skyline' Skyline Honey Locust	3' 8&8
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	3' 8&8
<b>Shrubs</b>		
	<i>Berberis thunbergii</i> 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	5 Gal.
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.
	<i>Buddleja davidii</i> 'Peach Cobbler' Peach Cobbler Butterfly Bush	5 gal.
	<i>Caryopteris x elandensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.
	<i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood	5 Gal.
	<i>Euonymus alatus</i> 'Compactus' Burning Bush	5 Gal.
	<i>Euonymus fortunei</i> 'Emerald 'n Gold' Emerald & Gold Euonymus	5 gal.
	<i>Euonymus japonica</i> 'Aureo-Marginata' Gold Edge Euonymus	5 gal.
	<i>Euonymus japonicus</i> 'microphyllus' Boxleaf Euonymus	5 Gal.
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 Gal.
	<i>Perovskia atriplicifolia</i> Russian Sage	5 Gal.
	<i>Phacelia x fraseri</i> Fraser's Phacelia	5 gal.
	<i>Picea pungens</i> 'Glabosa' Glabosa Spruce	15 gal.
	<i>Pinus mugo</i> 'pumilio' Mugo Pine	15 Gal.
	<i>Rosa x 'Noare'</i> Flower Carpet TM Red Rose	5 Gal.
	<i>Rosa x 'Noalesa'</i> Flower Carpet Yellow Rose	5 Gal.
	<i>Rosa x 'Noala'</i> Flower Carpet Coral Rose	5 Gal.
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.
	<i>Spiraea japonica</i> 'Little Princess' Little Princess Spirea	5 gal.
	<i>Syringa vulgaris</i> 'Charles Joly' Charles Joly Lilac	5 gal.
	<i>Syringa vulgaris</i> 'Ludwig Spaeth' Ludwig Spaeth Lilac	5 gal.
	<i>Weigela florida</i> 'Wine and Roses' Wine and Roses Weigela	5 gal.
<b>Groundcovers</b>		
	<i>Ceratostigma plumbago</i> Dwarf Plumbago	3 Gal.
	<i>Erica x darleyensis</i> 'Kramer's Rose' Kramer's Red Winter Heath	3 Gal.
	<i>Erica x darleyensis</i> 'Mediterranean White' Mediterranean White Heath	3 Gal.
	<i>Taxus cuspidata</i> 'Monlo' Emerald Spreader	3 Gal.
<b>Grasses</b>		
	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 Gal.
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 Gal.
	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5 Gal.
	<i>Panicum alopecuroides</i> 'Little Bunny' Little Bunny Fountain Grass	5 Gal.
<b>Perennials</b>		
	<i>Coreopsis</i> 'Zagreb' Zagreb Coreopsis	3 gal.
	<i>Echinacea purpurea</i> 'Magnus' 'Magnus' Purple Coneflower	3 gal.
	<i>Geum</i> 'Blazing Sunset' 'Blazing Sunset'	3 gal.
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	3 gal.
	<i>Lavandula angustifolia</i> 'Munstead' Lavender Munstead	3 Gal.
	<i>Rudbeckia fulgida</i> var. 'sultivantii' 'Goldsturm' Goldsturm Black Eyed Susan	3 gal.
	<i>Sedum spectabile</i> 'Autumn Fire' Autumn Fire Stonecrop	3 gal.
	<i>Sedum spectabile</i> 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	<i>Sedum spectabile</i> 'Yenix' Autumn Joy Stonecrop	3 gal.
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 gal.

**MASS PLANTING**

Sym.	Description
	SODDED FESCUE TURF

**INERTS**

Sym.	Description
	MULCH, 3" LAYER, COLOR: PREMIUM BLEND

# PRELIMINARY PLAT LANDSCAPE PLANS FOR FALCON CREST ENTRY DRIVE

KUNA, IDAHO  
2019

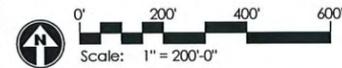
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CONSTRUCTION



FALCON CREST  
ENTRY DRIVE  
PRELIMINARY PLAT LANDSCAPE PLANS  
KUNA, IDAHO

FALCON CREST ENTRY DRIVE - OVERALL LANDSCAPE PLAN



**DEVELOPER**

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**CIVIL ENGINEERS**

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**LANDSCAPE ARCHITECT**

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**SHEET INDEX**

Cover Sheet	L0.0
General Notes / Landscape Calculations	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.4
Planting Details	L7.1
Planting Specifications	L8.1

revisions:



project #: MTC074  
scale: As Shown  
issued for: REVIEW  
drawn by: TEAM  
date: 04-05-2019  
drawing: Overall Planting Plan

sheet #

L0.0  
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**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.

**GRADING GENERAL NOTES:**

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEER'S 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 FOLLOWINGS:
  - 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 ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- 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 PAVING, 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 TOOLED 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.

**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 "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- 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: MASON STANFIELD AND 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 (DEFENDING 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	MODEL / SIZE	COLOR/FINISH	COMMENTS
1.1	CONCRETE SIDEWALK	CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	PER KUNA, IDAHO STANDARDS
1.2	SPADE EDGE	CONTRACTOR			
	-LIMIT OF TURF	CONTRACTOR			
3.1	PLANTING AREA	CONTRACTOR	MULCH	COLOR: PERFECT BLEND	
	-MULCH	CONTRACTOR			
3.2	TURF AREA	CONTRACTOR	SODDED FESCUE		
	-SOD	CONTRACTOR			
5.1	NEIGHBORHOOD SIDEWALK				PER JUB ENGINEER'S PLANS
5.2	GOLF COURSE				PER JUB ENGINEER'S PLANS
5.3	STREET LIGHT				PER JUB ENGINEER'S PLANS
5.4	HANDICAP RAMP				PER JUB ENGINEER'S PLANS

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FALCON CREST  
 ENTRY DRIVE  
 PRELIMINARY PLAT LANDSCAPE PLANS  
 KUNA, IDAHO

revisions:

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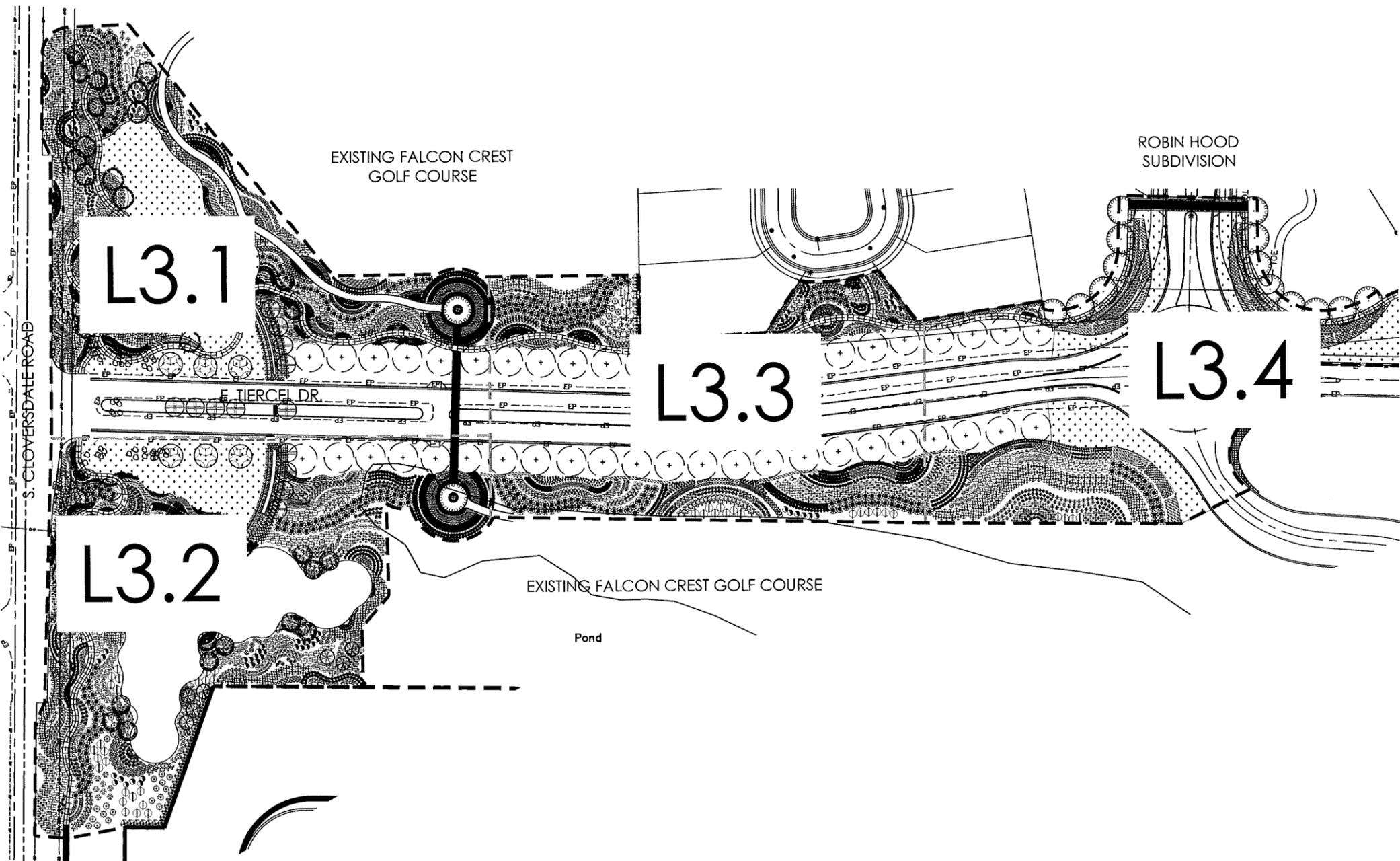
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 drawing: General Notes

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**PLANT PALETTE**

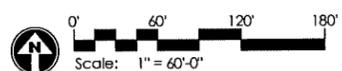
Sym.	Plant Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2.5' B&B	19	Standard
	<i>Cornus florida</i> Flowering Dogwood	2.5' B&B	13	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2.5' B&B	29	Standard
<b>Class II Trees</b>				
	<i>Acer rubrum</i> 'October Glory' October Glory Maple	48" Box	16	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	48" Box	17	Standard
<b>Conifer Trees</b>				
	<i>Pinus flexilis</i> 'Anderson's' Vanderwold's Pine	10' Ht. B&B	7	
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal.	468	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	119	
	<i>Buddleja x butterfly</i> 'Peach Cobbler' Peach Cobbler Butterfly Bush	5 gal.	47	
	<i>Caryopteris x clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	238	
	<i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood	5 gal.	707	
	<i>Euonymus alatus</i> 'Compactus' Dwarf Burning Bush	5 gal.	62	
	<i>Euonymus japonicus</i> v. <i>microphyllus</i> 'Sunny Delight' Sunny Delight Euonymus	5 gal.	209	
	<i>Euonymus fortunei</i> 'Emerald & Gold' Emerald & Gold Euonymus	5 gal.	837	
	<i>Euonymus japonicus</i> 'Silver King' Silver King	5 gal.	233	
	<i>Euonymus alatus</i> 'Marshallii' Marshallian Euonymus	5 gal.	141	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	344	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	157	
	<i>Phytolacca fraseri</i> Fraser's Phlox	5 gal.	61	
	<i>Pinus mugo</i> 'pumilio' Mugo Pine	5 gal.	179	
	<i>Rosa x noalesa</i> 'Flower Carpet Yellow Rose' Flower Carpet Yellow Rose	5 gal.	380	
	<i>Rosa x noalesa</i> 'Flower Carpet Red Rose' Flower Carpet Red Rose	5 gal.	869	
	<i>Spiraea x bunalda</i> 'Goldflame' Gold Flame Spiraea	5 gal.	465	
	<i>Spiraea japonica</i> 'Little Princess' Japanese spirea	5 gal.	307	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	62	
	<i>Weigela florida</i> 'Wine and Roses' Wine and Roses Weigela	5 gal.	423	
	<i>Syringa vulgaris</i> Common Lilac	5 gal.	28	
<b>Groundcovers</b>				
	<i>Cerastium plumbago</i> Dwarf Pinks	3 gal.	16	
	<i>Erica x darleyensis</i> 'Kramer's Rate' Kramer's Red	3 gal.	508	
	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	302	
	<i>Taxus cuspidata</i> 'Afonloo' Emerald Spreader Japanese Yew	3 gal.	679	
	<i>Teucrium chamaedrys</i> 'Prostratum' Prostrate Germander	3 gal.	93	
<b>Grasses</b>				
	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	764	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	771	
	<i>Alisanthus sinensis</i> 'Gracillimus' Gracillimus Maiden Grass	5 gal.	443	
	<i>Pennisetum alopecuroides</i> 'Little Bunny' Little Bunny Fountain Grass	5 gal.	759	
<b>Perennials</b>				
	<i>Echinacea purpurea</i> 'Magnus' Magnus Purple Coneflower	3 gal.	266	
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	3 gal.	361	
	<i>Rudbeckia fulgida</i> var. <i>sultivantii</i> 'Goldsturm' Goldsturm Black Eyed Susan	3 gal.	598	
	<i>Sedum spectabile</i> 'Autumn Fire' Autumn Fire Stonecrop	3 gal.	346	
	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	3 gal.	339	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 gal.	479	

**MASS PLANTING**

Sym.	Description
	TURF 50,000 S.F.
	INERTS
	LIMIT OF TURF
	BARK MULCH, COLOR: PREMIUM BLEND

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

**FALCON CREST ENTRY DRIVE - LANDSCAPE SHEET LAYOUT**



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FALCON CREST  
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PRELIMINARY PLANT LANDSCAPE PLANS  
KUNA, IDAHO

revisions:  
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project #: MTC074  
scale: As Shown  
issued for: REVIEW  
drawn by: TEAM  
date: 04-05-2019  
drawing: Landscape Sheet Layout

sheet #

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of

LIMIT OF WORK

**MASS PLANTING**

Sym.	Description
	TURF 50,000 S.F.
	INERTS
	LIMIT OF TURF
	BARK MULCH, COLOR: PREMIUM BLEND

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

**PLANT PALETTE**

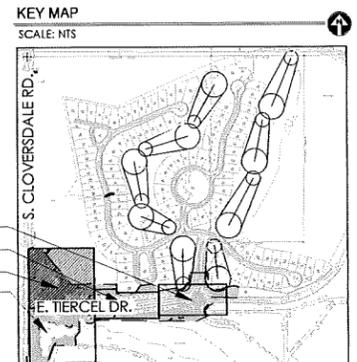
Sym.	Plant Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2.5' 888	19	Standard
	<i>Cornus florida</i> Flowering Dogwood	2.5' 888	13	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2.5' 888	29	Standard
<b>Class II Trees</b>				
	<i>Acer rubrum</i> 'October Glory' October Glory Maple	48" Box	16	Standard
	<i>Tilia x monticola</i> 'Harvest Gold' Harvest Gold Linden	48" Box	17	Standard
<b>Conifer Trees</b>				
	<i>Pinus flexilis</i> 'Vanderwolf's' Vanderwolf's Pine	10' HI. 888	7	
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal.	468	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	119	
	<i>Buddleja x flutterby</i> 'Peach Cobbler' Peach Cobbler Butterfly Bush	5 gal.	47	
	<i>Caryopteris x claudanensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	238	
	<i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood	5 gal.	707	
	<i>Euonymus alatus</i> 'Compactus' Dwarf Burning Bush	5 gal.	62	
	<i>Euonymus japonicus</i> v. <i>microphyllus</i> 'Sunny Delight' Sunny Delight Euonymus	5 gal.	209	
	<i>Euonymus fortunei</i> 'Emerald & Gold' Emerald & Gold Euonymus	5 gal.	637	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 gal.	233	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 gal.	141	
	<i>Peranskia arpicifolia</i> Russian Sage	5 gal.	344	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	157	
	<i>Phlox fraseri</i> Fraser's Phlox	5 gal.	61	
	<i>Pinus mugo</i> 'pumilio' Mugo Pine	5 gal.	179	
	<i>Rosa x 'Nolesu'</i> Rowe's Carpet Yellow Rose	5 gal.	380	
	<i>Rosa x 'Nane'</i> Rowe's Carpet Red Rose	5 gal.	869	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spiraea	5 gal.	465	
	<i>Spiraea japonica</i> 'Little Princess' Japanese Spiraea	5 gal.	307	
	<i>Viburnum opulus</i> 'Ratanum' Common Snowball Viburnum	5 gal.	62	
	<i>Weigela florida</i> 'Wine and Roses' Wine and Roses Weigela	5 gal.	423	
	<i>Syringa vulgaris</i> Common Lilac	5 gal.	28	
<b>Groundcovers</b>				
	<i>Ceratostigma plumbago</i> Dwarf Plumbago	3 gal.	16	
	<i>Erica x darleyensis</i> 'Kramer's Rose' Kramer's Red	3 gal.	508	
	<i>Rhus aromatica</i> 'Glo-Low' Glo-Low Fragrant Sumac	3 gal.	302	
	<i>Taxus cuspidata</i> 'Novolux' Emerald Spreader Japanese Yew	3 gal.	679	
	<i>Teucrium chamaedriss</i> 'Prunstrohm' Frohste Gemraider	3 gal.	93	
<b>Grasses</b>				
	<i>Calamagrostis x acutiflora</i> 'Overlani' Overlani Feather Reed Grass	5 gal.	764	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	771	
	<i>Miscanthus sinensis</i> 'Ornamental' Ornamental Grass	5 gal.	443	
	<i>Pennisetum olapocuroides</i> 'Little Bunny' Little Bunny Fountain Grass	5 gal.	759	
<b>Perennials</b>				
	<i>Echinacea purpurea</i> 'Magnus' 'Magnus' Purple Coneflower	3 gal.	266	
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	3 gal.	361	
	<i>Rudbeckia fulgida</i> var. <i>sultivantii</i> 'Goldsturm' Goldsturm Black Eyed Susan	3 gal.	598	
	<i>Sedum spectabile</i> 'Autumn Fire' Autumn Fire Stonecrop	3 gal.	346	
	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	3 gal.	339	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 gal.	479	

GREY PICKETT  
 landscape architecture | community design  
 714 E. STERSON DRIVE, SUITE 205  
 SCOTTSDALE, ARIZONA 85251  
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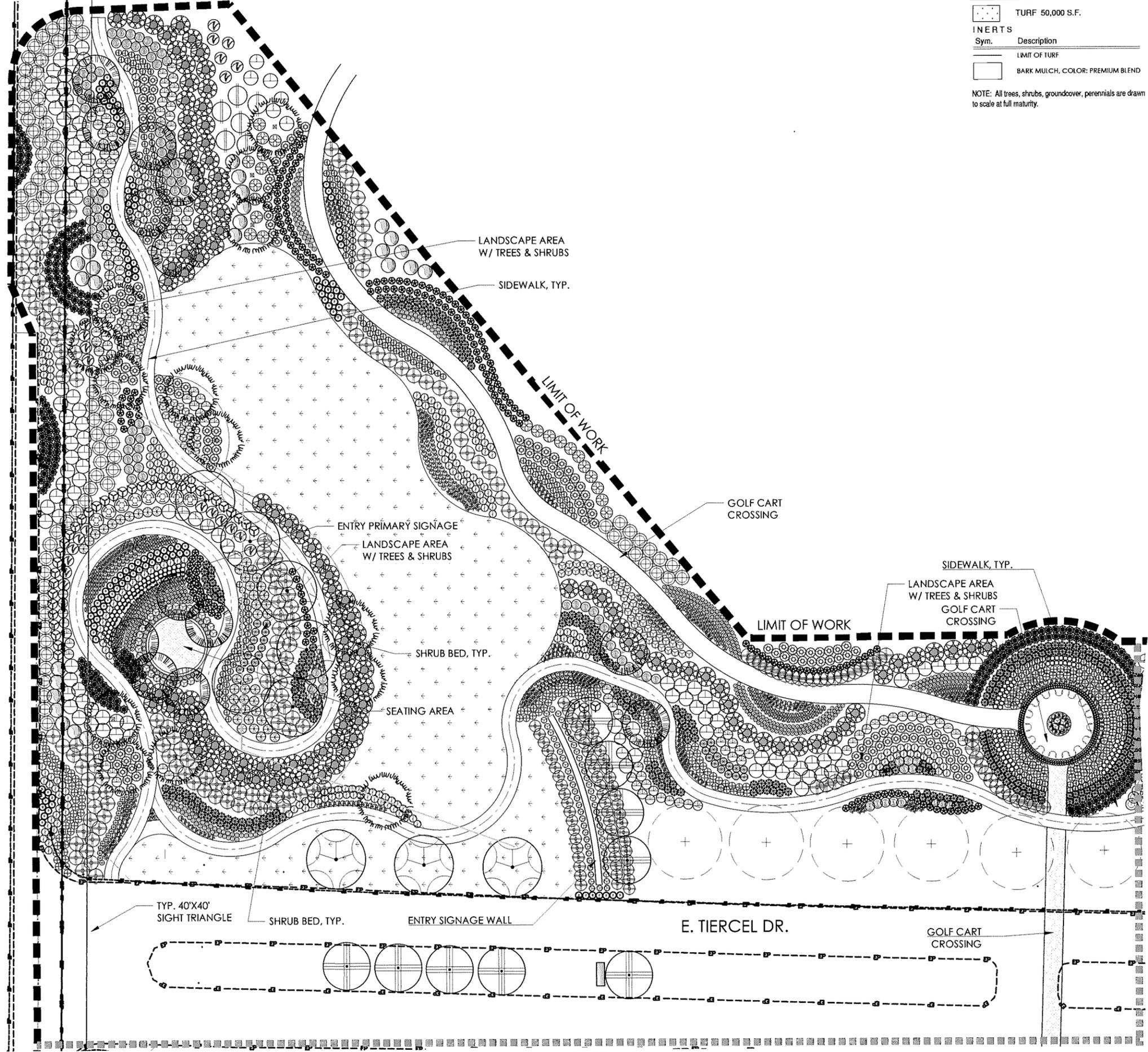
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

FALCON CREST  
 ENTRY DRIVE  
 PRELIMINARY PLANT LANDSCAPE PLANS  
 KUNA, IDAHO

revisions:  
 project #: MTC074  
 scale: As Shown  
 issued for: REVIEW  
 drawn by: TEAM  
 date: 04-05-2019  
 drawing: Planting Plan  
 sheet #

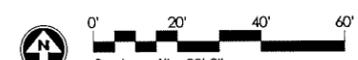


MATCHLINE SEE SHEET L3.3



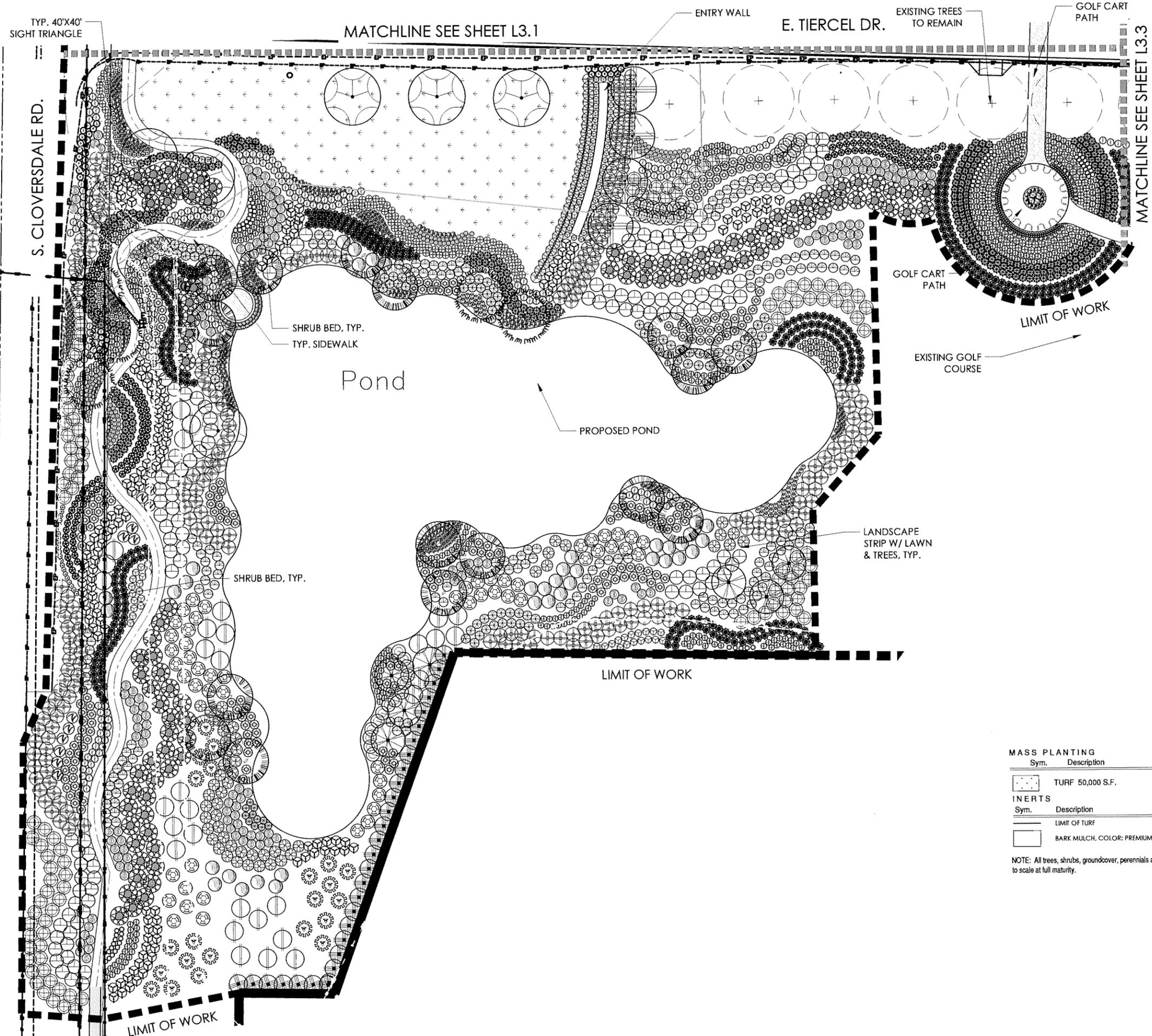
MATCHLINE SEE SHEET L3.2

PLANTING PLAN - L3.1



S. CLOVERSDALE RD.

L3.1 of



PLANT SYM.	PLANT NAME	Size	Qty.	REMARKS
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2.5' B&B	19	Standard
	<i>Cornus florida</i> Flowering Dogwood	2.5' B&B	13	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2.5' B&B	29	Standard
<b>Class II Trees</b>				
	<i>Acer rubrum</i> 'October Glory' October Glory Maple	48" Box	16	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	48" Box	17	Standard
<b>Conifer Trees</b>				
	<i>Pinus flexilis</i> 'Vanderwal's' Vanderwal's Pine	10' Ht. B&B	7	

<b>Shrubs</b>				
	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal.	468	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	119	
	<i>Buddleja x flutterby</i> 'Peach Cobbler' Peach Cobbler Butterfly Bush	5 gal.	47	
	<i>Caryopteris x clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	238	
	<i>Cornus sericea</i> 'Kelsey's' Kelsey's Dwarf Red-Osier Dogwood	5 gal.	707	
	<i>Euonymus alatus</i> 'Compactus' Dwarf Burning Bush	5 gal.	62	
	<i>Euonymus japonicus</i> v. <i>microphyllus</i> 'Sunny Delight' Sunny Delight Euonymus	5 gal.	209	
	<i>Euonymus fortunei</i> 'Emerald & Gold' Emerald & Gold Euonymus	5 gal.	837	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 gal.	233	
	<i>Euonymus kiautschowicus</i> 'Manhattan' Manhattan Euonymus	5 gal.	141	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	344	
	<i>Patenilla frutescens</i> 'Goldfinger' Goldfinger Perennial	5 gal.	157	
	<i>Photinia fraseri</i> Frazer's Photinia	5 gal.	61	
	<i>Pinus mugo</i> 'pumilio' Mugo Pine	5 gal.	179	
	<i>Rosa x 'Nolesse'</i> Rose Carpet Yellow Rose	5 gal.	380	
	<i>Rosa x 'Noare'</i> Rose Carpet Red Rose	5 gal.	869	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	465	
	<i>Spiraea japonica</i> 'Little Princess' Japanese spirea	5 gal.	307	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	62	
	<i>Weigela florida</i> 'Wine and Roses' Wine and Roses Weigela	5 gal.	423	
	<i>Syringa vulgaris</i> Common Lilac	5 gal.	28	

<b>Groundcovers</b>				
	<i>Cerastium plumbago</i> Dwarf Pumbago	3 gal.	16	
	<i>Erica x darleyensis</i> 'Kramer's Rose' Kramer's Red	3 gal.	508	
	<i>Rhis aromatica</i> 'Gro-Low' Gro-Low Fragrant Sunoco	3 gal.	302	
	<i>Taxus cuspidata</i> 'Mansio' Emerald Spruce Japanese Yew	3 gal.	679	
	<i>Teucrium chamaedrys</i> 'Prostratum' Prostrate Germander	3 gal.	93	

<b>Grasses</b>				
	<i>Colanagrostis x acutiflora</i> 'Overlam' Overlam Feather Reed Grass	5 gal.	764	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	771	
	<i>Miscanthus sinensis</i> 'Gracillimus' Gracillimus Maiden Grass	5 gal.	443	
	<i>Pennisetum alapecuroides</i> 'Little Bunny' Little Bunny Fountain Grass	5 gal.	759	

<b>Perennials</b>				
	<i>Echinacea purpurea</i> 'Magnus' 'Hogus' Purple Coneflower	3 gal.	266	
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	3 gal.	361	
	<i>Rudbeckia fulgida</i> var. <i>millvianii</i> 'Goldsturm' Goldsturm Black Eyed Susan	3 gal.	598	
	<i>Sedum spectabile</i> 'Autumn Fire' Autumn Fire Stonecrop	3 gal.	346	
	<i>Lavandula angustifolia</i> 'Funstead' Funstead Lavender	3 gal.	339	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 gal.	479	

**MASS PLANTING**  
Sym. Description

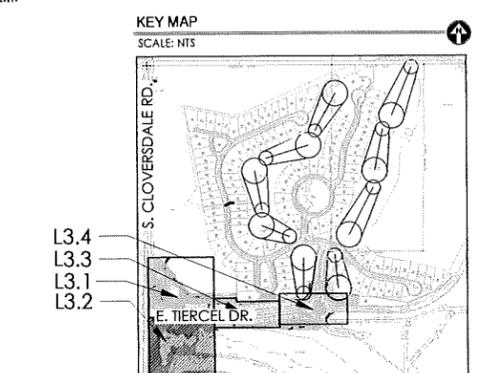
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**INERTS**  
Sym. Description

LIMIT OF TURF

BARK MULCH, COLOR: PREMIUM BLEND

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



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CONSTRUCTION

FALCON CREST  
ENTRY DRIVE  
PRELIMINARY PLAT LANDSCAPE PLANS  
KUNA, IDAHO

revisions:  
project #: MTC074  
scale: As Shown  
issued for: REVIEW  
drawn by: TEAM  
date: 04-05-2019  
drawing: Planting Plan

sheet #  
L3.2  
of

ENTRY DRIVE - PLANTING PLAN - L3.2



SYM.	DESCRIPTION
	TURF 50,000 S.F.
INERTS	
SYM.	DESCRIPTION
	LIMIT OF TURF
	BARK MULCH, COLOR: PREMIUM BLEND

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

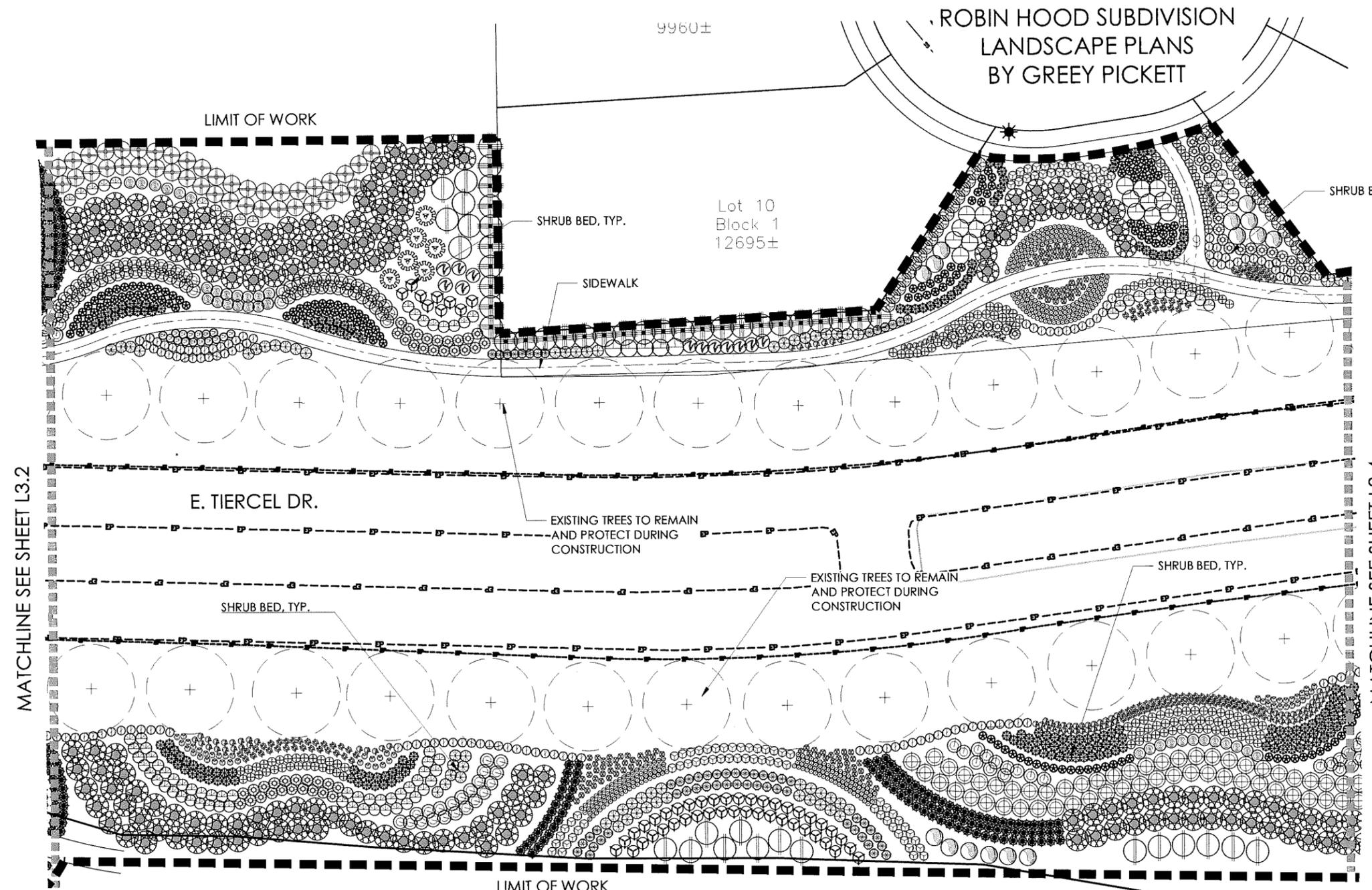
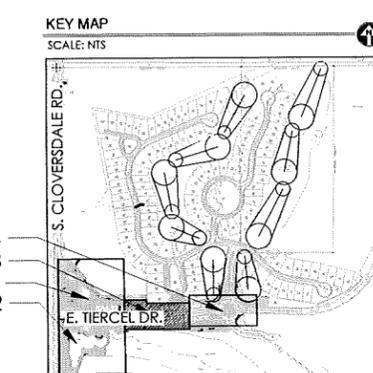
PLANT SYM.	PLANT NAME	SIZE	QTY.	REMARKS
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2.5' 888	19	Standard
	<i>Cornus florida</i> Flowering Dogwood	2.5' 888	13	Standard
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2.5' 888	29	Standard
<b>Class II Trees</b>				
	<i>Acer rubrum</i> 'October Glory' October Glory Maple	48" Box	16	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	48" Box	17	Standard
<b>Conifer Trees</b>				
	<i>Pinus flexilis</i> 'Vanderwolf's' Vanderwolf's Pine	10' Ht. 888	7	

<b>Shrubs</b>				
	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal.	468	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	119	
	<i>Buddleja x flutterby</i> 'Peach Cobbler' Peach Cobbler Butterfly Bush	5 gal.	47	
	<i>Caryopteris x clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	238	
	<i>Cornus sericea</i> 'Kelsey's' Kelsey's Dwarf Red-Osier Dogwood	5 gal.	707	
	<i>Euonymus alatus</i> 'Compaqus' Dwarf Burning Bush	5 gal.	62	
	<i>Euonymus japonicus</i> v. <i>microphyllus</i> 'Sunny Delight' Sunny Delight Euonymus	5 gal.	209	
	<i>Euonymus fortunei</i> 'Emerald & Gold' Emerald & Gold Euonymus	5 gal.	837	
	<i>Euonymus japonicus</i> 'Silver King' Euonymus Silver King	5 gal.	233	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 gal.	141	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 gal.	344	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	157	
	<i>Photinia fraseri</i> Fraser's Photinia	5 gal.	61	
	<i>Pinus mugo</i> <i>pumila</i> Mugo Pine	5 gal.	179	
	<i>Rosa x 'Noisette'</i> Flower Carpet Yellow Rose	5 gal.	380	
	<i>Rosa x 'Noone'</i> Flower Carpet Red Rose	5 gal.	869	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	465	
	<i>Spiraea japonica</i> 'Little Princess' Japanese spirea	5 gal.	307	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	62	
	<i>Weigela florida</i> 'Wine and Roses' Wine and Roses Weigela	5 gal.	423	
	<i>Syringa vulgaris</i> Common Lilac	5 gal.	28	

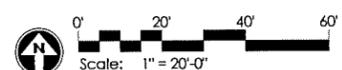
<b>Groundcovers</b>				
	<i>Cerastium plumbago</i> Dwarf Plumbago	3 gal.	16	
	<i>Erica x darleyensis</i> 'Kramer's Rose' Kramers Red	3 gal.	508	
	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	302	
	<i>Taxus cuspidata</i> 'Moulton' Emerald Spirecedar Japanese Yew	3 gal.	679	
	<i>Teucrium chamaedrys</i> 'Prostratum' Prostrate Germander	3 gal.	93	

<b>Grasses</b>				
	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	764	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	771	
	<i>Miscanthus sinensis</i> 'Gracillimus' Gracillimus Maiden Grass	5 gal.	443	
	<i>Pennisetum alopecuroides</i> 'Little Bunny' Little Bunny Fountain Grass	5 gal.	759	

<b>Perennials</b>				
	<i>Echinacea purpurea</i> 'Magnus' Magnus Purple Coneflower	3 gal.	266	
	<i>Hemerocallis</i> 'Happy Returns' Dayly Happy Returns	3 gal.	361	
	<i>Rudbeckia fulgida</i> var. <i>sulcata</i> 'Goldsturm' Goldsturm Black Eyed Susan	3 gal.	598	
	<i>Sedum spectabile</i> 'Autumn Fire' Autumn Fire Stonecrop	3 gal.	346	
	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	3 gal.	339	
	<i>Yucca spicata</i> 'Red Fox' Red Fox Yucca	3 gal.	479	



ENTRY DRIVE - PLANTING PLAN - L3.3



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480.609.0099 480.609.0068

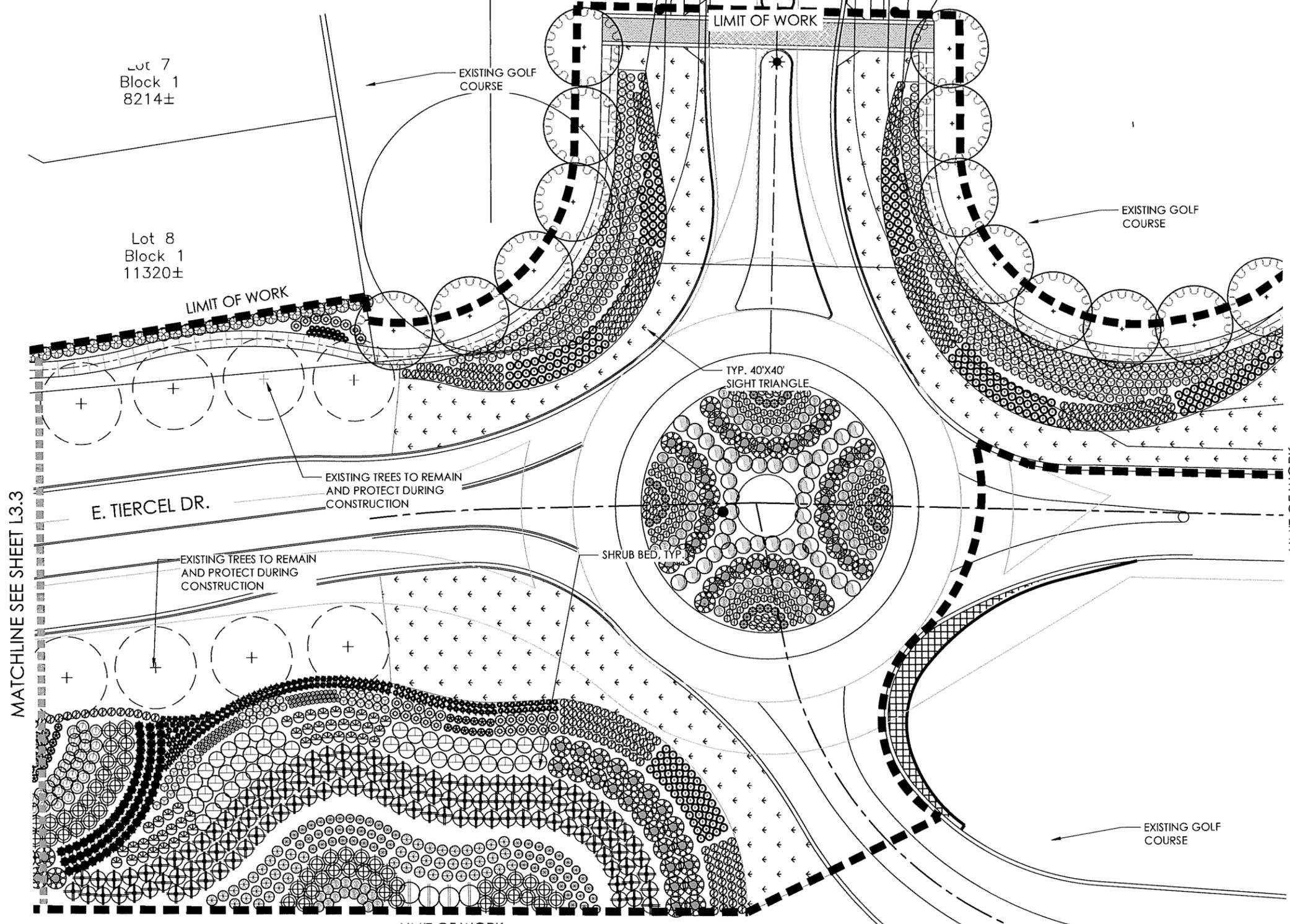
PRELIMINARY  
NOT FOR  
CONSTRUCTION

FALCON CREST  
ENTRY DRIVE  
PRELIMINARY PLAT LANDSCAPE PLANS  
KUNA, IDAHO

revisions:  
project #: MTC074  
scale: As Shown  
issued for: REVIEW  
drawn by: TEAM  
date: 04-05-2019  
drawing: Planting Plan

sheet #  
**L3.3**  
of

ROBIN HOOD  
SUBDIVISION  
SEE GREY PICKETT  
LANDSCAPE PLANS



MASS PLANTING

Sym.	Description
[Symbol]	TURF 50,000 S.F.

INERTS

Sym.	Description
[Symbol]	LIMIT OF TURF
[Symbol]	BARK MULCH, COLOR: PREMIUM BLEND

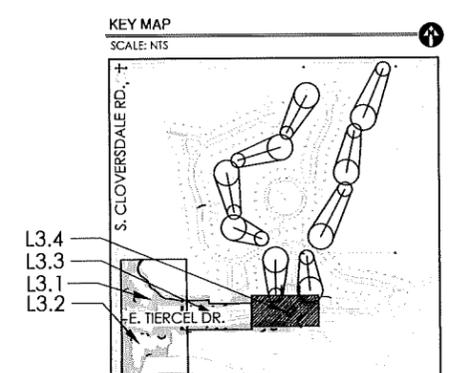
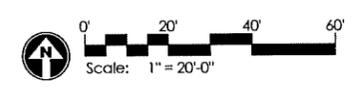
NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

PLANT PALETTE	Plant Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
[Symbol]	<i>Cercis canadensis</i> Eastern Redbud	2.5' 888	19	Standard
[Symbol]	<i>Cornus florida</i> Flowering Dogwood	2.5' 888	13	Standard
[Symbol]	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2.5' 888	29	Standard
<b>Class II Trees</b>				
[Symbol]	<i>Acer rubrum</i> 'October Glory' October Glory Maple	48" Box	16	Standard
[Symbol]	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	48" Box	17	Standard
<b>Conifer Trees</b>				
[Symbol]	<i>Pinus flexilis</i> 'Vanderwolf's' Vanderwolfs Pine	10' Ht. 888	7	
<b>Shrubs</b>				
[Symbol]	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	5 gal.	468	
[Symbol]	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 gal.	119	
[Symbol]	<i>Buddleja x flutterby</i> 'Peach Cobbler' Peach Cobbler Butterfly Bush	5 gal.	47	
[Symbol]	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	238	
[Symbol]	<i>Cornus sericea</i> 'Kelsey's' Kelsey's Dwarf Red-Osier Dogwood	5 gal.	707	
[Symbol]	<i>Euonymus alatus</i> 'Compactus' Dwarf Burning Bush	5 gal.	62	
[Symbol]	<i>Euonymus japonicus</i> v. <i>microphyllus</i> 'Sunny Delight' Sunny Delight Euonymus	5 gal.	209	
[Symbol]	<i>Euonymus fortunei</i> 'Emerald & Gold' Emerald & Gold Euonymus	5 gal.	837	
[Symbol]	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 gal.	233	
[Symbol]	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	5 gal.	141	
[Symbol]	<i>Penstemon atriplicifolia</i> Russian Sage	5 gal.	344	
[Symbol]	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	5 gal.	157	
[Symbol]	<i>Photinia fraseri</i> Fraser's Photinia	5 gal.	61	
[Symbol]	<i>Pinus mugo</i> 'pumilio' Mugo Pine	5 gal.	179	
[Symbol]	<i>Rosa</i> x <i>'Noolese'</i> Flower Carpet Yellow Rose	5 gal.	380	
[Symbol]	<i>Rosa</i> x <i>'Noone'</i> Flower Carpet Red Rose	5 gal.	869	
[Symbol]	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	5 gal.	465	
[Symbol]	<i>Spiraea japonica</i> 'Little Princess' Japanese Spirea	5 gal.	307	
[Symbol]	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	5 gal.	62	
[Symbol]	<i>Weigela florida</i> 'Wine and Roses' Wine and Roses Weigela	5 gal.	423	
[Symbol]	<i>Syringa vulgaris</i> Common Lilac	5 gal.	28	
<b>Groundcovers</b>				
[Symbol]	<i>Cenastigma plumbeo</i> Dwarf Plumbago	3 gal.	16	
[Symbol]	<i>Erica x darleyensis</i> 'Kramer's Rose' Kramer's Red	3 gal.	508	
[Symbol]	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	302	
[Symbol]	<i>Taxus cuspidata</i> 'Monloot' Emerald Spreader Japanese Yew	3 gal.	679	
[Symbol]	<i>Teucrium chamaedrys</i> 'Prostratum' Prostrate Germander	3 gal.	93	
<b>Grasses</b>				
[Symbol]	<i>Calamagrostis x acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 gal.	764	
[Symbol]	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 gal.	771	
[Symbol]	<i>Miscanthus sinensis</i> 'Gracillimus' Gracillimus Maiden Grass	5 gal.	443	
[Symbol]	<i>Pennisetum alopecuroides</i> 'Little Bunny' Little Bunny Fountain Grass	5 gal.	759	
<b>Perennials</b>				
[Symbol]	<i>Echinacea purpurea</i> 'Magnus' 'Magnus' Purple Coneflower	3 gal.	266	
[Symbol]	<i>Hemerocallis</i> 'Happy Returns' Day/By Happy Returns	3 gal.	361	
[Symbol]	<i>Rudbeckia fulgida</i> var. <i>sulivantii</i> 'Goldsturm' Goldsturm Black Eye Susan	3 gal.	598	
[Symbol]	<i>Sedum spectabile</i> 'Autumn Fire' Autumn Fire Stonecrop	3 gal.	346	
[Symbol]	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	3 gal.	339	
[Symbol]	<i>Veronica spicata</i> 'Red Fox' Red Fox Veronica	3 gal.	479	

MATCHLINE SEE SHEET L3.3

LIMIT OF WORK

ENTRY DRIVE - PLANTING PLAN - L3.4



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scottsdale, arizona 85251  
480.609.0009p 480.609.0008f

PRELIMINARY  
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CONSTRUCTION

FALCON CREST  
ENTRY DRIVE  
PRELIMINARY PLAT LANDSCAPE PLANS  
KUNA, IDAHO

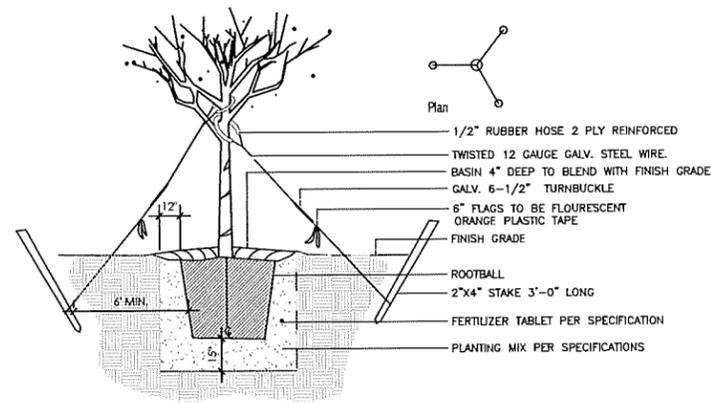
revisions:

project #: MTC074  
scale: As Shown  
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drawn by: TEAM  
date: 04-05-2019  
drawing: Planting Plan

sheet #

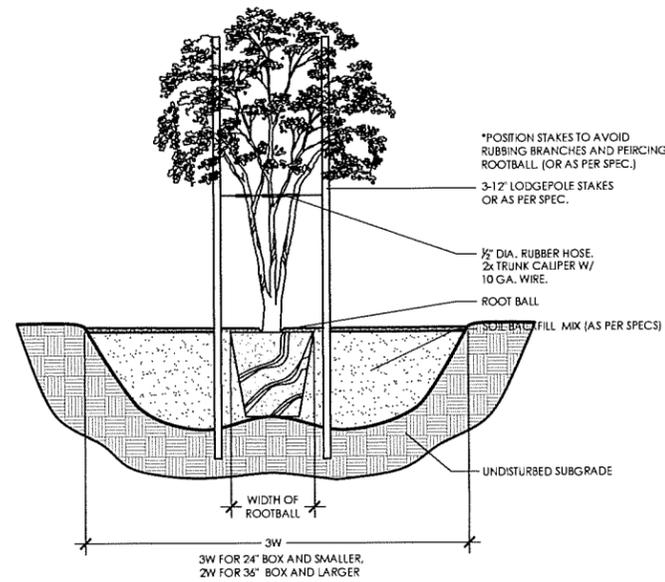
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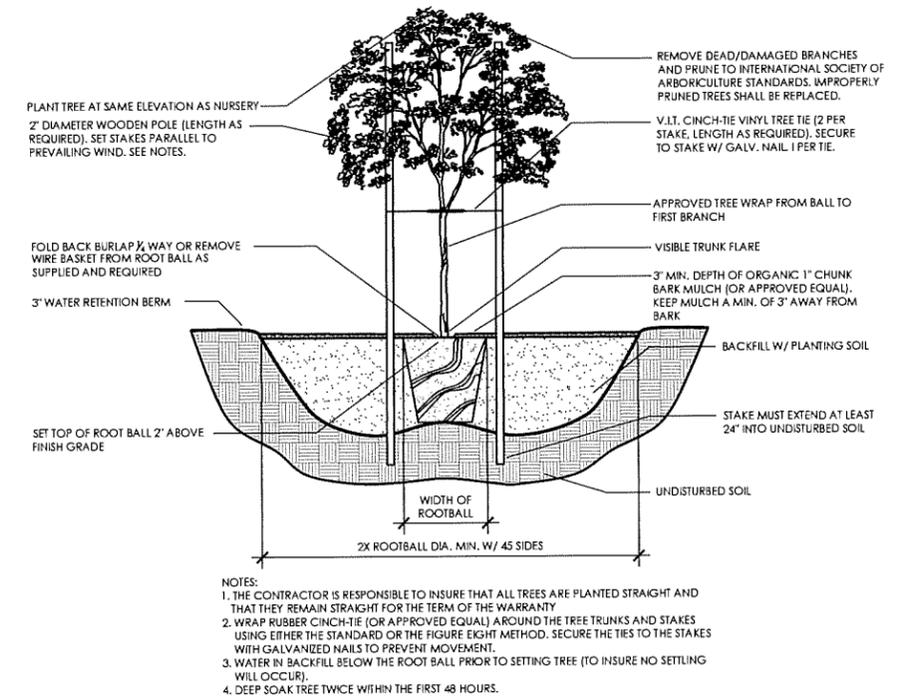
**1.3 Tree Guying Detail**

Scale: N.T.S.



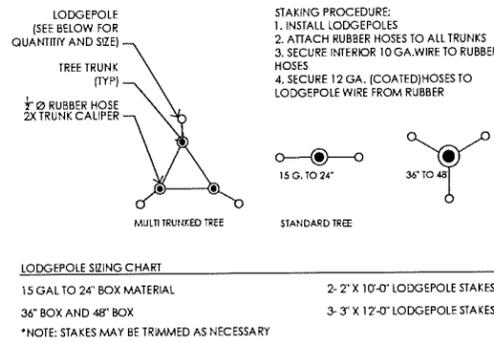
**1.2 Tree Staking Detail**

Scale: N.T.S.



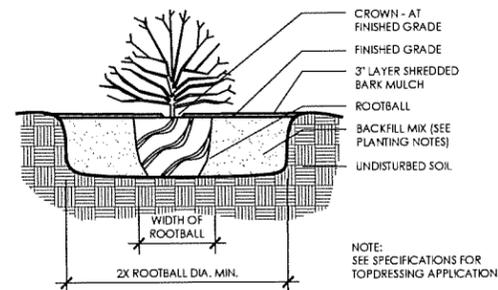
**1.1 Deciduous Tree Planting Detail**

Scale: N.T.S.



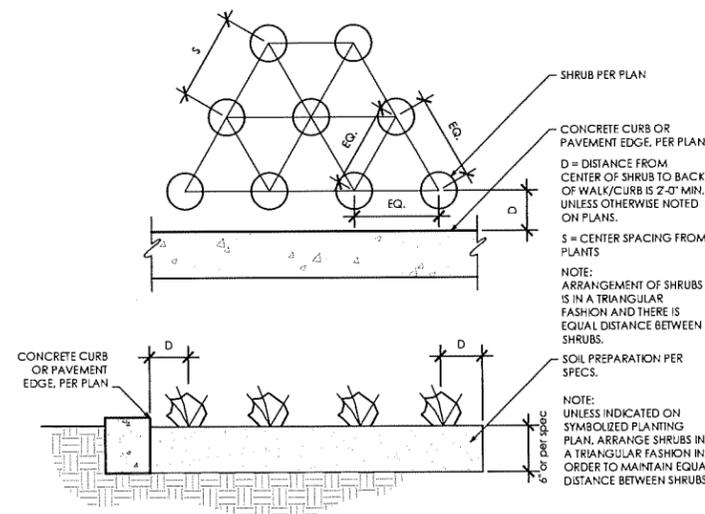
**1.7 Tree Staking Diagram**

Scale: N.T.S.



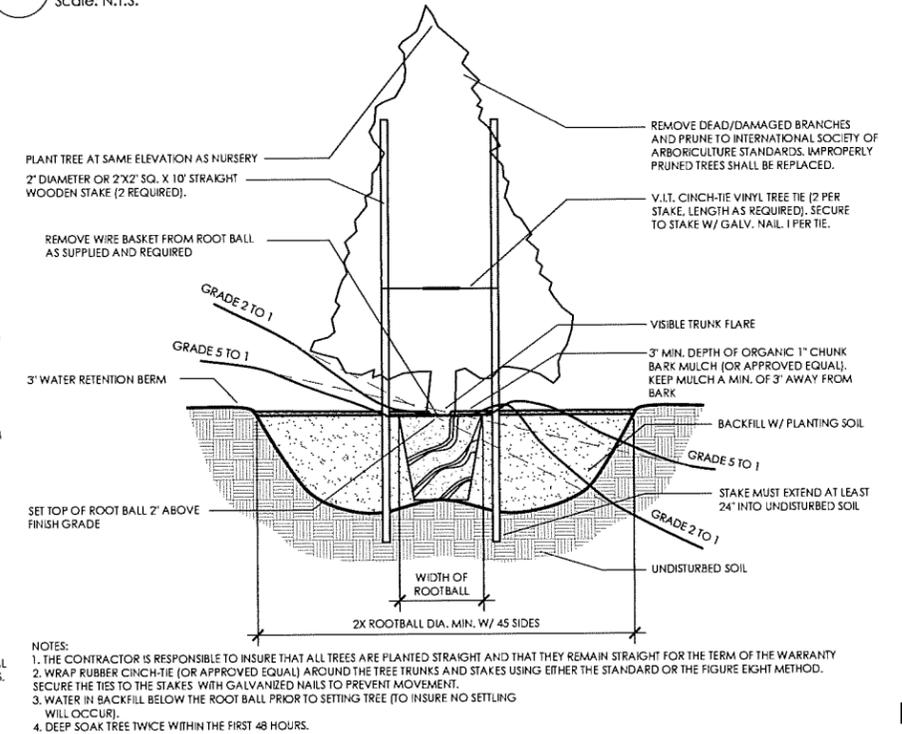
**1.6 Shrub Planting Detail**

Scale: N.T.S.



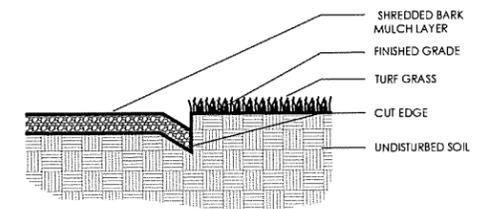
**1.5 Plant Spacing Detail**

Scale: N.T.S.



**1.4 Evergreen Tree Planting Detail**

Scale: N.T.S.



**1.8 Cut Edge Detail**

Scale: N.T.S.

ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

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... Plants - all shrubs other than trees and ferns.

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.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative.

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.

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.

- a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macra, secondary and micro nutrient safety.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. irrigated trees and shrubs.
b. Turf

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-lie trees or shrubs in such a manner as to cause damage or destroy shape.

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.

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.

Shrubs and Other Plantings: Guarantee that 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 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. Soils not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth.

- a. Sil: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salt: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sol, Diaperol - use only for sulfur. Agricultural 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 2x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; V.L.T. Cinch-fie 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 rebar.

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 labels, 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.

Provide "specimen" plants with a special height, shape or character. Tag of the source of supply prior to notifying Landscape Architect for inspection.

Plantings may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety.

2.07 TURF SOG

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.

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.

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.

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, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension.

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, weed seeds, rocks, grass, or other foreign material larger than 1" in any dimension.

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 final grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for streets 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.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

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.

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.

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.

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.

3.10 GROUND COVER

All time of transplanting, soil in flats shall be sufficient so as not to fall apart when filling 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.

3.11 TURF SOG

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" at building rubble, building construction material waste and any other material that will impair satisfactory growth.

Soil Amendments: Prior to rotolifting, apply gypsum at a rate of 100 lbs per 1,000 sq. ft. phosphate at a rate of 2 lbs per 1,000 sq. ft. and soil sulfur at 5 lbs per 1,000 sq. ft. Rotolift 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.

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.

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.

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, limbing, 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.

Notify Owner's Representative of the requirement for inspection of 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 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 ciring of all light fixtures.

At Substantial Completion of the Work. During warranty period to observe maintenance procedures. At final Completion of the Work.

Inspection and approval - at the end of landscape establishment.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indicators 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.

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:

Specialty 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 6.9.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powdered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic polyum mucloid hydrophobic water soluble dry. Derived from Psidium cattleianum powder at 70% min. purity, containing no agents toxic to seed germination.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, limbing, 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.

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.

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 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, 1600 lbs./acre for slopes less than 3:1.

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements.

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.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation. Seeding work shall commence as soon as possible after site has been prepared. It is desirable to seed into loose, friable surface which has not been allowed to crust or erode.

Notify Owner's Representative of the requirement for inspection of 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 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 ciring of all light fixtures.

At Substantial Completion of the Work. During warranty period to observe maintenance procedures. At final Completion of the Work.

Inspection and approval - at the end of landscape establishment.

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

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.

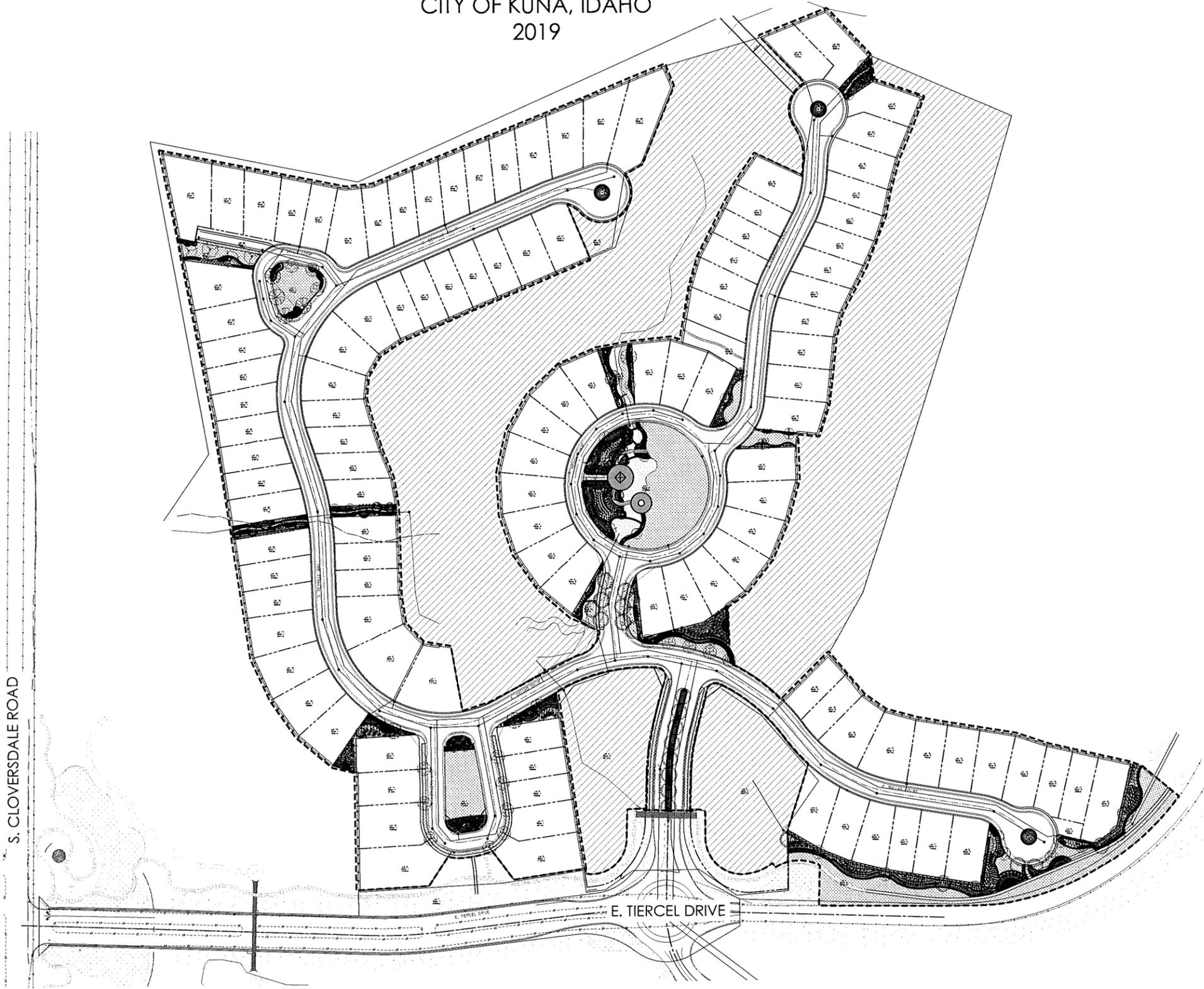
5.05 ACCEPTANCE

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.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

# PRELIMINARY PLAT LANDSCAPE PLANS FOR ROBIN HOOD SUBDIVISION

CITY OF KUNA, IDAHO  
2019



S. CLOVERSDALE ROAD

E. TIERCEL DRIVE

## DEVELOPER

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

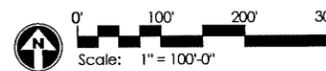
## CIVIL ENGINEERS

J-U-B ENGINEERS, INC.  
250 S. Beechwood Ave. Suite 201  
Boise, ID 83709-0944  
(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

## ROBIN HOOD SUBDIVISION - OVERALL LANDSCAPE PLAN



## SHEET INDEX

Cover Sheet	L0.0
General Notes / Landscape Calculations	L0.1
Overall Landscape Sheet Layout	L3.0
Planting Plans	L3.1-L3.13
Planting Details	L7.1
Planting Specifications	L8.1

GREEDY PICKETT  
landscape architecture | community design  
7144 E. Stetson Drive, Suite 205  
Scottsdale, Arizona 85251  
480.609.0009P 480.609.0006F



ROBIN HOOD  
SUBDIVISION  
Preliminary Plat - Landscape Plans  
KUNA, IDAHO

revisions:  
△  
△  
△  
project #: MITC075  
scale:  
As Shown  
issued for:  
REVIEW  
drawn by:  
TEAM  
date:  
05.01.2019  
drawing:  
Overall Landscape Plan

sheet #  
**L0.0**  
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**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 WALLS.
- 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.

**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:
  - FINISH 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 (5" DEPTH).
    - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CAUCHE 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 CAUCHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CAUCHE.
- 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 PAVING, 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 TOOLED 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.

**MATERIAL SCHEDULE:**

	DESCRIPTION	SUPPLIER	MODEL / SIZE	COLOR/FINISH	COMMENTS
1.1	CONCRETE SIDEWALK				
		CONTRACTOR		UNCOLORED, MEDIUM BROOM FINISH	PER KUNA, IDAHO STANDARDS
1.2	SPADE EDGE				
	-LIFT OF TURF	CONTRACTOR			
3.1	PLANTING AREA				
	-MULCH	CONTRACTOR	MULCH	COLOR: PREMIUM BLEND	
3.2	TURF AREA				
	-SOD	CONTRACTOR	SODDED FESCUE		
5.1	NEIGHBORHOOD SIDEWALK				
					PER JUB ENGINEER'S PLANS
5.2	EXISTING GOLF COURSE				
5.3	STREET LIGHT				
					PER JUB ENGINEER'S PLANS
5.4	HANDICAP RAMP				
					PER JUB ENGINEER'S PLANS

**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 "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- 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 MASON STANFIELD AND 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.

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**ROBIN HOOD**  
 SUBDIVISION  
 Preliminary Plat - Landscape Plans  
 KUNA, IDAHO

revisions:  
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 project #: MITC075  
 scales: NTS  
 issued for: REVIEW  
 drawn by: TEAM  
 date: 05.01.2019  
 drawing: General Notes

sheet #

Review Set

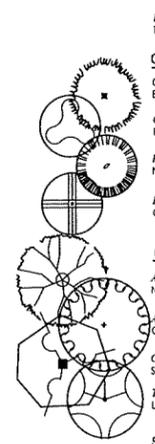
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WALL & FENCE LEGEND

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4" Ht. Solid Wall w/ 18" Ht. Lattice (See Detail 1.10, Sheet 7.1)

PLANT MATERIAL LEGEND

Sym. Plant Name Size Qty. Remarks



Sym.	Plant Name	Size	Qty.	Remarks
	Existing Tree To Be Replaced/Retain	Varies	35	
<b>Class I Trees</b>				
	<i>Cercis canadensis</i> Eastern Redbud	2" 888	5	Multi
	<i>Cornus florida</i> Flowering Dogwood	2" 888	12	Multi
	<i>Prunus cerasifera</i> 'Newport' Newport Purple Leaf Plum	2" 888	7	Multi
	<i>Pyrus calleryana</i> 'Chanticleer' Callery Pear	2" 888	10	Standard
<b>Class II Trees</b>				
	<i>Acer truncatum</i> x <i>Norvegicus</i> Sunset Norwegian Sunset Maple	2" 888	10	Standard
	<i>Acer</i> x <i>franseria</i> 'October Glory' October Glory Maple	2" 888	27	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline' Skyline Honey Locust	2" 888	9	Standard
	<i>Tilia americana</i> 'Little Leaf' Little leaf Linden	2" 888	35	Standard
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> 'Crimson Pygmy' Crimson Pygmy Japanese Barberry	5 Gal.	307	
	<i>Buddleia davidii</i> 'Black Knight' Black Knight Butterfly Bush	5 Gal.	109	
	<i>Buddleia davidii</i> 'Peach Cobbler' Peach Cobbler Butterfly Bush	5 gal.	137	
	<i>Caryopteris</i> x <i>clauseniana</i> 'Dark Knight' Dark Knight Bluebeard	5 gal.	63	
	<i>Cornus sericea</i> 'Kobold' Kelt's Dwarf Red-Cedar Dogwood	5 Gal.	259	
	<i>Euonymus alatus</i> 'Compactus' Burning Bush	5 Gal.	45	
	<i>Euonymus fortunei</i> 'Emerald 'n' Gold' Emerald & Gold Euonymus	5 gal.	181	
	<i>Euonymus japonica</i> 'Aureo-Margata' Gold Edge Euonymus	5 gal.	112	
	<i>Euonymus japonicus</i> 'Microphyllus' Boxleaf Euonymus	5 Gal.	137	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	5 Gal.	8	
	<i>Euonymus katuschonicus</i> 'Marshallii' Marshall's Euonymus	5 Gal.	117	
	<i>Perovskia atriplicifolia</i> Russian Sage	5 Gal.	256	
	<i>Phoradendron</i> x <i>fraseri</i> Frazer's Phoebe	5 gal.	190	
	<i>Picea pungens</i> 'Globoata' Globosa Spruce	15 gal.	6	
	<i>Pinus mugo</i> 'parvifolia' Mugo Pine	15 Gal.	53	
	<i>Rosa</i> x <i>'Noire'</i> 'Noire' Rose Carpet IM Red Rose	5 Gal.	792	
	<i>Rosa</i> x <i>'Noire'</i> 'Noire' Rose Carpet Yellow Rose	5 Gal.	304	
	<i>Rosa</i> x <i>'Noire'</i> 'Noire' Rose Carpet Coral Rose	5 Gal.	44	
	<i>Spiraea</i> x <i>humilis</i> 'Goldflame' Gold Flame Spirea	5 gal.	71	
	<i>Spiraea japonica</i> 'Little Princess' Little Princess Spirea	5 gal.	38	
	<i>Syringa vulgaris</i> 'Charles Joly' Charles Joly Lilac	5 gal.	56	
	<i>Syringa vulgaris</i> 'Ludwig Spaeth' Ludwig Spaeth Lilac	5 gal.	43	
	<i>Wigandia floridana</i> 'Wine and Roses' Wine and Roses Weigela	5 gal.	91	
<b>Groundcovers</b>				
	<i>Ceratostigma plumbago</i> Dwarf Plumbago	3 Gal.	374	
	<i>Erica</i> x <i>dielsii</i> 'Kramer's Rose' Kramer's Rose White Heath	3 Gal.	329	
	<i>Erica</i> x <i>dielsii</i> 'Mediterranean White' Mediterranean White Heath	3 Gal.	109	
	<i>Taxus cuspidata</i> 'Nivalis' Emerald Spreader	3 Gal.	70	
<b>Grasses</b>				
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Overdam' Overdam Feather Reed Grass	5 Gal.	314	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	5 Gal.	203	
	<i>Miscanthus sinensis</i> 'Gracillanum' Grasslump Maiden Grass	5 Gal.	153	
	<i>Pennisetum alopecuroides</i> 'Little Bunny' Little Bunny Fountain Grass	5 Gal.	386	
<b>Perennials</b>				
	<i>Coreopsis</i> 'Lagreb' Lagreb Coreopsis	3 gal.	71	
	<i>Echinacea purpurea</i> 'Magnus' Purple Coneflower	3 gal.	44	
	<i>Geum</i> 'Blazing Sunset' Blazing Sunset	3 gal.	101	
	<i>Hemerocallis</i> 'Happy Returns' Daily Happy Returns	3 gal.	411	
	<i>Limonium angustifolium</i> 'Aurora' Lavender Mumleod	3 Gal.	216	
	<i>Rudbeckia fulgida</i> var. <i>subinermis</i> 'Goldsturm' Goldsturm Black Eyed Susan	3 gal.	27	
	<i>Scabiosa spectabilis</i> 'Autumn Fire' Autumn Fire Stonecrop	3 gal.	64	
	<i>Scabiosa spectabilis</i> 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	39	
	<i>Scabiosa spectabilis</i> 'Venus' Venus Stonecrop	3 gal.	31	
	<i>Fernoxia spectabilis</i> 'Red Fox' Red Fox Veronica	3 gal.	155	

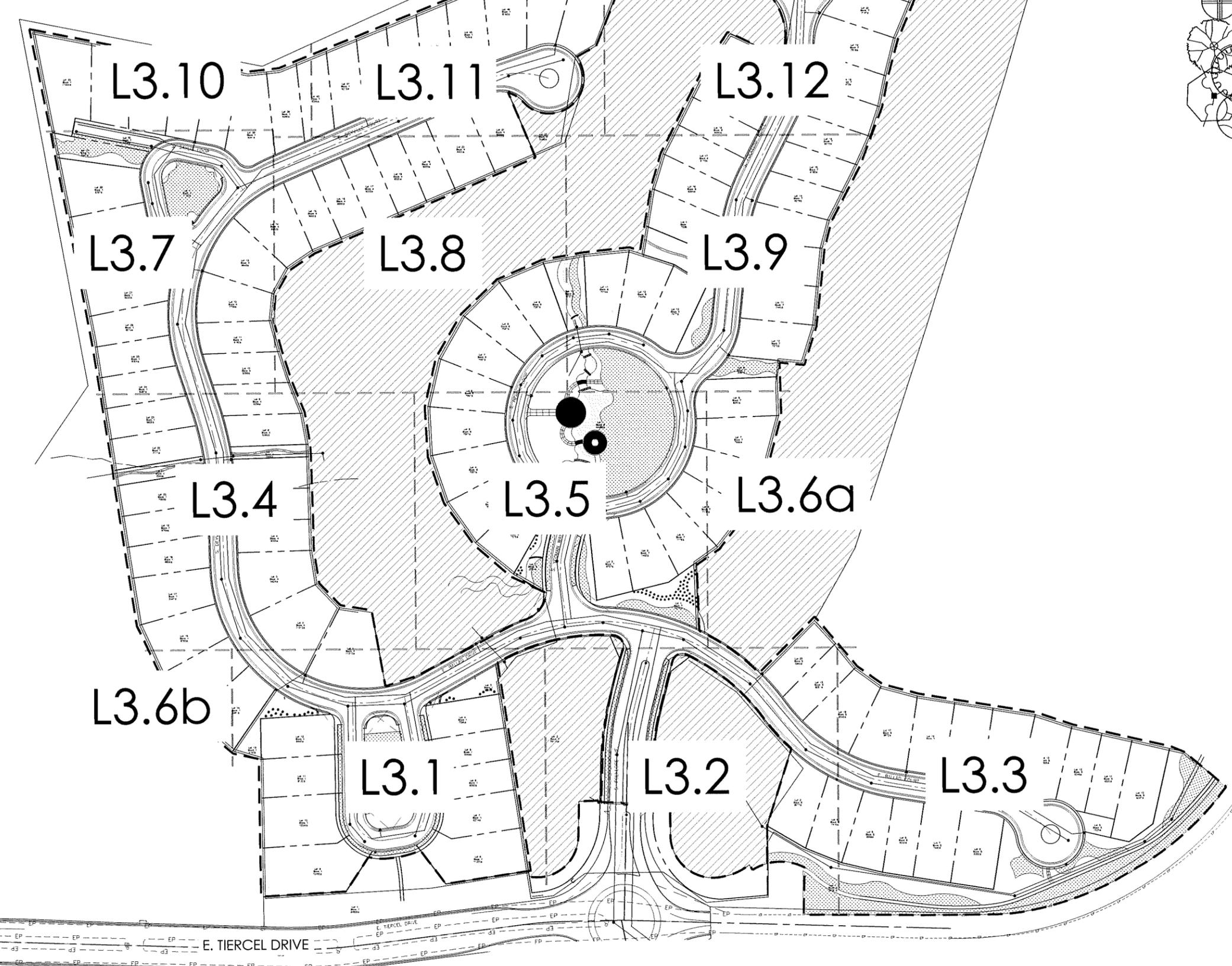
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Sym. Description  
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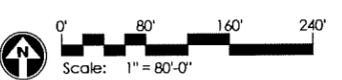
INERTS

Sym. Description  
 LIMIT OF TURF  
 MULCH, 3" LAYER, COLOR: PREMIUM BLEND

S. CLOVERDALE ROAD



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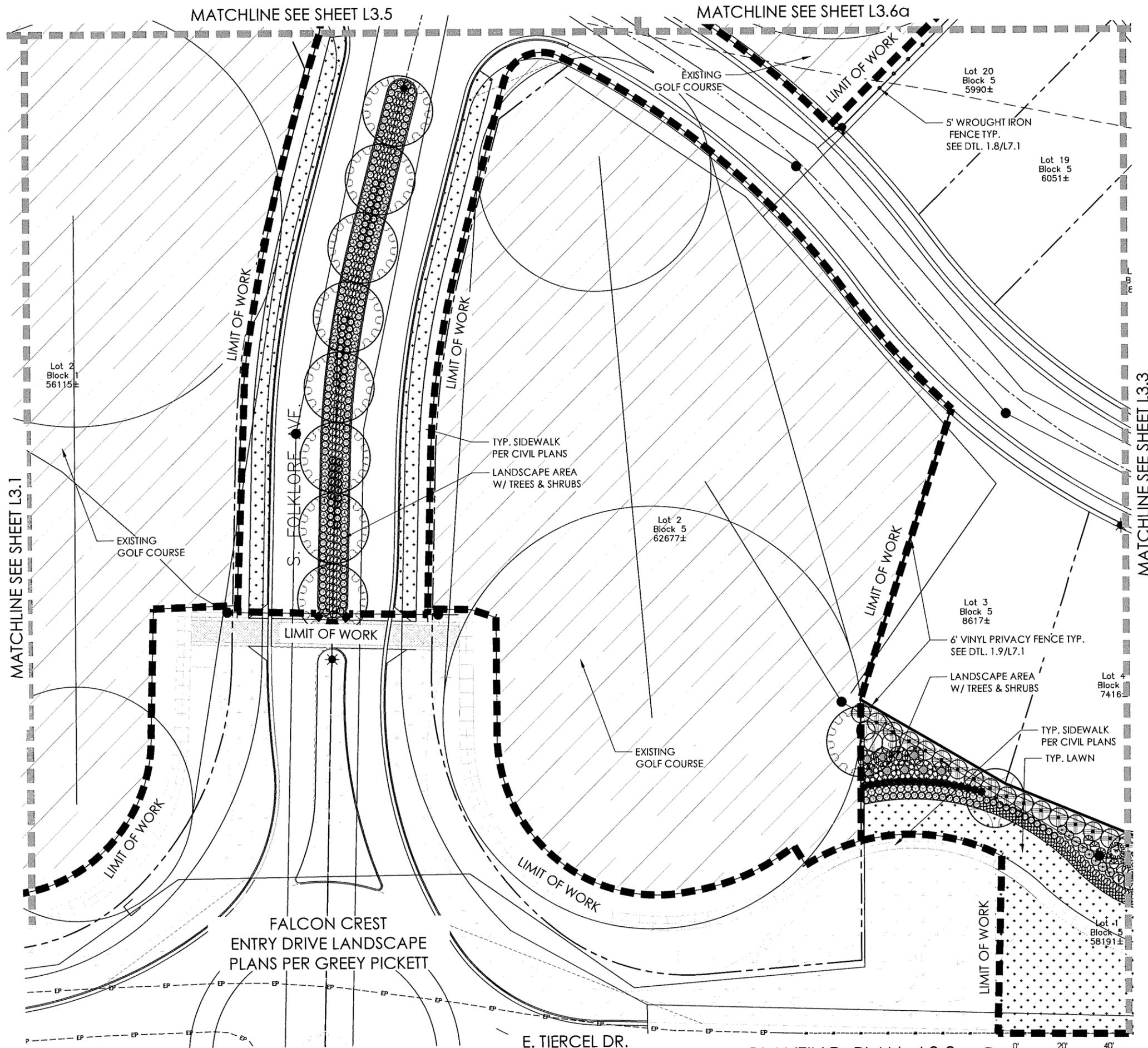
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 drawing:  
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L3.0 of





MATCHLINE SEE SHEET L3.1

MATCHLINE SEE SHEET L3.5

MATCHLINE SEE SHEET L3.6a

MATCHLINE SEE SHEET L3.3

Lot 1  
Block 5  
56115±

Lot 20  
Block 5  
5990±

Lot 19  
Block 5  
6051±

Lot 2  
Block 5  
62677±

Lot 3  
Block 5  
8617±

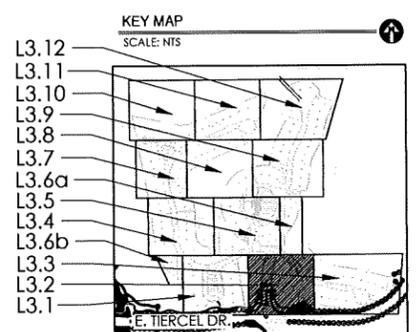
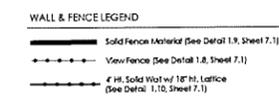
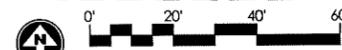
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Block 5  
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Lot 1  
Block 5  
58191±

FALCON CREST  
ENTRY DRIVE LANDSCAPE  
PLANS PER GREY PICKETT

E. TIERCEL DR.

PLANTING PLAN - L3.2



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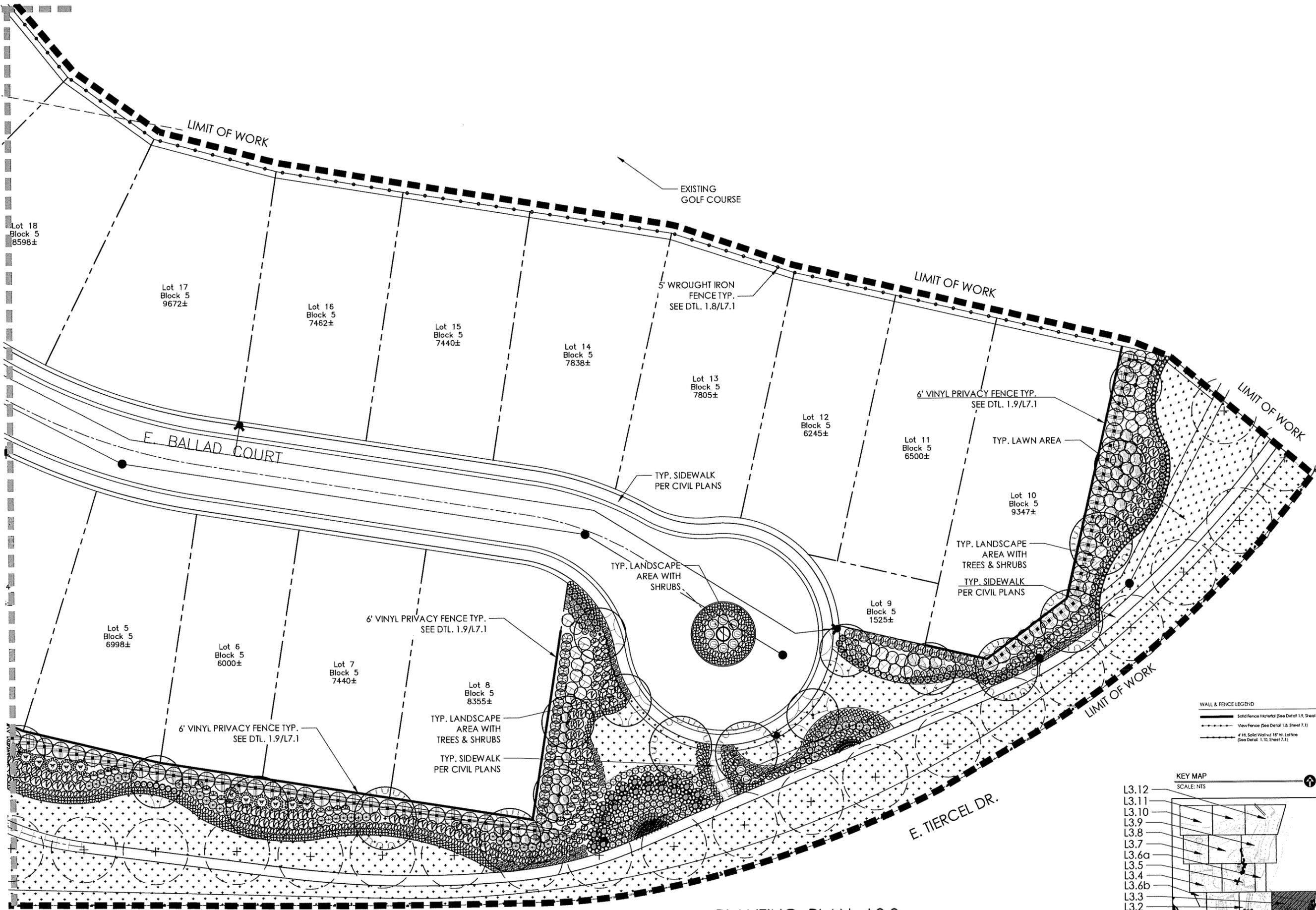
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drawn by: TEAM  
date: 05.01.2019  
drawing: Planting Plan  
sheet #

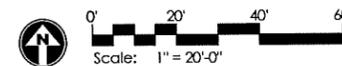
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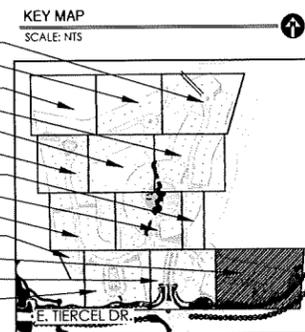


PLANTING PLAN - L3.3



WALL & FENCE LEGEND

	Solid Fence (Material) (See Detail 1.8, Sheet 7.1)
	View Fence (See Detail 1.8, Sheet 7.1)
	4" H. Solid Wall w/ 18" H. Lattice (See Detail 1.10, Sheet 7.1)



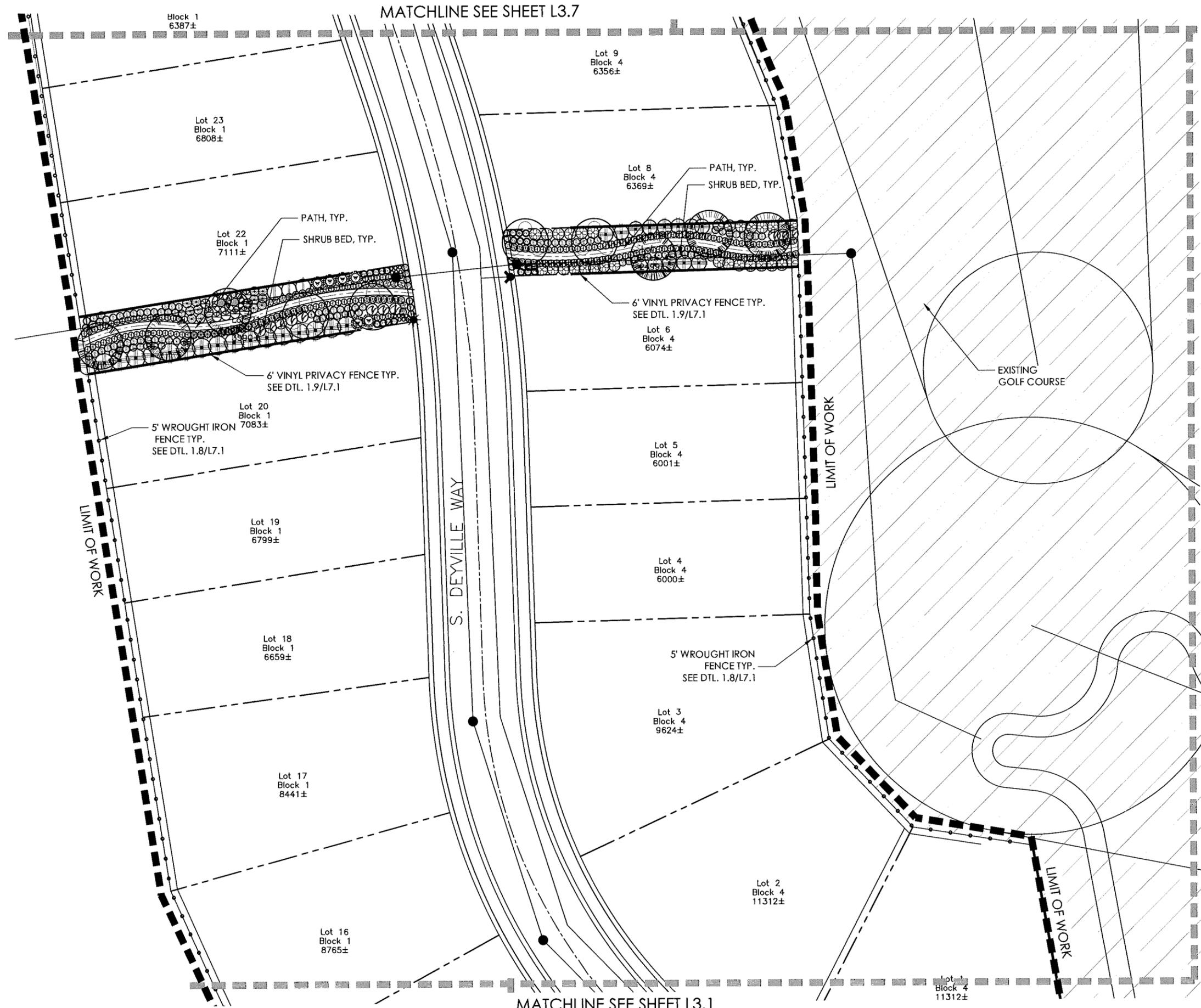
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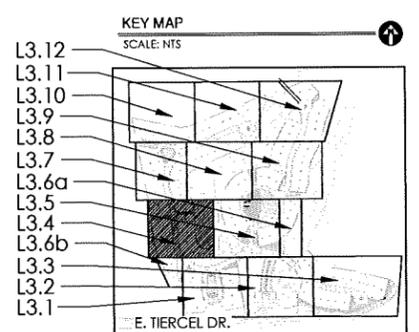


PLANTING PLAN - L3.4



WALL & FENCE LEGEND

	Solid Fence Material (See Detail 1.9, Sheet 7.1)
	View Fence (See Detail 1.8, Sheet 7.1)
	4 Ht. Solid Wall w/ 18" H. Lattice (See Detail 1.10, Sheet 7.1)



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 drawn by: TEAM  
 date: 05.01.2019  
 drawing: Planting Plan

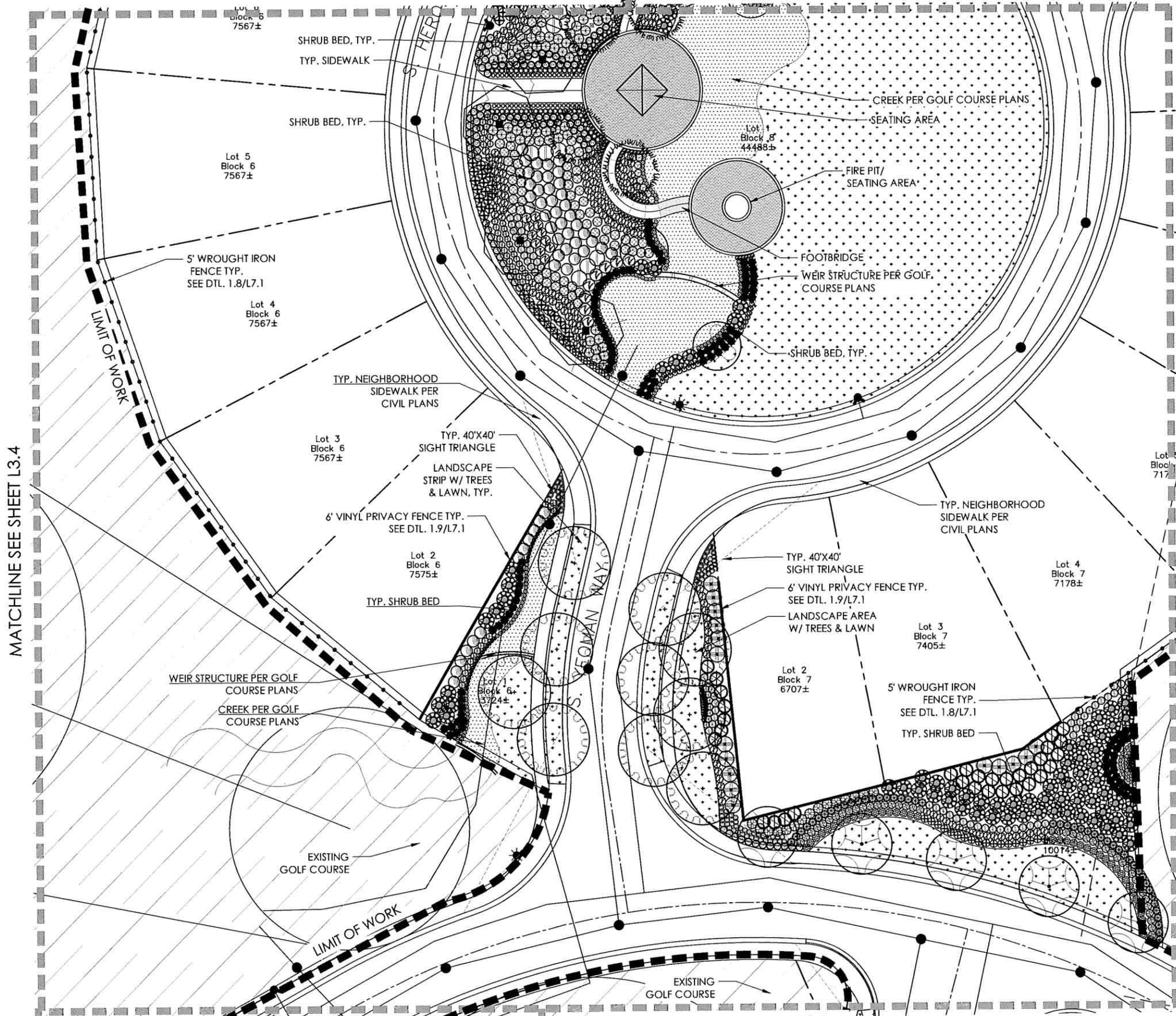
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MATCHLINE SEE SHEET L3.7

MATCHLINE SEE SHEET L3.8



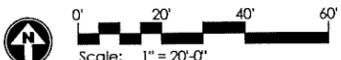
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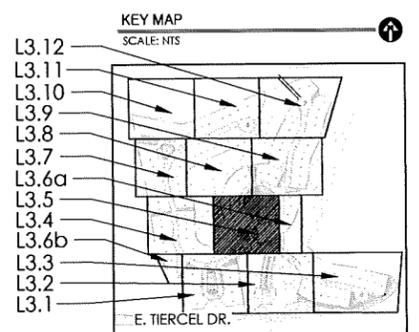
MATCHLINE SEE SHEET L3.2

PLANTING PLAN - L3.5



WALL & FENCE LEGEND

- Solid Fence Material (See Detail 1.9, Sheet 7)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4 ft. Solid Wall w/ 18" ht. Lattice (See Detail 1.10, Sheet 7.1)

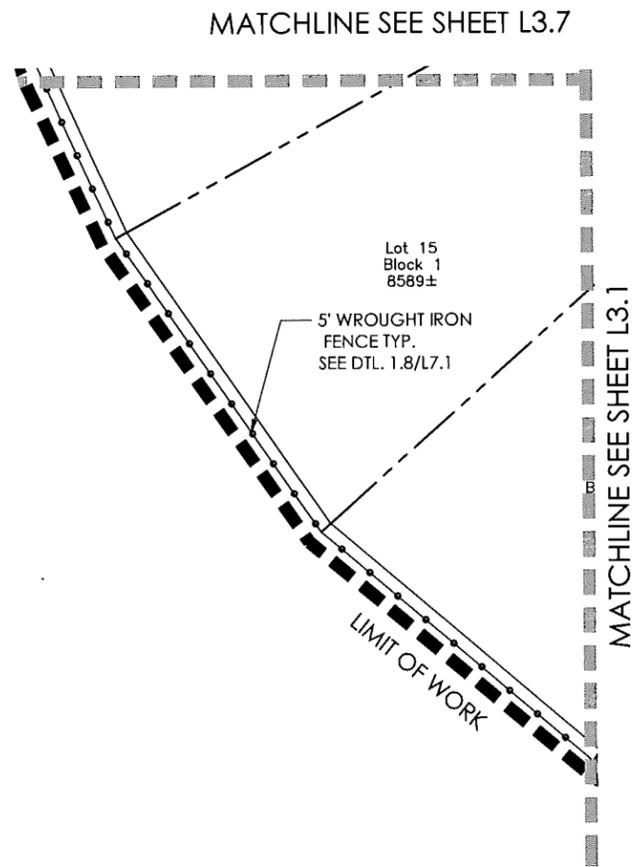


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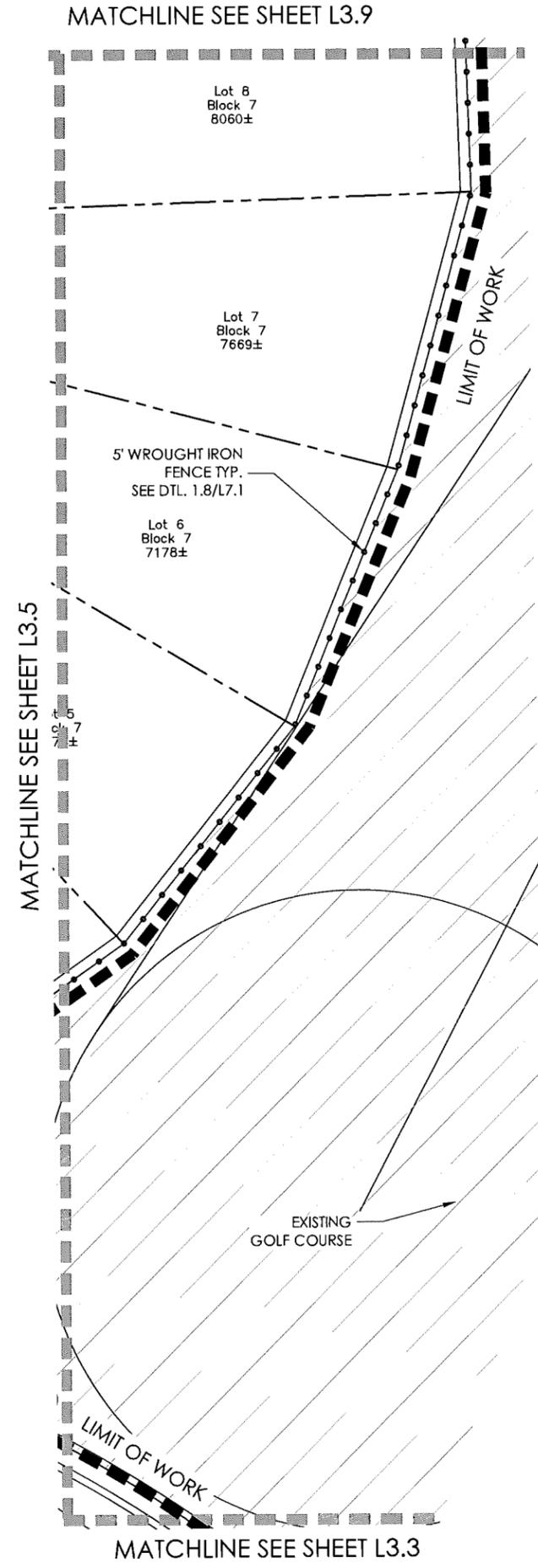
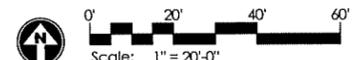


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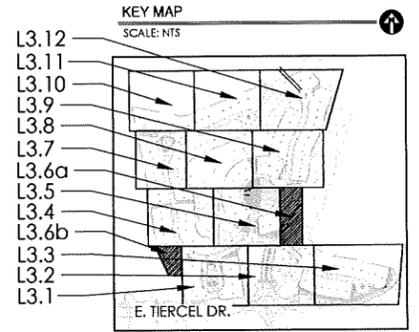
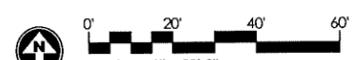
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scale: As Shown  
issued for: REVIEW  
drawn by: TEAM  
date: 05.01.2019  
drawing: Planting Plan  
sheet # L3.5 of



PLANTING PLAN - L3.6b



PLANTING PLAN - L3.6a



WALL & FENCE LEGEND

	Solid Fence Material (See Detail 1.9, Sheet 7.1)
	View Fence (See Detail 1.8, Sheet 7.1)
	4" H. Solid Wall w/ 18" H. Lattice (See Detail 1.10, Sheet 7.1)



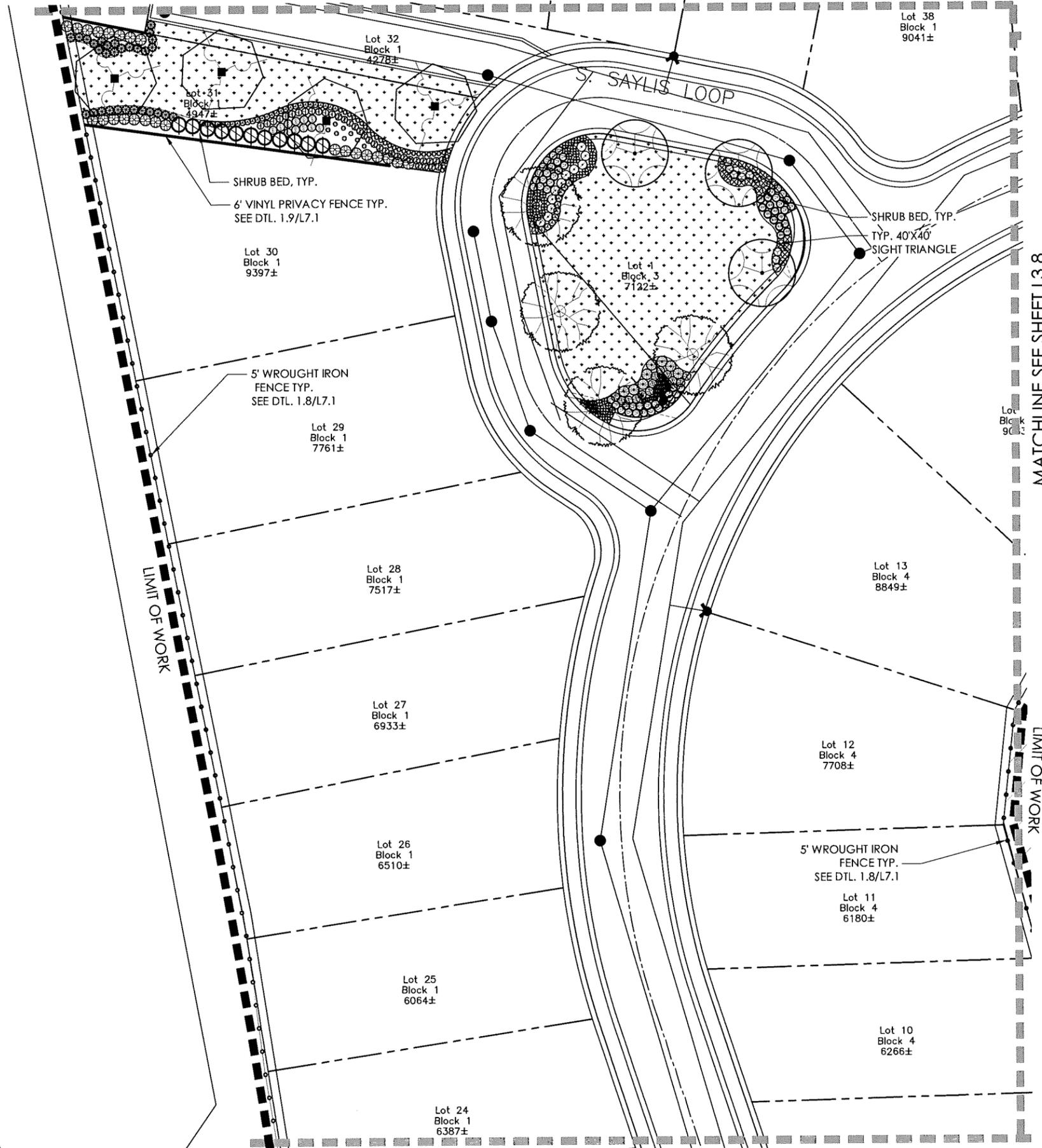
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 drawing: Planting Plan  
 sheet #

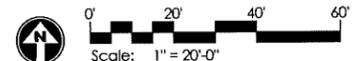
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MATCHLINE SEE SHEET L3.10



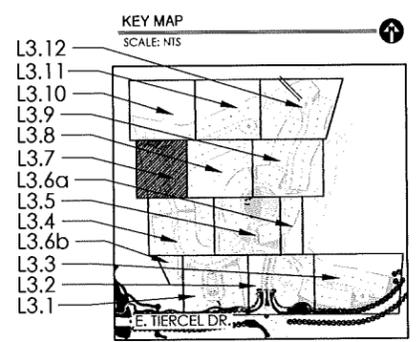
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### PLANTING PLAN - L3.7



**WALL & FENCE LEGEND**

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 4" H. Solid Wall w/ 1" H. Lattice (See Detail 1.10, Sheet 7.1)



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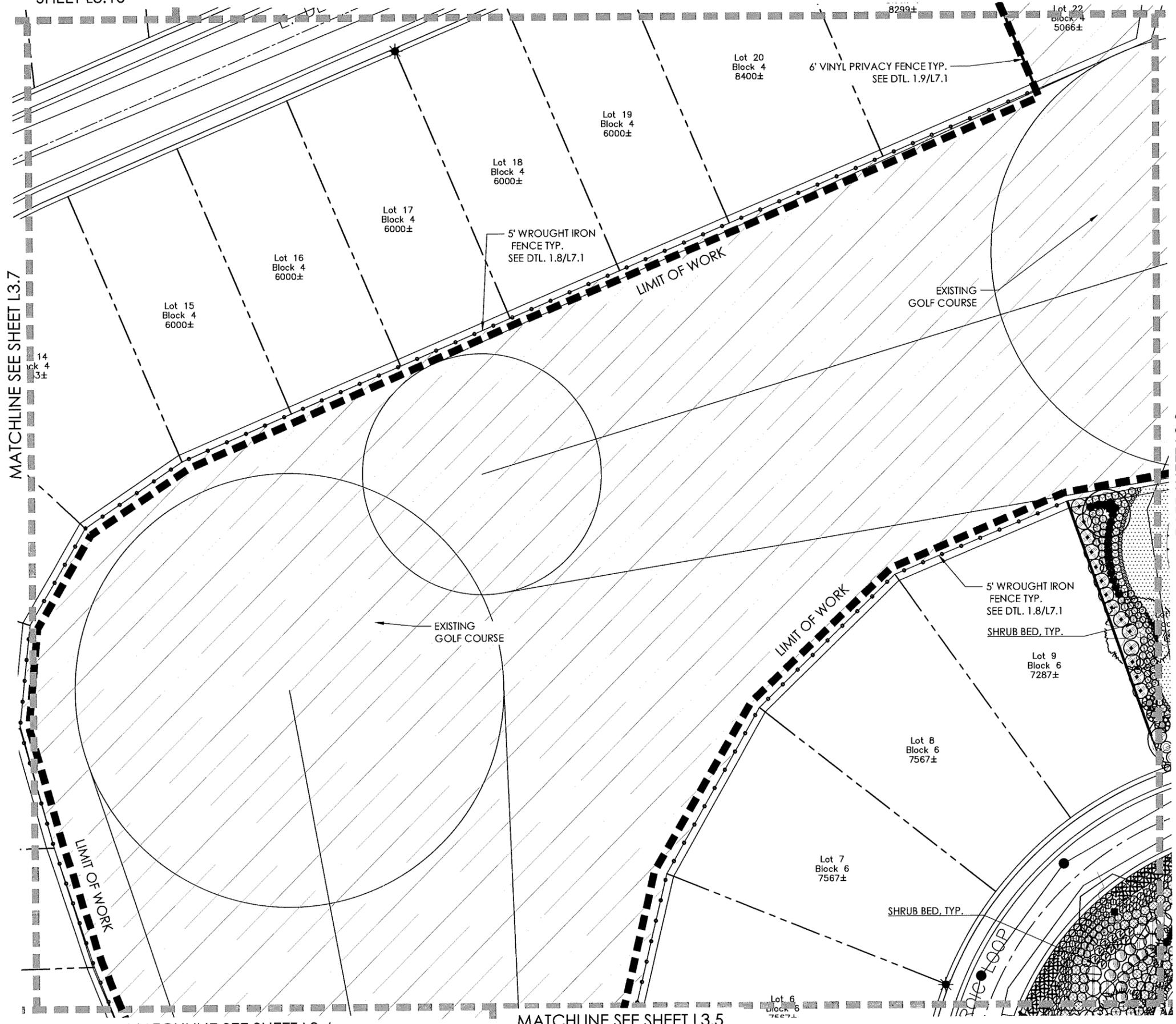
**ROBIN HOOD**  
**SUBDIVISION**  
Preliminary Plat - Landscape Plans  
KUNA, IDAHO

revisions:  
project #: MTC075  
scale: As Shown  
issued for: REVIEW  
drawn by: TEAM  
date: 05.01.2019  
drawing: Planting Plan  
sheet #

**L3.7**  
of

MATCHLINE SEE SHEET L3.10

MATCHLINE SEE SHEET L3.11



MATCHLINE SEE SHEET L3.7

MATCHLINE SEE SHEET L3.9

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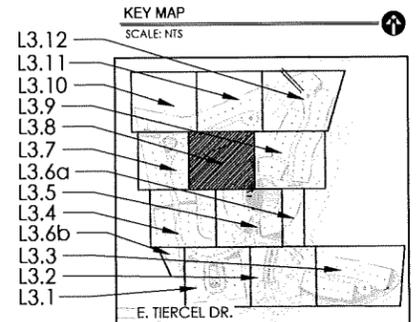
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PLANTING PLAN - L3.8



WALL & FENCE LEGEND

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- View Fence (See Detail 1.8, Sheet 7.1)
- 18" Solid Wall w/ 18" H. Lattice (See Detail 1.10, Sheet 7.1)



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MATCHLINE SEE SHEET L3.11

MATCHLINE SEE SHEET L3.12

MATCHLINE SEE SHEET L3.8



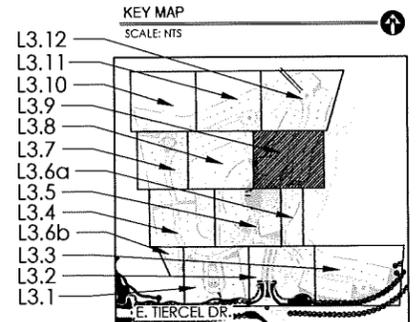
MATCHLINE SEE SHEET L3.6

### PLANTING PLAN - L3.9



**WALL & FENCE LEGEND**

- Solid Fence Material (See Detail 1.9, Sheet 7.1)
- - - View Fence (See Detail 1.8, Sheet 7.1)
- 4" H. Solid Wall w/ 18" H. Lattice (See Detail 1.10, Sheet 7.1)



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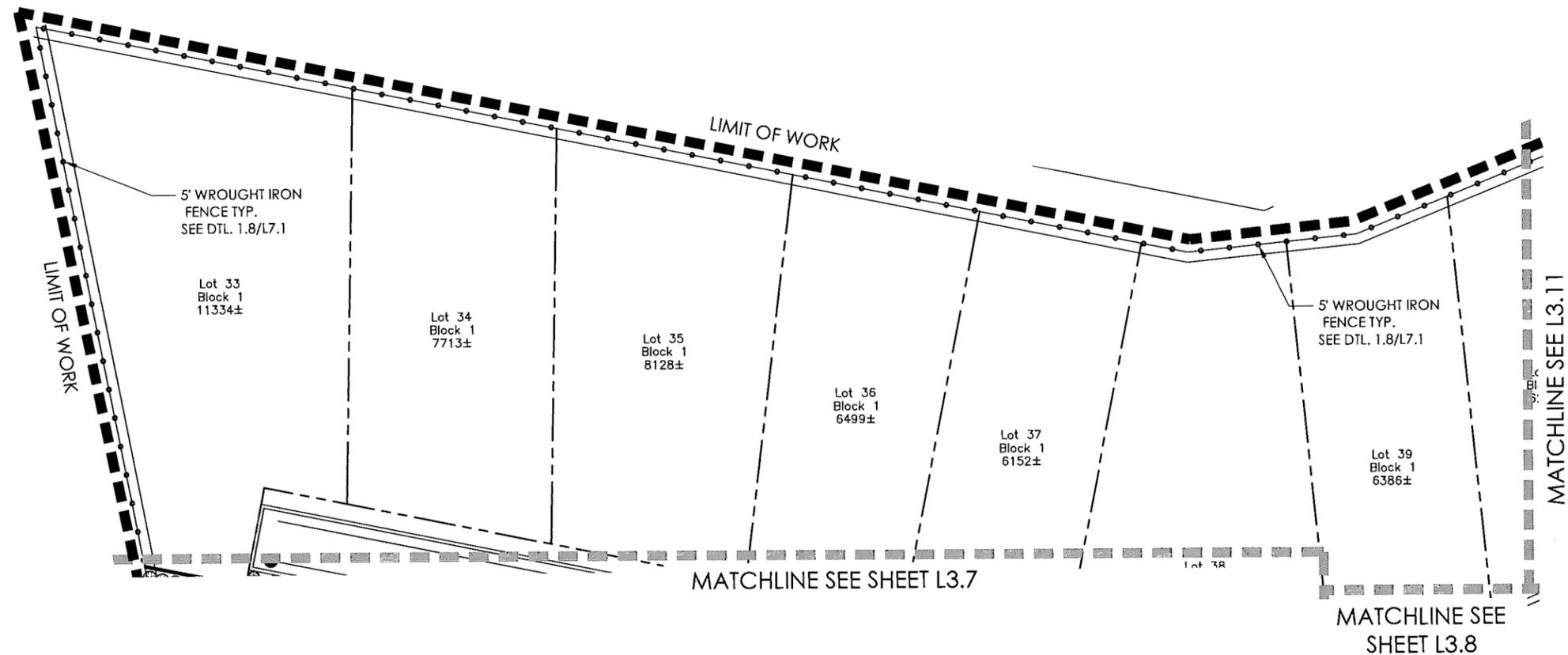
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drawing: Planting Plan

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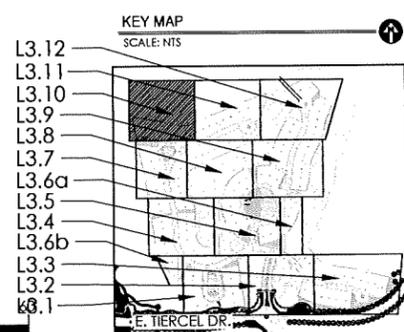


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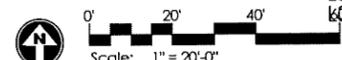


WALL & FENCE LEGEND

	Solid Fence Material (See Detail 1.9, Sheet 7.1)
	View Fence (See Detail 1.8, Sheet 7.1)
	4" H. Solid Wall w/ 12" H. Lattice (See Detail 1.10, Sheet 7.1)



PLANTING PLAN - L3.10



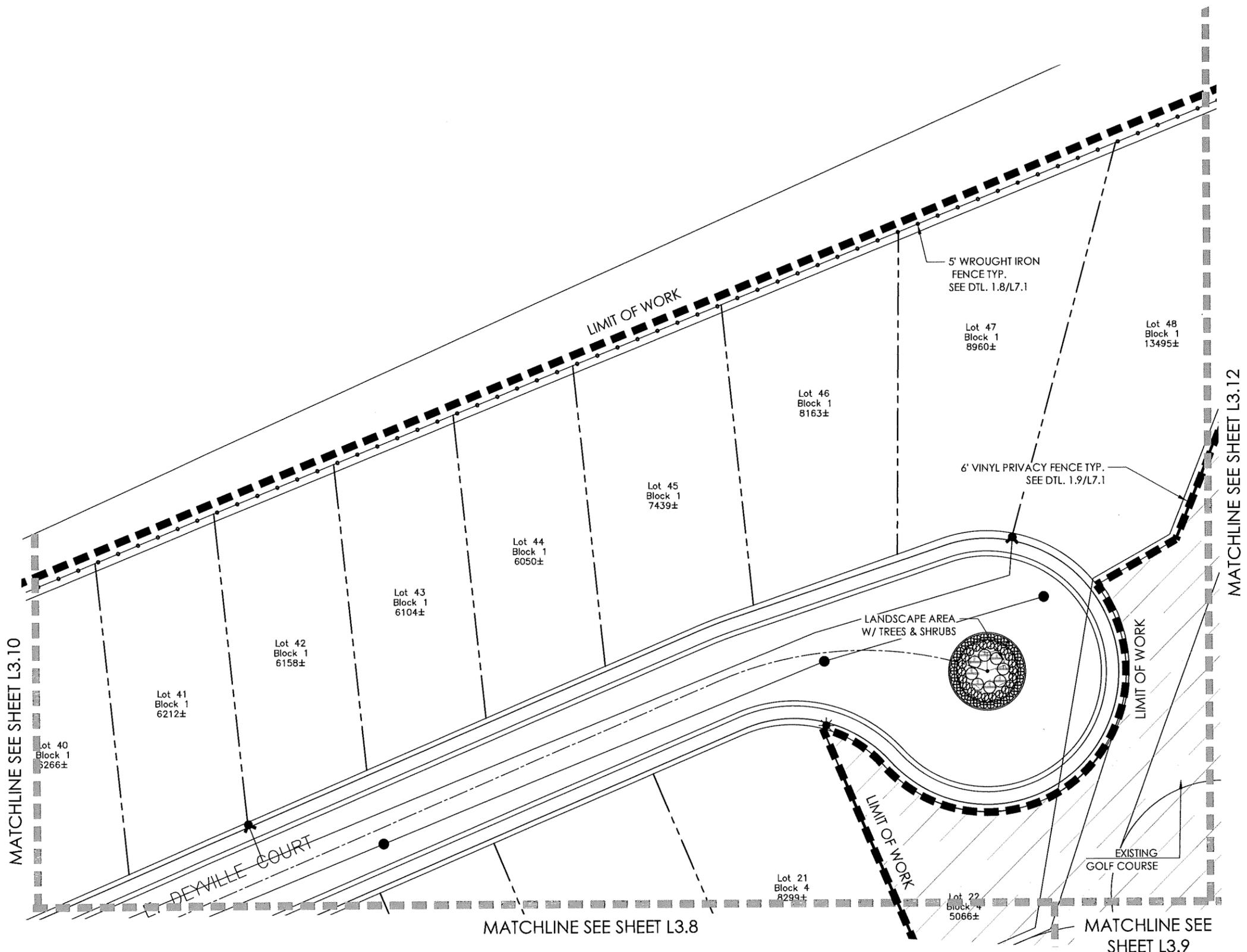
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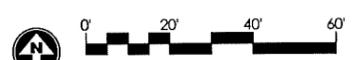
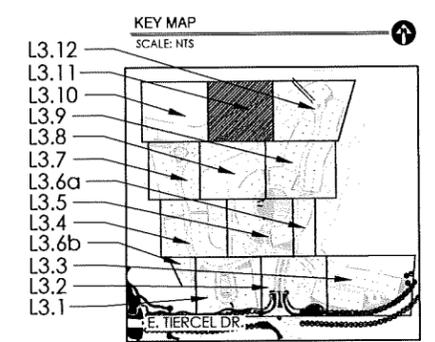
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WALL & FENCE LEGEND

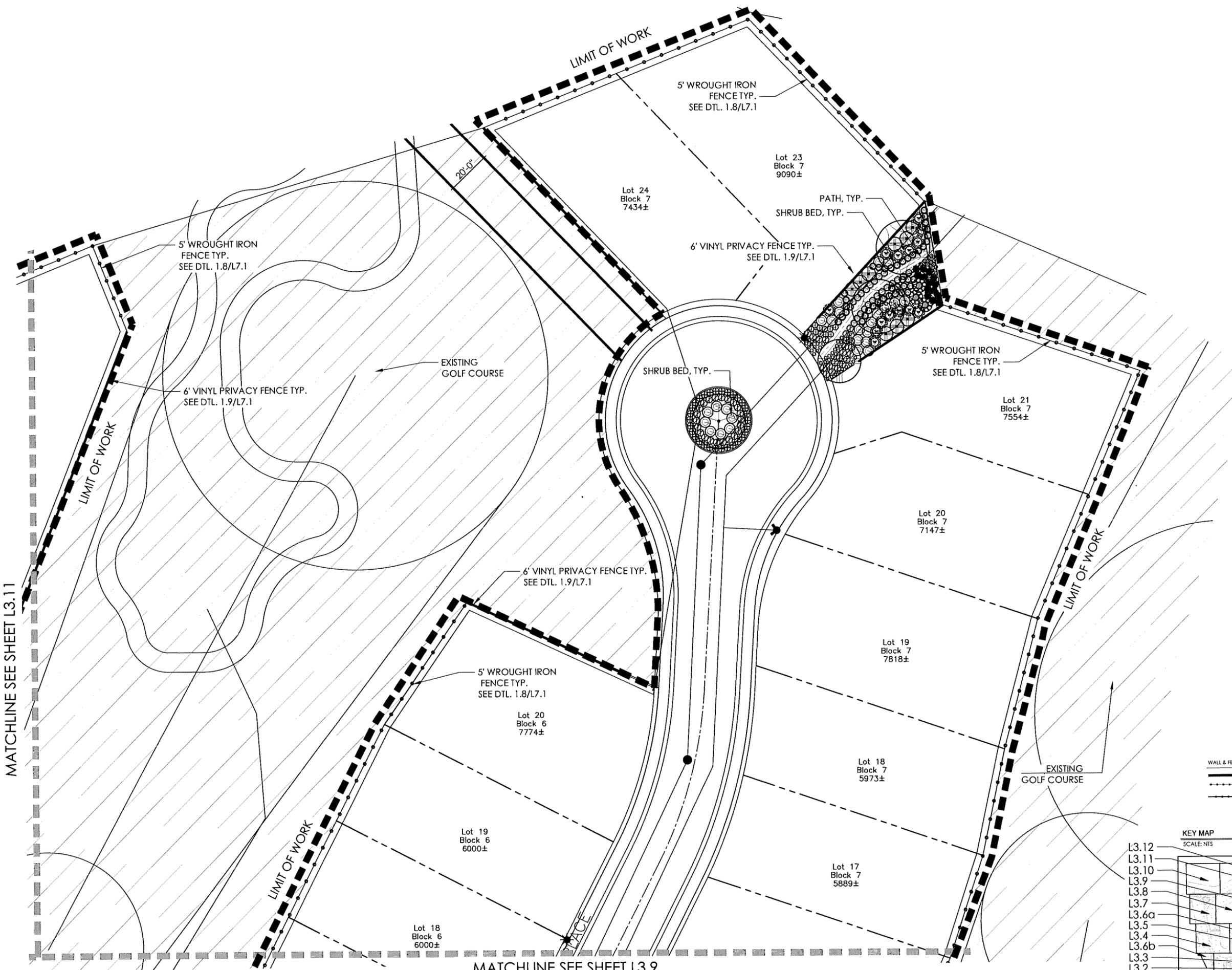
	Solid Fence Material (See Detail 1.9, Sheet 7.1)
	View Fence (See Detail 1.8, Sheet 7.1)
	4" H. Solid Wall w/ 18" H. Lattice (See Detail 1.10, Sheet 7.1)



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MATCHLINE SEE SHEET L3.11

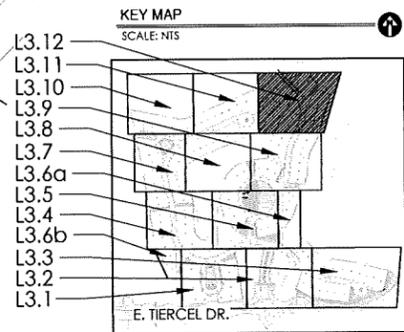
MATCHLINE SEE SHEET L3.9

**PLANTING PLAN - L3.12**



**WALL & FENCE LEGEND**

- Solid Fence Material (See Detail 1.8, Sheet 7.1)
- Vinyl Fence (See Detail 1.9, Sheet 7.1)
- 4" H. Solid Wall w/ 1/2" H. Lattice (See Detail 1.10, Sheet 7.1)



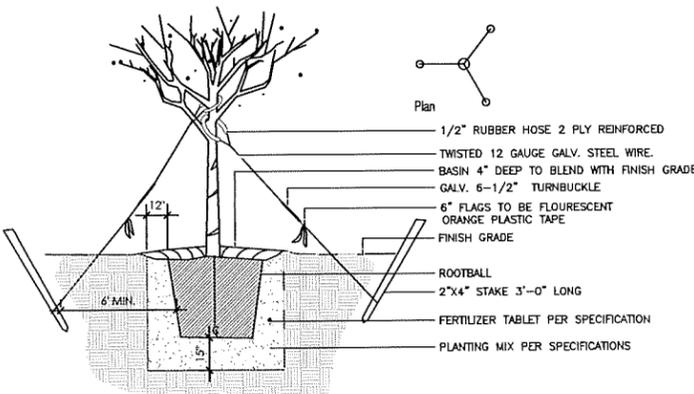
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drawing: Planting Plan

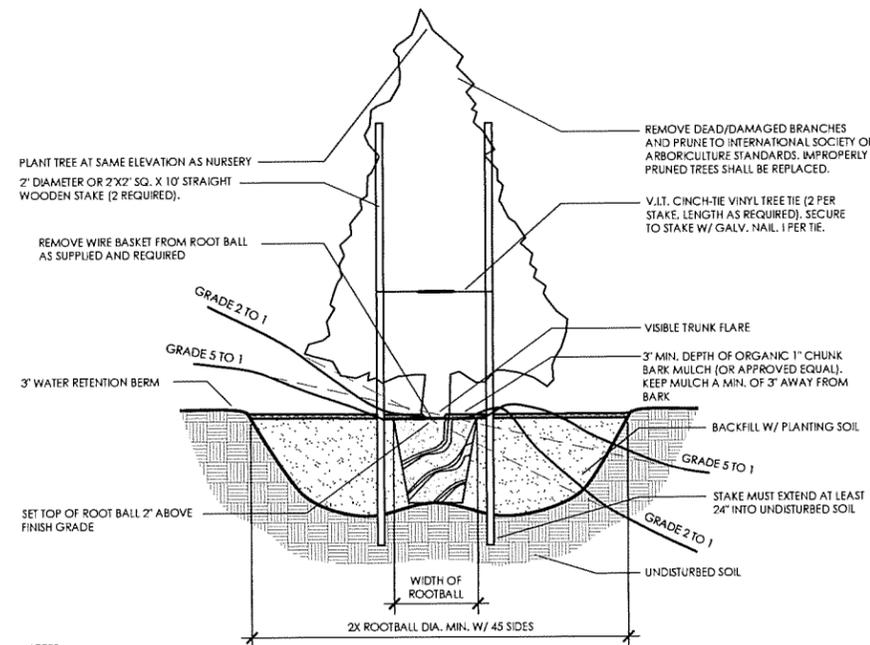
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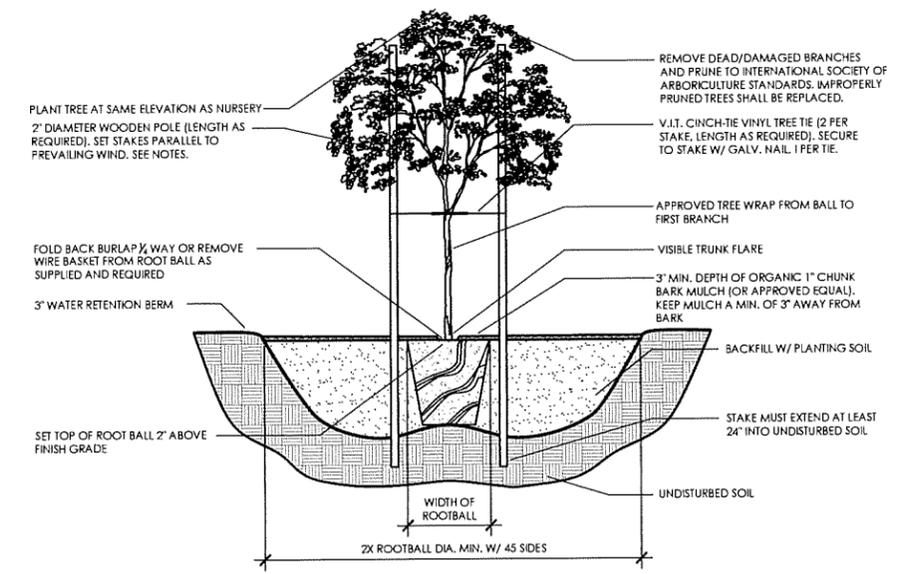




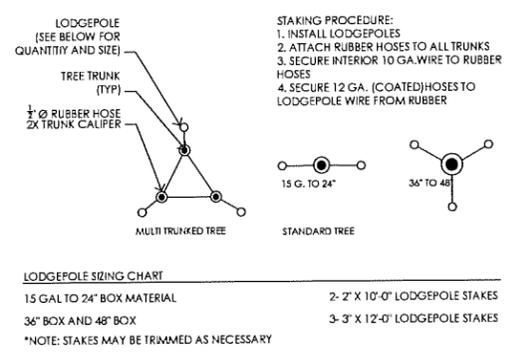
**1.3 Tree Guying Detail**  
Scale: N.T.S.



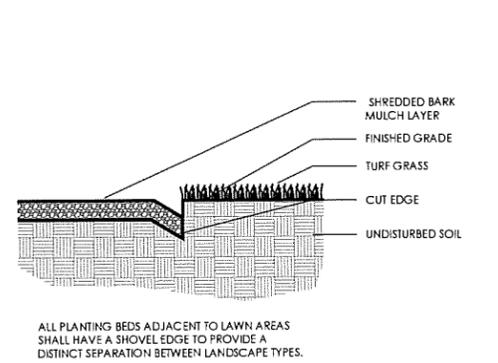
**1.2 Evergreen Tree Planting Detail**  
Scale: N.T.S.



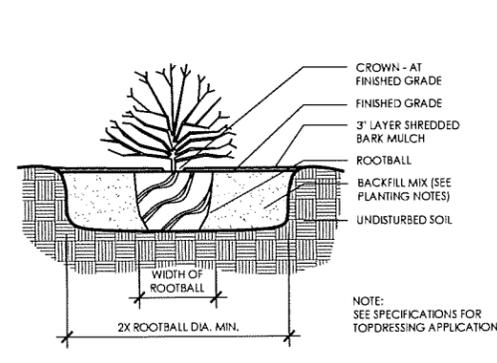
**1.1 Deciduous Tree Planting Detail**  
Scale: N.T.S.



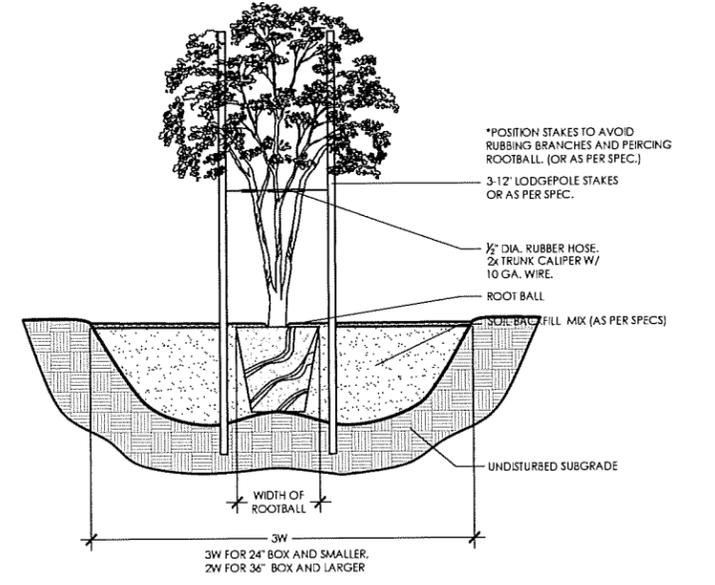
**1.7 Tree Staking Diagram**  
Scale: N.T.S.



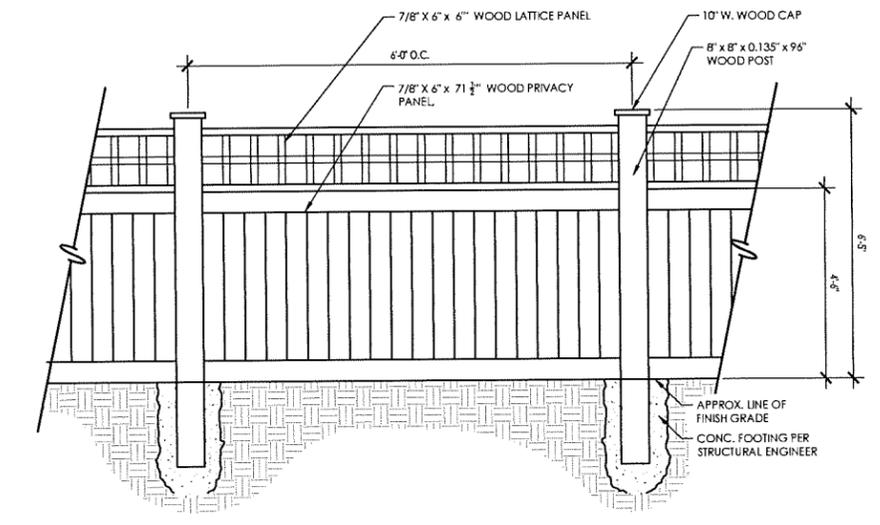
**1.6 Cut Edge Detail**  
Scale: N.T.S.



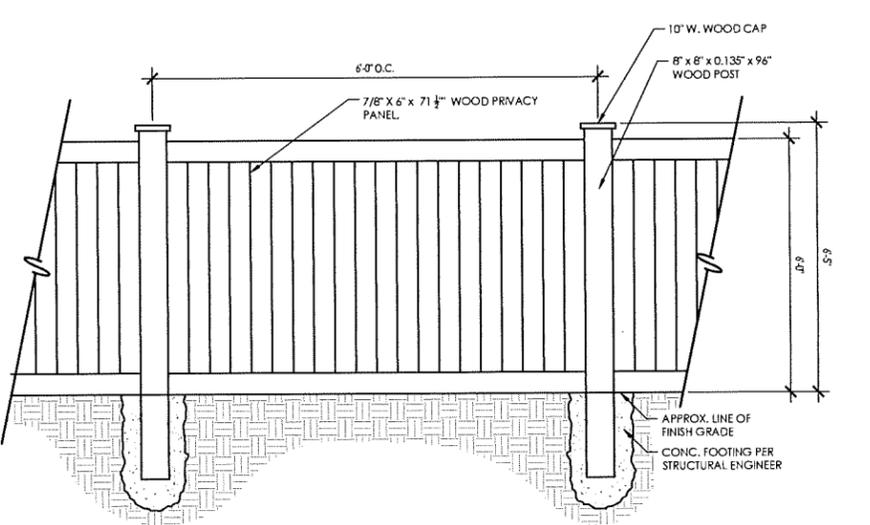
**1.5 Shrub Planting Detail**  
Scale: N.T.S.



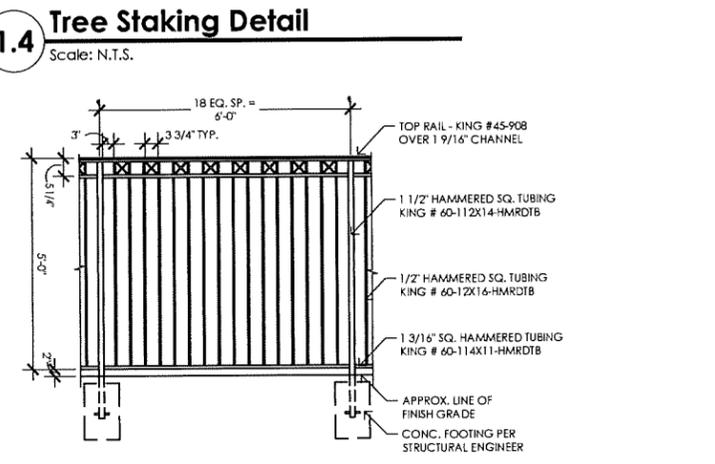
**1.4 Tree Staking Detail**  
Scale: N.T.S.



**1.10 Solid Fence/18" ht. Lattice - Elevation**  
Scale: 1/2"=1'-0"



**1.9 Solid Fence - Elevation**  
Scale: 1/2"=1'-0"



**1.8 View Fence - Elevation**  
Scale: 1/2"=1'-0"



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 manufacturer's 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 of project site and free of disease, insects, eggs, larvae and defects such as sunscald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Reserved.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the 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 manufacturer's 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 manufacturer's vendors certified analysis for all 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, fertilizer/soil amendments/chemicals, test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient content.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

- a. Irrigated trees and shrubs.
- b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not nurse trees prior to delivery. Do not bend-life 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.

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 that other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm.
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sol, Dispersal - 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 2X2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes are 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 reewood.

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 Agri-form 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 of 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 at 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, weed 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 1/2 Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, mow lawn area for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove later 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 if 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 at 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.

Prune 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 pits shall be sufficient to act as top fill apart when fitting plants. Plant each plant with its proportionate amount of the top 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/rot roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sand, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, wet 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 badly broken 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 area for a period of 90 days. Maintenance includes watering, firming, 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. Inspectors 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:

Specialty 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: Geo-Safe agricultural grade powdered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psidium muciloid hydrophilic water soluble dry. Derived from *Plantago ovata* (insularis) powder at 70% min. purity, containing no agents toxic to seed germination. A definite soil 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, roads or 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 site preparation.

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 work growth or competing vegetation should be removed prior to seeding operations.

Hydrated 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 contract 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





## Exhibit B 1a

CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Paul A. Stevens, P.E.  
Kuna City Engineer

### MEMORANDUM

**Date:** 12 July 2019  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Robinhood Preliminary Plat – 19-03-S & Design Review Landscaping – 19-14-DR

---

The Robinhood Preliminary Plat and design review (landscaping) request dated 16 May 2019 has been reviewed. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone and as provided in the Falcon Ridge Development Agreement. These comments apply to the preliminary plat and do not address the landscaping design review request. The design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

Recommendation: proceed with the Preliminary Plat consistent with the enclosed comments. These comments may be expanded or refined based on future land-use actions. The following comments apply:

#### 1. General

- a. Robinhood Subdivision is zoned R6, contains 36.72 Acres, 2 golf lots, 2 common driveway lots, 17 common lots and 116 residential lots. A commensurate impact on the City of Kuna's water and sewer utilities will result.
- b. Access to Robinhood Subdivision is from South Cloverdale Road.
- c. A plan approval letter will be required if this project affects any local irrigation districts.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e. State the vertical datum used for elevations on all drawings.
- f. Provide engineering certification on all final engineering drawings.

## **2. Inspection Fees**

- a. An inspection fee will be required for City inspection of the construction of any water, sewer and irrigation facilities associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans.

## **3. Right-of-Way**

- a. Robinhood Subdivision accesses from South Cloverdale Road.
- a. Sufficient right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City & ACHD standards.
- b. Approaches onto classified streets must comply with ACHD approach policies.
- c. It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development.
- d. Robinhood Subdivision is part of a planned unit development (PUD). Streets shall be constructed, owned, and maintained by Falcon Crest Development its successors, heirs, and assigns.
- e. All street construction must meet or exceed ACHD and City of Kuna development standards.
- f. Developer shall provide sufficient access and maintenance easements to allow city access to and maintenance of the sewer and water main lines.

## **4. Sanitary Sewer & Potable Water**

- a. The applicant's property is presently undeveloped, is not connected to City services and would be subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. City Code (6-4-2X) requires connection to City water services.
- b. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
- c. In this case, the water and sewer utilities are pending construction. The exact method of supply and conveyance is to be determined.
- d. All sewer and water infrastructure must meet or exceed City of Kuna requirements.

## **5. Pressurized Irrigation**

- a. The applicant's property is not connected to the City pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
- b. Pressurized irrigation will be provided by the Falcon Crest development in accordance with their Development Agreement with the City of Kuna.
- c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

# Exhibit B 1a

## 6. Grading and Storm Drainage

The following provisions apply to Robinhood Subdivision:

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- c. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the Civil Engineering construction improvements review.
- d. Any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- e. If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review.

## 7. As-Built Drawings

- a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

## 8. Property Description

- a. The applicant provided a preliminary plat and supporting documents as part of the application.

# Exhibit B 1b



CITY OF KUNA  
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KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Paul A. Stevens, P.E.  
Kuna City Engineer  
208-287-1727

## REZONE REVIEW MEMORANDUM

**Date:** 3 October 2019  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Robinhood Subdivision Rezone 19-07-ZC

---

The Robinhood Subdivision Rezone request by M3 ID Falcon Crest, LLC, dated September 19, 2018 has been reviewed. No preliminary plat was provided. The following narrative is limited to the rezone request. A discussion regarding the availability of city utility services (pressurized irrigation, sewer, & water) will accompany the preliminary plat when submitted.

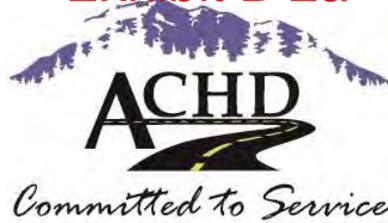
### 1. General

- a) This rezone request transfers approximately 25.08 Acres from zone R-12 to zone R-6.
- b) Less dense properties are less burdensome to the city's infrastructure.
- c) The property is located at the North East Corner of the intersection of Cloverdale and Kuna Roads.
- d) With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and water utilities, this property will be placing demand on constructed facilities and on water rights provided by others. It is expected that this property transfer to the City, at time of connection, all conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- e) A plan approval letter will be required if this project affects any local irrigation districts or its facilities.
- f) The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- g) R-6 is defined as six dwellings per net acre. Or about 7,260 square feet per lot. This is considered medium density development by the City of Kuna.

### 2. Property Description

- a) The applicant provided a metes and bounds property description (legal description) of the subject parcel with illustrations. A specific subdivision was not provided.

## Exhibit B 2a



Rebecca W. Arnold, President  
Mary May, 1<sup>st</sup> Vice-President  
Sara M. Baker, 2<sup>nd</sup> Vice-President  
Jim D. Hansen, Commissioner  
Kent Goldthorpe, Commissioner

September 26, 2019

To: Mark Tate  
M3 Companies  
1087 W. River Street Suite 310  
Boise, ID 83702

Subject: KPP19-0003 / 19-03-S  
11102 S. Cloverdale Road  
Robinhood Subdivision

On September 25, 2019, the Ada County Highway District acted on your application for the above referenced project. The attached report includes site specific conditions of approval.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller  
Planner II  
Development Services

cc: City of Kuna, via e-mail  
JUB Engineers (Scott Wonders), via e-mail



**Project/File:** **Robinhood Subdivision / KPP19-0003 / 19-03-S**  
 The applicant is requesting preliminary plat approval for 116 single family residential lots and 21 common lots on 36.7-acres. The site is located within the Falcon Crest Master Plan planning area and is located on the east side of Cloverdale Road north of Kuna Road in Kuna, Idaho.

**Lead Agency:** City of Kuna

**Site address:** 11102 S. Cloverdale Road

**Commission Approval:** September 25, 2019

**Applicant:** Mark Tate  
 M3 Companies  
 1087 W. River Street Suite 310  
 Boise, ID 83702

**Representative:** Scott Wonders  
 JUB Engineers  
 250 W. Beechwood Ave. Ste. 201  
 Boise, ID 83709

**Staff Contact:** Austin Miller  
 Phone: 387-6335  
 E-mail: [amiller@achdidaho.org](mailto:amiller@achdidaho.org)



## **A. Findings of Fact**

1. **Description of Application:** The applicant is requesting preliminary plat approval for 116 single family residential lots and 21 common lots on 36.7-acres located in Kuna, Idaho. The site is currently zoned R-6 and the proposed use is consistent with the City of Kuna’s comprehensive plan designation of mixed use.

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

Direction	Land Use	Zoning
North	Medium Low Density Residential	R-6
South	Medium Low Density Residential	R-6
East	Medium Low Density Residential	R-6
West	Rural Residential	RR

3. **Site History:** ACHD previously reviewed this site as a portion of the Falcon Crest Master Plan Community in September 2018. The requirements of this staff report are consistent with those of the prior action. The proposed subdivision is phase 2 of the Falcon Crest Master Plan.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - Falcon Crest Subdivision (Phase 1 of Falcon Crest Master Plan), consisting of 409 single family residential lots and 1 commercial lot is located immediately south of the site and was approved by ACHD in December 2018.
5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 2.6 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.
8. **Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP):**
  - Cloverdale Road is listed in the CIP to be widened to 3-lanes from Columbia Road to Kuna Road between 2031 and 2035.
  - The intersection of Cloverdale Road and Columbia Road is listed in the CIP to be reconstructed as a single lane roundabout with a westbound right turn bypass lane between 2026 and 2030.

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

1. **Trip Generation:** This development is estimated to generate 1,182 additional vehicle trips per day; 116 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**

Kittelton & Associates prepared a traffic impact study for the proposed Robinhood Subdivision. Below is an executive summary of the findings **as presented by Kittelton & Associates**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

**Recommendations:** Based on the findings and conclusions, recommendations are provided for the buildout of the Robinhood subdivision. The analysis found that no off-site intersections require mitigation upon buildout of the Robinhood development under total traffic conditions.

### Robinhood Site Specific Recommendations

- Site Access A (Tiercel Drive) & Internal Roundabout
  - Construct the single-lane internal roundabout at its proposed location, with one entry and exit lane on each approach.
- Golf Course Access Road (Tiercel Drive)
  - Reconstruct roadway to ACHD collector roadway standards.
  - Provide a delineated crossing with approach signage for the golf cart path, located approximately 400-feet east of Cloverdale Road.
- Cloverdale Road and Golf Course Access Road (Tiercel Drive)
  - A southbound left-turn lane is warranted upon full buildout of Robinhood Subdivision, however, there is an existing two-way left-turn lane currently available at the intersection.

# Exhibit B 2

- Consideration to widen and lengthen the two-way left-turn is recommended if it can be done within the constraints.
- The following recommendations have been identified to ensure adequate sight distance at site access points, the internal roundabout, and internal roadways:
  - Remove miscellaneous vegetation and potential obstructions along Cloverdale Road as necessary to obtain and maintain adequate intersection sight distance.
  - The proposed north leg of the roundabout should match the existing elevation of Golf Course Access Road (Tiercel Drive) to ensure the best possible sight distance.
  - Shrubbery and landscaping near the internal intersections and the site access point should be maintained to ensure adequate sight distance.
  - If future widening occurs along Cloverdale Road, utility poles should be set back outside of the sight lines.

**Staff Comments/Recommendations:** ACHD District Traffic Services and Development Review staff has completed a review of the required traffic impact study and has found it to be in compliance with ACHD Policy and standards.

If Tiercel Drive is converted to a public street, as proposed, then the proposed pavement marking for golf cart path crossings will not be allowed.

Consistent with the TIS, the applicant should be required to widen and lengthen the two-way left-turn lane on Cloverdale Road at the intersection with Tiercel Drive. This improvement should be made prior to ACHD’s signature on the first final plat.

All study area intersections and roadway segments meet District level of service planning threshold standards under existing traffic, 2025 background traffic and 2025 build-out year total traffic conditions and no mitigation is required.

### 3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Cloverdale Road (Kuna Road to Hubbard Road)	1,900-feet	Minor Arterial	186	Better than “E”
Cloverdale Road (Hubbard Road to Columbia Road)	None	Minor Arterial	241	Better than “E”
Kuna Road	None	Minor Arterial	205	Better than “E”

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

### 4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Cloverdale Road between Kuna Road and Hubbard Road was 3,317 on November 28, 2018.
- The average daily traffic count for Cloverdale Road between Hubbard Road to Columbia Road was 4,743 on November 28, 2018.
- The average daily traffic count on Kuna Road between Cloverdale Road and Eagle Road was 3,774 on May 16, 2018.

## **C. Findings for Consideration**

### **1. Cloverdale Road**

a. **Existing Conditions:** Cloverdale Road is improved with 2-travel lanes (29-feet of pavement), and no curb, gutter or sidewalk abutting the site. There is a center left turn lane at the existing golf course entrance (private road). There is 81-feet of right-of-way for Cloverdale Road (45-feet from centerline).

b. **Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**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

# Exhibit B 2

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, arterial street requirements, and specific roadway features required through development. This segment of Cloverdale Road is designated in the MSM as a Rural Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Cloverdale Road abutting the site.
- d. **Staff Comments/Recommendations:** The parcel being developed has 1,900-feet of frontage on Cloverdale Road, improvements should be constructed along the entire frontage.

The existing right-of-way exceeds the recommended right-of-way dedication listed in the MSM; however, staff recommends approval of the applicant's proposal to preserve 48-feet of right-of-way from the centerline of Cloverdale Road based on information provided in the submitted traffic impact study. The applicant should be required to dedicate right-of-way to total 48-feet from centerline on Cloverdale Road abutting the site.

Consistent with the TIS, prior to ACHD's signature on the first final plat the applicant should be required to widen and lengthen the two-way left-turn lane on Cloverdale Road at the intersection with Tiercel Drive.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk located 42-feet from the centerline of Cloverdale Road abutting the site. The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way. Sidewalks should be designed meeting ADA Standards and meandering sidewalks are discouraged.

Additionally, the applicant should be required to widen the pavement on Cloverdale Road to 17-feet from centerline with a 3-foot wide gravel shoulder abutting the entire site.

The right-of-way dedication, pavement widening, and sidewalk construction should be completed prior to ACHD's signature on the 2<sup>nd</sup> preliminary plat.

- e. **Commission Action:** During the September 25, 2019 Commission meeting the ACHD Commission heard testimony from neighboring property owners regarding the current condition, traffic impacts and safety concerns on Cloverdale Road. The Commission required that improvements to Cloverdale Road be made with the first final plat. The Site Specific Conditions of Approval have been modified to address the Commission's approval.

## 2. Tiercel Drive

- a. **Existing Conditions:** No public streets exist internal to the site.

As part of the development of the original Falcon Crest Golf Course a 65-foot wide private road (proposed Tiercel Drive) was constructed with 20-foot wide sandstone center landscape islands and exists internal to the site. The existing private road intersects Cloverdale Road 235-feet north of Cutting Horse Drive and provides access to Falcon Crest Golf Club.

- 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.

**Landscape Medians Policy:** District policy 7206.5.14 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

## Exhibit B 2

- c. **Applicant Proposal:** The applicant is proposing to reconstruct the existing private road to meet ACHD standards and to dedicate it as a public street to ACHD; Tiercel Drive.

The applicant is proposing to construct Tiercel Drive as a 72-foot wide collector street section with two 26-foot wide travel lanes and a 20-foot wide center landscape island within 72-feet of right-of-way. The applicant is proposing detached sidewalks and vertical curb and gutter on the north and south sides of Tiercel Drive and has requested a modification of District policy to allow the existing sandstone curbing around the center landscape islands to remain, see attachment 3.



- d. **Staff Comments/Recommendations:** The applicant's proposal to reconstruct Tiercel Drive as a public collector road is allowed under meets District policy if a roadway is reconstructed meeting all ACHD policies and standard. In this case, staff is not supportive of the proposed modification of policy to allow the use of sandstone curbing around the landscape islands, as they currently sit on top of the roadway

District policy does not require the existing private street be converted to a public road (Tiercel Drive) and ACHD does not have to accept a road if it is not improved to meet public street standards. If the road cannot be reconstructed to meet ACHD standards, the road can remain as a private road.

The existing private road has been in place for over 15 years, and ACHD does not have any maintenance records. The roadway will be required to be reconstructed to meet ACHD standards. The existing sandstone landscape islands will need to be removed during the reconstruction of the roadway. The landscape medians will need to be modified to not exceed 12-foot wide within 150-feet of an intersection.

The proposal to retain and replace the sandstone curbing on top of the rebuilt roadway does not meet District policy or ISPWC specifications and should not be approved as proposed. The existing sandstone blocks are not secured and may become displaced during winter maintenance operations, posing safety and liability concerns. Additionally, the proposed blocks would allow water from the landscaped median into the base and subbase of the roadway more easily than standard curb, decreasing roadway life expectancy and increasing maintenance costs.

Although staff is not supportive of the applicant's proposal, staff is exploring viable options that would allow sandstone blocks at the back of curb and would address ACHD concerns. This may include the use of rolled or vertical curb to address drainage and may include mortar between the blocks to address concerns regarding maintenance and safety. Staff recommends that we continue to work the applicant to come up with a design that is acceptable to ACHD and still allows use of the sandstone blocks. A license agreement will be required for the sandstone blocks.

If the applicant and staff cannot come to an agreement regarding a design for the sandstone blocks then standard vertical curb should be constructed on the center landscape islands on Tiercel Drive.

Consistent with District policy, the applicant should be required to construct Tiercel Drive with 21-foot wide travel lanes on each side of the center landscape island with concrete vertical curb, gutter and minimum 5-foot wide detached sidewalk on both sides of the street (or 7-foot wide

concrete sidewalk if attached). The center landscape island should not exceed 12-feet wide within 150-feet of an intersection and should be dedicated as right-of-way.

If Tiercel Drive is converted to a public street, as proposed, then the proposed pavement marking for golf cart path crossings will not be allowed.

Tiercel Drive is anticipated to have a posted speed limit of 25 MPH.

### 3. Roundabout

- a. **Applicant's Proposal:** The applicant has proposed to construct a single lane mini roundabout at the terminus of Tiercel Drive.
- b. **Staff Comments/Recommendations:** Consistent with the TIS, staff recommends that a single lane mini roundabout be constructed at the terminus of Tiercel Drive. The roundabout should be designed to accommodate all turning movements and the center island and splitter islands should be mountable. The sidewalk at the roundabout should be detached or separated to discourage pedestrians from crossing within the roundabout outside of the designated crosswalks.

The applicant should follow the guidance provided in NCHRP 672 and will need to design the mini roundabout meeting the standards within ACHD's Roundabout Design Guide policy section 5188.

### 4. Internal Local Streets

- a. **Existing Conditions:** No public streets exist internal to the site.
- b. **Policy:**  
**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

**Standard Urban Local Street—33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

## Exhibit B 2

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

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

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

**Landscape Medians Policy:** District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

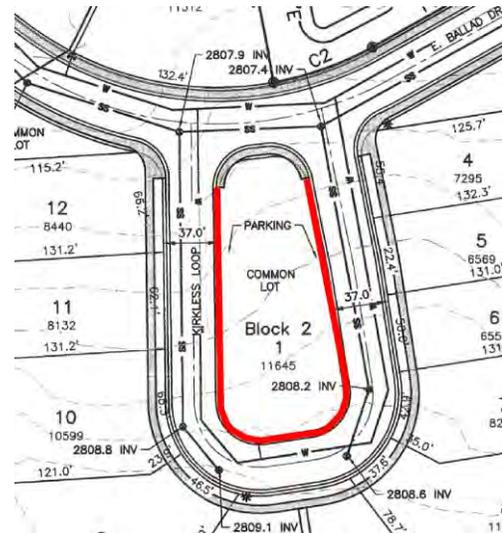
- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Applicant's Proposal:** The applicant is proposing to construct Folklore Avenue (north of Tiercel Drive) as a 56-foot street section with two 22-foot travel lanes, a 12-foot wide center landscape island, vertical curb, gutter and 5-foot wide detached concrete sidewalks within 60-feet of right-of-way.

The applicant is proposing to construct Ballard Court/Drive, Yeoman Way, Deville Court/Way and Folklore Place as 33-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalks within 47-feet of right-of-way.

The applicant is proposing to construct cul-de-sacs turnarounds with center islands and 48-foot radii at the terminus of Ballard Court, Deyville Court and Folklore Place.

The applicant is proposing to construct Kirkless Loop and Saylis Loop as 33-foot street sections with rolled curb and gutter within 37-feet of right-of-way. The applicant is proposing 5-foot wide detached concrete sidewalk on one side of the streets and has requested a waiver of District policy to not be required to construct sidewalk along the inside of the loop (shown in red), adjacent to the common lot.



- d. **Staff Comments/Recommendations:** The applicant should be required to construct Folklore Avenue as a 54-foot street section with two 21-foot travel lanes, a 12-foot wide center landscape island, vertical curb, gutter and 5-foot wide detached concrete sidewalk within 60-feet of right-of-way. A permanent right-of-way easement should be provided for the public sidewalks that 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.

The applicant's proposal to construct Ballard Court/Drive, Yeoman Way, Deville Court/Way and Folklore Place as 33-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalk within 47-feet of right-of-way meets District policy and should be approved as proposed.

The applicant should be required to provide a sight distance easement ensuring 225-foot unobstructed sight lines from the intersection of Folklore Avenue and Ballard Drive/Court.

All center landscape islands should be platted as ACHD right-of-way owned by ACHD. The applicant or the homeowner's association should apply for a license agreement if landscaping is to be placed within the islands.

The three proposed cul-de-sacs with 48-foot radii meet District policy and should be approved as proposed.

Staff supports the applicant's request to not construct sidewalk on the inside of Kirkless Loop and Saylis Loop as no housing is proposed on the inside of the loops and sidewalk is provided around the outside of the loops.

Both internal common lots for Kirkless Loop and Saylis Loop should be platted as right-of-way owned by ACHD. The applicant or the future homeowners association should enter into a license agreement for any landscaping proposed within the islands.

## 5. Heroic Loop

- a. **Existing Conditions:** No public streets exist internal to the site.

b. **Policy:**

**Reduced Urban Local Street—27-foot Street Section and Right-of-Way Policy:** District Policy 7207.5.2 states that the width of a reduced urban local street shall be 27-feet (back-of-curb to back-of-curb) with curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 41-feet of right-of-way. Unless approved in writing by the land use agency, this street section is not allowed by the City of Kuna and City of Star. In some cases, this street width may not accommodate new utilities. A 29-foot street section within 43-feet of

## Exhibit B 2

right-of-way may be constructed in lieu of a 27-foot street section if the applicant demonstrates that the additional roadway width is necessary to extend the utilities. Although some parking is allowed by the following subsections, the District will further restrict parking on a reduced width street if curves or other physical features cause problems, if actual emergency response experience indicates that emergency vehicles may not be able to provide service, or if other safety concerns arise. One of the following three sets of design conditions shall apply.

Design Condition #1: Parking is allowed on one side of a reduced width street when all of the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The developer shall install —NO PARKING signs on one side of the street, as specified by the District and as specified by the appropriate fire department.
- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.
- Traffic volumes on the street shall not exceed 1,000 vehicle trips per day. There shall be no possibility that another street may be connected to it in a manner that would allow more than 1,000 vehicle trips per day.

Design Condition #2: Parking is allowed on both sides of a reduced width street when the street layout has the qualities of a road grid system. This provides fire trucks and other emergency vehicles alternate routes of access since the ability to pass another vehicle may be compromised by placement of parked vehicles on both sides of the street. The following criteria shall be met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- The block length of the street shall not exceed 500-feet, measured between centerlines.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.
- A minimum of two street connections shall be provided to each end of the street with the reduced width. The two connecting streets shall each connect to the larger street system to provide the intended alternate routes of access. A street system that has one street connection to the larger street network on one end and a loop/circle street on the other end with no outlet shall not be approved.
- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.

Design Condition #3: Parking is allowed on both sides of a reduced width residential street with passing pockets that are created when two driveways are constructed near the same property line, where a 50-foot segment will not have on-street parking on the side of the street with the driveways. This provides fire trucks and other vehicles areas to move to the side of the street to allow another vehicle to pass when vehicles are parked on the street. Parking is allowed on both sides of a reduced width street when the following criteria are met:

- The street is in a residential area.
- The developer shall provide written approval from the appropriate fire department or emergency response unit in the jurisdiction.
- Driveway locations are predetermined with curb cuts for the driveways to be installed when the street is constructed. The curb cuts shall be 20-feet wide. Each lot on the street will be —paired with an adjacent lot. If there are an odd number of lots, one lot at either end of the street will not be paired. Each pair of lots shall locate its driveway 5-feet from the shared lot line of the pair.

- This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 41-feet of right-of-way.
- The lots cannot abut an alley.
- Traffic volumes on the street are not forecast to exceed 400 vehicle trips per day.

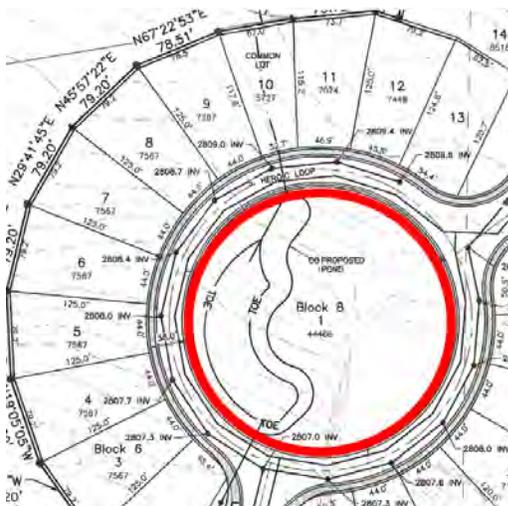
**Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local streets, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District’s Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

- c. **Applicant Proposal:** The applicant is proposing to construct Heroic Loop as a 27-foot street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk on one side within 36-feet of right-of-way. The applicant has requested a waiver of District policy to not be required to construct sidewalk along the inside of the loop (shown in red), adjacent to the common lot.



- d. **Staff Comments/Recommendations:** The applicant’s proposal to construct Heroic Loop as a 27-foot street section with curb, gutter meet’s District policy and should be approved. Vertical curb should be constructed on the inside of the loop, rolled curb should be constructed on the outside of the loop.

The applicant’s proposal to construct 5-foot wide attached concrete sidewalk on one side of Heroic Loop does not meet District policy however staff supports the applicant’s proposal and waiver request. Staff supports the applicant’s request to construct sidewalk on one side of

# Exhibit B 2

Heroic Loop as no housing is proposed on the inside of the loop and sidewalk is provided around the outside of the loop.

The applicant should be required to plat the internal common lot (Lot 1 Block 8) as right-of-way owned by ACHD for Heroic Loop. The applicant or future homeowners association should be required to enter into a license agreement for any landscaping within the center landscape island.

A license agreement should be provided for all landscaping within the right-of-way.

The applicant should be required to sign Heroic Loop for NO PARKING on one side of the roadway.

## 6. Roadway Offsets

a. **Existing Conditions:** The existing private road intersects Cloverdale Road 235-feet north of Cutting Horse Drive.

b. **Policy:**

**Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that if it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

**Local Offset Policy:** District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. **Applicant's Proposal:** The applicant is proposing to convert the existing private road to a public street, Tiercel Drive, to intersect Cloverdale Road 235-feet north of Cutting Horse Drive.

The applicant is proposing to construct Kirkless Loop to intersect Ballad Drive with 90-feet between each leg of the proposed loop.

d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy which requires a 660-foot offset between Tiercel Drive and Cutting Horse Drive. However, staff recommends a 64% modification of policy as Tiercel Drive is an existing private road that is proposed to be converted to public. There is an existing two-way left turn lane on Cloverdale Road in this location that cannot be relocated due to existing power poles. Additionally, there are existing golf holes and ponds (to remain) that line Tiercel Drive to the north and south further prohibiting the realignment of the roadway.

The applicant's proposal to construct Kirkless Loop to intersect Ballad Drive with 90-feet between each leg does not meet District policy. However, staff recommends a modification of policy to approve the intersection locations as proposed as only 9-lots will take access to Kirkless Loop. Clear sight lines are provided between the two intersections. Additionally, there is only one entrance/exit for the subdivision, drivers are anticipated to travel towards the sole entrance/exit which will reduce the conflict between the two intersections. The proposed 28% modification of policy is approved at the discretion of the Development Services Manager.

## 7. Stub Streets

a. **Existing Conditions:** No streets exist internal to the site.

b. **Policy:**

**Stub Street Policy:** District policy 7206.2.4 / 7207.2.4 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 7206.2.5.4 / 7207.2.5.4, 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 Tiercel Drive stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE

FUTURE.” A sign shall be installed at the terminus of the Folklore Avenue stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.”

In addition, stub streets must meet the following conditions:

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

**Temporary Dead End Streets Policy:** District policy 7206.2.4 / 7207.2.4 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 is proposing Tiercel Drive to stub to the east property line and Folklore Avenue to stub to the south property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed. A temporary turn around is not required at the terminus of either the stub street as they do not extend greater than 150-feet.

The applicant should be required to install a sign at the terminus of the Tiercel Drive stub street stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE.” The applicant should be required to install a sign at the terminus of the Folklore Avenue stub street stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.”

## 8. 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.

## 9. 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.

## 10. Other Access

Cloverdale Road is classified as a minor arterial roadway, Tiercel Drive 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. Special Note to the City of Kuna and Applicant

## Exhibit B 2

District policy does not require the existing private street be converted to a public street (Tiercel Drive) and ACHD does not have to accept a street if it is not improved to meet public street standards. If the street cannot be reconstructed to meet ACHD standards, the street can remain as a private street.

If Tiercel Drive is not accepted by ACHD as a public street, all internal streets should be constructed as private roadways.

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

1. Prior to ACHD's signature on the 1<sup>st</sup> final plat, dedicate right-of-way to total 48-feet from centerline on Cloverdale Road abutting the site. The applicant will not be compensated for this right-of-way dedication.
2. Prior to ACHD's signature on the 1<sup>st</sup> final plat, construct 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Cloverdale Road abutting the site.
3. Prior to ACHD's signature on the 1<sup>st</sup> final plat, widen the pavement on Cloverdale Road to 17-feet from centerline with a 3-foot gravel shoulder abutting the site where it doesn't exist.
4. Prior to ACHD's signature on the 1<sup>nd</sup> final plat, widen and lengthen the two-way left-turn lane on Cloverdale Road at the intersection with Tiercel Drive.
5. Construct Tiercel Drive with two 21-foot wide travel lanes, a landscape median not to exceed 12-foot wide within 150-feet of an intersection, curb, gutter and a minimum of 5-foot wide detached concrete sidewalk (or 7-foot attached).
6. Work with ACHD on a design that allows the use of the sandstone blocks around the center landscape islands on Tiercel Drive. The design shall be acceptable to ACHD and may include use of rolled or vertical curb, and mortar between the blocks.
7. Enter into a license agreement for the sandstone blocks.
8. If ACHD and the applicant cannot come to an agreement on the design and use of the sandstone blocks, than standard vertical curb shall be constructed around the center landscape islands on Tiercel Drive.
9. Construct a single lane mini roundabout at the terminus of Tiercel Drive. The center island and splitter islands shall be mountable. The sidewalk at the roundabout shall be detached or separated.
10. The mini roundabout shall be designed per ACHD's Roundabout Design Guide policy section 5188, and follow the guidance provided in NCHRP 672.
11. Construct Folklore Avenue (north of Tiercel Drive) as a 54-foot street section with two 21-foot travel lanes, a 12-foot wide island, vertical curb, gutter within 60-feet of right-of-way. Construct 5-foot wide detached concrete sidewalk along Folklore Avenue (north of Tiercel Drive) and provide a permanent right-of-way easement. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.
12. Plat all center landscape islands and cul-de-sac islands at right-of-way owned by ACHD.
13. Enter into a license agreement for any landscaping proposed within the islands.
14. Construct Ballad Court/Drive, Yeoman Way, Deville Court/Way and Folklore Place as 33-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalk within 47-feet of right-of-way.

15. Provide a sight distance easement ensuring 225-foot unobstructed sight lines from the intersection of Folklore Avenue and Ballad Drive/Court.
16. Construct three cul-de-sacs with internal islands and 48-foot radii.
17. Construct Kirkless Loop and Saylis Loop as 33-foot street sections, with rolled curb, gutter and 5-foot wide concrete sidewalk on the outside of the loop, and vertical curb, gutter and no sidewalk on the inside of the loop.
18. Plat both internal common lots for Kirkless Loop (Lot 1 Block 2) and Saylis Loop (Lot 1 Block 3) as right-of-way owned by ACHD.
19. Construct Heroic Loop as a 27-foot street section with vertical curb on the inside of the loop, rolled curb on the outside of the loop and 5-foot wide concrete sidewalk.
20. Plat the internal common lot for Heroic Loop (Lot 1 Block 8) as right-of-way owned by ACHD.
21. Sign Heroic Loop for "NO PARKING" on one side of the roadway.
22. Install a sign at the terminus of the Tiercel Drive stub street stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
23. Install a sign at the terminus of the Folklore Avenue stub street stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
24. All sidewalks shall be designed meeting ADA standards. Meandering sidewalks are discouraged.
25. Payment of impact fees is due prior to issuance of a building permit.
26. Comply with all Standard Conditions of Approval.

## **F. 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

## Exhibit B 2

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.

### **G. 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.

### **H. Attachments**

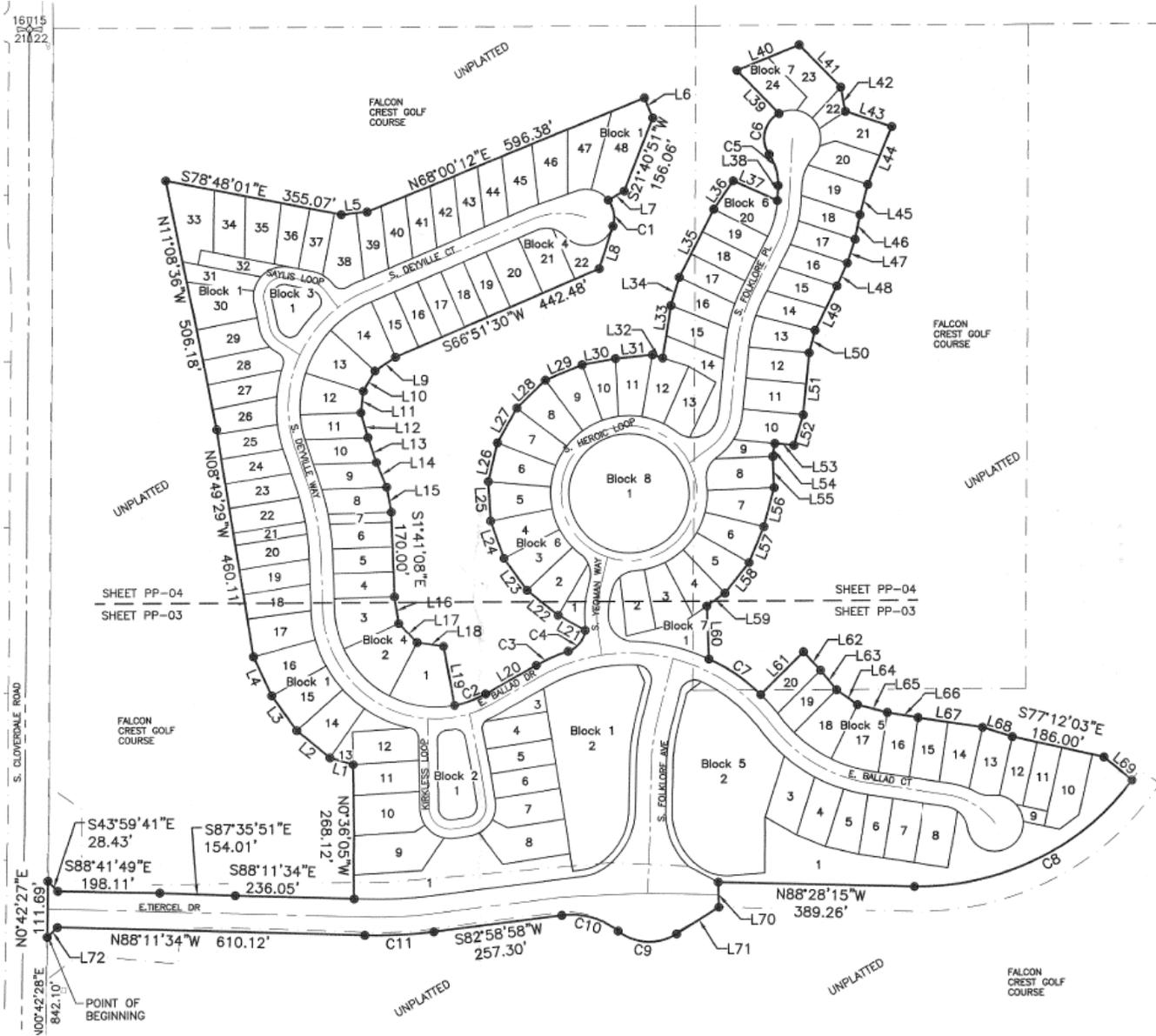
1. Vicinity Map
2. Site Plan
3. Existing Sandstone Curb
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP



# Exhibit B 2

## SITE PLAN



EXISTING SANDSTONE CURB



# 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 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.

# Exhibit B 3

## Troy Behunin

---

**From:** Tom Ritthaler <TRitthaler@boiseproject.org>  
**Sent:** Tuesday, June 18, 2019 8:14 PM  
**To:** Troy Behunin  
**Subject:** RE: Robinhood Subdivision

**Categories:** Agency Comments

Troy,  
Boise Project has no objections to this proposed subdivision as there are no project facilities at this location or surface water rights associated with it.

Tom

---

**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Tuesday, June 18, 2019 5:32 PM  
**To:** ACHD <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; New York Irrigation District <terri@nyid.org>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>  
**Subject:** Robinhood Subdivision

Everyone,  
Please review the information packet for the proposed Robinhood Subdivision here in Kuna. Please respond within the allotted time, or notify our office that you need additional time. If you need additional information, or hard copies of the application please let us know.

Thanks,  
Troy

Troy Behunin  
Planner III  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634  
[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)

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CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

RECEIVED  
JUN 24 2019  
CITY OF KUNA

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat 19-03-S

Redwood

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. \_\_\_\_\_

Reviewed By: Rowan Boyd  
Date: 6/19/19

# Exhibit B 5

## Troy Behunin

---

**From:** Carl Miller <CMiller@compassidaho.org>  
**Sent:** Wednesday, June 19, 2019 11:10 AM  
**To:** Troy Behunin  
**Cc:** Liisa Itkonen  
**Subject:** RE: Robinhood Subdivision

Troy,

As I understand this is a platting of the Falcon Crest annexation and zoning that we commented on last year. We have no additional comments. Thank you.

Carl

Carl Miller, PMP, AICP CTP  
Principal Planner  
Community Planning Association (COMPASS)  
700 NE 2<sup>nd</sup> Street, Suite 200  
Meridian, ID 83642  
Direct: 208-475-2239 | Main: 208-855-2558  
Fax: 208-855-2559  
[cmiller@compassidaho.org](mailto:cmiller@compassidaho.org)  
<http://www.compassidaho.org>



---

**From:** Troy Behunin [mailto:tbehunin@kunaid.gov]

**Sent:** Tuesday, June 18, 2019 5:32 PM

**To:** Christy Little <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Carl Miller <CMiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <EAdolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; New York Irrigation District <terri@nyid.org>; Jason Boal <jboal@adaweb.net>

**Subject:** Robinhood Subdivision

Everyone,

Please review the information packet for the proposed Robinhood Subdivision here in Kuna. Please respond within the allotted time, or notify our office that you need additional time. If you need additional information, or hard copies of the application please let us know.

Thanks,

Troy

Troy Behunin

Planner III

City of Kuna

751 W. 4<sup>th</sup> Street

Kuna, ID 83634

[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)

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# Exhibit B 6



STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
BOISE REGIONAL OFFICE  
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

## *DEQ Response to Request for Environmental Comment*

Date: June 28, 2019  
Agency Requesting Comments: City of Kuna  
Date Request Received: June 18, 2019  
Applicant/Description: Chotika Subdivision, 19-03-AN, 19-02-S, & 19-09-DR  
Robin Hood Subdivision 19-03-S & 19-14-DR

*Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.*

*The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:*

### **1. Air Quality**

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

*The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.*

*Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.*

*For questions, contact David Luft, Air Quality Manager, at 373-0550.*

### **2. Wastewater and Recycled Water**

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

*All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects*

*require separate permits as well.*

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

### **3. Drinking Water**

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

*All projects for construction or modification of public drinking water systems require preconstruction approval.*

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one*

acre, a stormwater permit from EPA may be required.

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

##### **5. Hazardous Waste And Ground Water Contamination**

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in*

# Exhibit B 6

Page 4 of 4

*accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”*

*For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

## **6. Additional Notes**

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: CM#2019AEK114

# Exhibit B 7a

## Troy Behunin

---

**To:** D3 Development Services  
**Subject:** Robinhood Subdivision

Thank you!  
Troy

---

**From:** D3 Development Services [mailto:D3Development.Services@itd.idaho.gov]  
**Sent:** Monday, July 08, 2019 11:43 AM  
**To:** Troy Behunin <tbehunin@kunaid.gov>  
**Subject:** RE: [EXTERNAL] Robinhood Subdivision

Good morning,  
ITD has received application 19-03-S 19-14-DR for review. ITD does not anticipate any significant traffic impact from this development consisting of 116 residential units and has no objections to the proposed development.

Thank you,

Sarah Arjona  
Development Services Coordinator  
ITD District 3  
(208) 334-8338

---

**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Tuesday, June 18, 2019 5:32 PM  
**To:** ACHD <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; New York Irrigation District <terri@nyid.org>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>  
**Subject:** [EXTERNAL] Robinhood Subdivision

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Everyone,

Please review the information packet for the proposed Robinhood Subdivision here in Kuna. Please respond within the allotted time, or notify our office that you need additional time. If you need additional information, or hard copies of the application please let us know.

Thanks,

Troy

# Exhibit 7b

## Troy Behunin

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Monday, October 07, 2019 5:00 PM  
**To:** Troy Behunin  
**Subject:** 19-07-ZC Robin Hood REZONE Application

**Categories:** Agency Comments

Good afternoon,

ITD has received application 19-07-ZC for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

*Sarah Arjona*  
*Development Services Coordinator*  
*ITD District 3*  
*(208) 334-8338*

---

**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Wednesday, September 25, 2019 4:53 PM  
**To:** Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Chief Phil <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; ACHD <planningreview@achdidaho.org>; Mindy Wallace <Mwallace@achdidaho.org>  
**Subject:** [EXTERNAL] Robin Hood REZONE Application

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Everyone,

Please review the packet and send relevant comments about the services provided by your agency or company to our office on or before October 17<sup>th</sup>, 2019. If you need additional time to provide a response, please notify our office as soon as you are able.

Thank you for your consideration.

Troy

Troy Behunin  
Planner III

# Exhibit B 8

## Troy Behunin

---

**From:** Phil Roberts <proberts@kunafire.com>  
**Sent:** Wednesday, September 25, 2019 5:21 PM  
**To:** Troy Behunin  
**Subject:** RE: Robin Hood REZONE Application

**Categories:** Agency Comments

I have no problem with the re-zone.

The true subdivision plate with roads widths and dimensions will come later right?

*Phil Roberts  
Fire Chief  
Kuna Rural Fire District  
208-922-1144 Ext 101  
208-922-1982 Fax  
208-870-3057 Cell*



---

**From:** Troy Behunin <tbehunin@kunaid.gov>  
**Sent:** Wednesday, September 25, 2019 4:53 PM  
**To:** Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Phil Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; ACHD <planningreview@achdidaho.org>; Mindy Wallace <Mwallace@achdidaho.org>  
**Subject:** Robin Hood REZONE Application

Everyone,  
Please review the packet and send relevant comments about the services provided by your agency or company to our office on or before October 17<sup>th</sup>, 2019. If you need additional time to provide a response, please notify our office as soon as you are able.  
Thank you for your consideration.  
Troy

## Wendy Shrief

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Friday, April 12, 2019 6:23 PM  
**To:** Wendy Shrief; Rob Kazarinoff; Timothy Harrigan  
**Subject:** Robinhood Sub Name Reservation

### [External Email]

April 12, 2019

Wendy Shrief, J-U-B Engineers

RE: Subdivision Name Reservation: **ROBINHOOD SUB**

At your request, I will reserve the name **Robinhood Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Jerry L. Hastings, PLS 5359**  
**County Surveyor**  
**Deputy Clerk Recorder**  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 office  
(208) 287-7909 fax  
E-mail: [jhastings@adacounty.id.gov](mailto:jhastings@adacounty.id.gov)

---

**From:** Wendy Shrief [mailto:wshrief@jub.com]  
**Sent:** Friday, April 12, 2019 9:26 AM  
**To:** Sub Name Mail  
**Subject:** RE: Subdivision Name Request

Glen,

The parcels do overlap, but this is a new preliminary plat and we want to have a new name. Parcels are: S1422212410; S1422212000; S1422233700

Wendy Kirkpatrick Shrief, AICP  
*Planner*

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Friday, April 12, 2019 9:10 AM  
**To:** Wendy Shrief <wshrief@jub.com>  
**Subject:** RE: Subdivision Name Request

Wendy;

We reserved Falcon Crest Sub for Kristy Watkins on 1/12/2018, and since the parcels noted in her request overlaps your approximate location, we need to determine what is changing.

Exactly which parcels are involved in this development?

Please refer to her approval letter if you need help sorting out the properties.



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

---

**From:** Wendy Shrief [<mailto:wshrief@jub.com>]  
**Sent:** Friday, April 12, 2019 8:11 AM  
**To:** Sub Name Mail  
**Cc:** Glen Smallwood  
**Subject:** Subdivision Name Request

Hello,

I would like to request the name "Robinhood Subdivision" for a 116 lot residential subdivision in Kuna. Development is located in 2N 1E NW ¼ of Section 22 immediately to the east of S. Cloverdale Road. Developer is M3 Companies. There is an existing golf area inside Falcon Crest called "Robinhood" - this is why this spelling is being requested.

Thanks!

Wendy

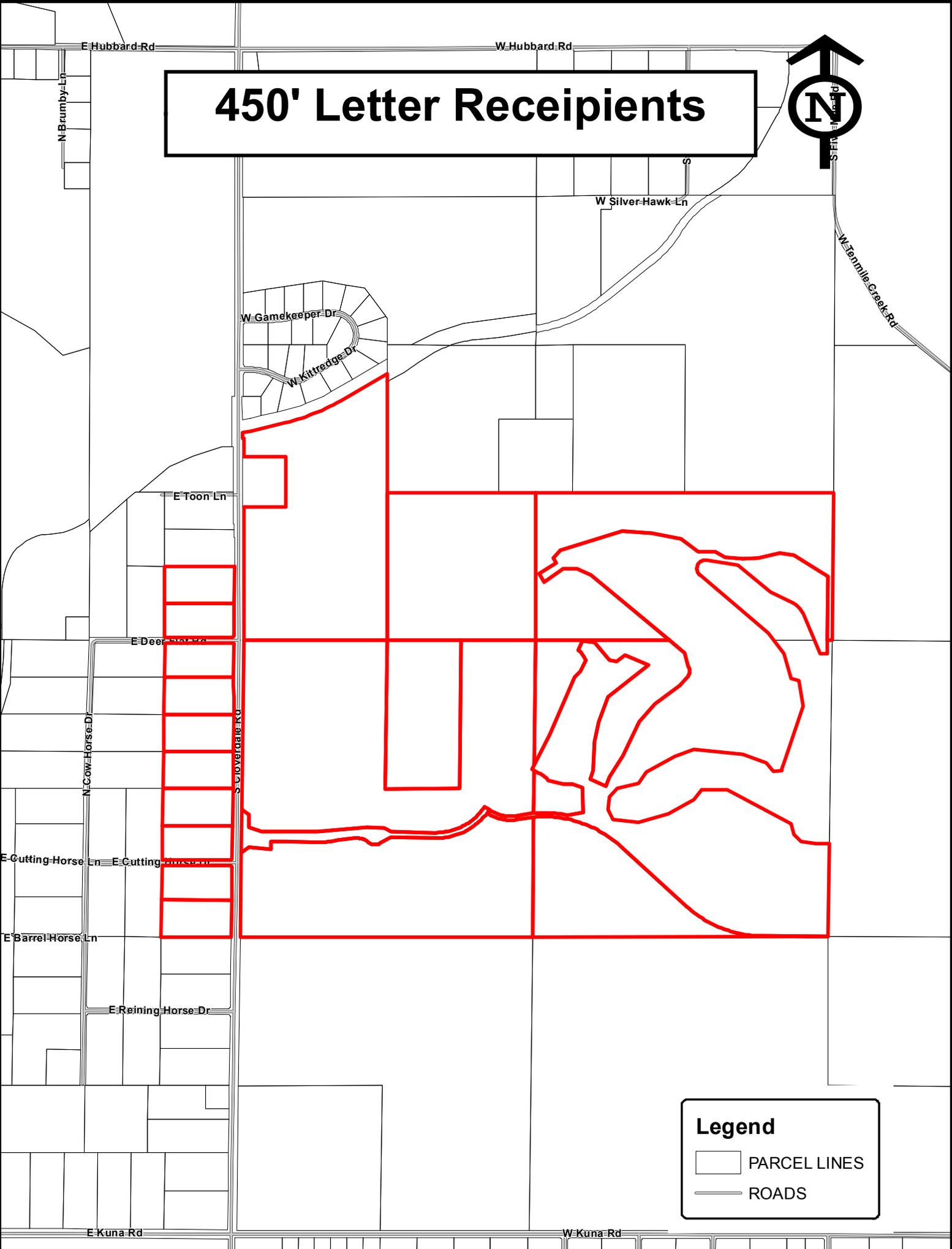
Wendy Kirkpatrick Shrief, AICP  
Planner  
J-U-B ENGINEERS, Inc.  
250 S. Beechwood Avenue, Suite 201, Boise, ID 83709  
e [wshrief@jub.com](mailto:wshrief@jub.com) w [www.jub.com](http://www.jub.com)  
p 208 376 7330 c 208 559 1760



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# 450' Letter Receiptipients



## Legend

- PARCEL LINES
- ROADS



# Neighborhood Meeting Certification

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

### GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Single-family residential subdivision

Date and time of neighborhood meeting: April 1, 2019 6:00 - 7:00

Location of neighborhood meeting: Falcon Crest Golf Course Event Tent

### SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 22 Township: 2N Range: 1E Total Acres: 36.72

Subdivision Name: Robinhood Subdivision Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: S. Cloverdale Tax Parcel Number(s): S142212410; S142212000

Adjacent to Falcon Crest Golf Course S142233700

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

### CURRENT PROPERTY OWNER:

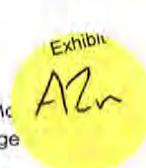
Name: Falcon Crest LLC

Address: 11102 S. Cloverdale City: Kuna State: ID Zip: 83634

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

Name: Wendy Shrief Business (if applicable): JUB Engineers

Address: 250 S. Beechwood Ave. City: Boise State: ID Zip: 83709



**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

\_\_\_\_\_

Re-zone

\_\_\_\_\_

Subdivision (Sketch Plat and/or Prelim. Plat)

Preliminary Plat

Special Use

\_\_\_\_\_

Variance

\_\_\_\_\_

Expansion of Extension of a Nonconforming Use

\_\_\_\_\_

Zoning Ordinance Map Amendment

\_\_\_\_\_

Neighborhood meeting list was run by JUB on 3/21/19 with LandPro Data. Parcel map and list attached

**APPLICANT:**

Name: JUB Engineers / Wendy Shrief

Address: 250 S. Beechwood Ave.

City: Boise

State: ID

Zip: 83709

Telephone: 208.376.7330

Fax: \_\_\_\_\_

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

Signature: (Applicant)

Wgall

Date

5/10/19

# SIGN IN SHEET

**PROJECT NAME:** Robin Hood Subdivision

**Date:** 4/1/19

	Name	Address	Zip	Phone
1	Jill Caldwell	1581 Cow Horse Dr.	83634	208-890-0614
2	Kathy Mezin	11325 S. Cloverdale	83634	
3	Jay Dobbel	477 Cow Horse	83634	208-859-9158
4	Betsy Winkler	11421 Kiuna Rd	83634	208-484-6084
5	Ray Crabtree	12220 S Hawk Haven	83634	208 866 2208
6	Patty Hamm	12689 S. 5 Mile	83634	208-362-1907
7	Rick Dixon	1143 Cow Horse	83634	208-996-6159
8	Alex Stevens	326 N. Ave. D	83634	208-922-3008
*9	Quincy Holton	6000 E. Deer Flat Rd	83634	208-600-7491
10	Gladys Crabtree	12220 S Hawk Haven	83634	208-866-2208
11	LOREN KLOCK	5580 E LUTTING HORSE	83634	<del>XXXXXXXXXX</del>
12	Jan Sword	12313 Lonnie Lane	83634	
13	Meg Lawson	1357 Cow Horse	83634	208 340 0256
14	Mary Jepsen	13010 Madara	83634	208 703 7219
15	Brad Rosenthal	1091 Cow Horse Dr	83634	208-565-0121
16	Matthew Teplin	1142 Cow Horse Dr	83634	208-841-3115
17	Chris Brown	7670 S. Old Spruce Ln	83642	208-870-8093
18	Dave Mason	13159 S. Ocotillo Dr.	83642	(208) 861-5292
19	BS. Henningfeld	11893 S. Cloverdale Rd	83634	570-3507
20	MIKE & TINA APOSTOLU	5783 E. BARREL HORSE DR.	83634	208 941-1522
21	Terri Hisel	6225 E Deer Flat Rd	83634	208-866-9006
*22	KLETE HOWARD	12153 Touchrock W	83634	208-870-9441
23	Lauralee Nef	12408 Lonnie Lane	83634	
24	Jan Lawson	1357 Cow Horse	83634	208 651-4741
25				
26				
27				
28				
29				
30				

## NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4/1/19 Number of Attendees: 25

Meeting Location: Falcon Crest Golf Course Event Tent

### Description of Project Presented:

- 116 lot single-family residential subdivision
- Standard single-family lots with 6,000 sf min. lot size
- Described phasing of Falcon Crest Master Plan / PUD and timing for proposed Robinhood subdivision

### Attendee's comments:

- Some residents expressed concerns over traffic and changes in the area - Some residents expressed a desire for a project with large 5-10 acre County lots
- A number of residents were happy to see that lots would be traditional single-family homes and not multi-family or patio homes
- Several residents had questions about how water will be brought out to the property
- Several residents asked if commercial or light industrial would be constructed in this subdivision - they were happy to hear that it would not be

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

Wendy Shrief

Printed Name

Wg Shrief

Signature

5/10/19

Date



J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

March 21, 2019

**RE: OPEN HOUSE / NEIGHBORHOOD MEETING for a proposed subdivision on Monday April 1, 2019**

Dear Property Owner:

You are invited to attend an Open House / Neighborhood Meeting for a single-family residential development:

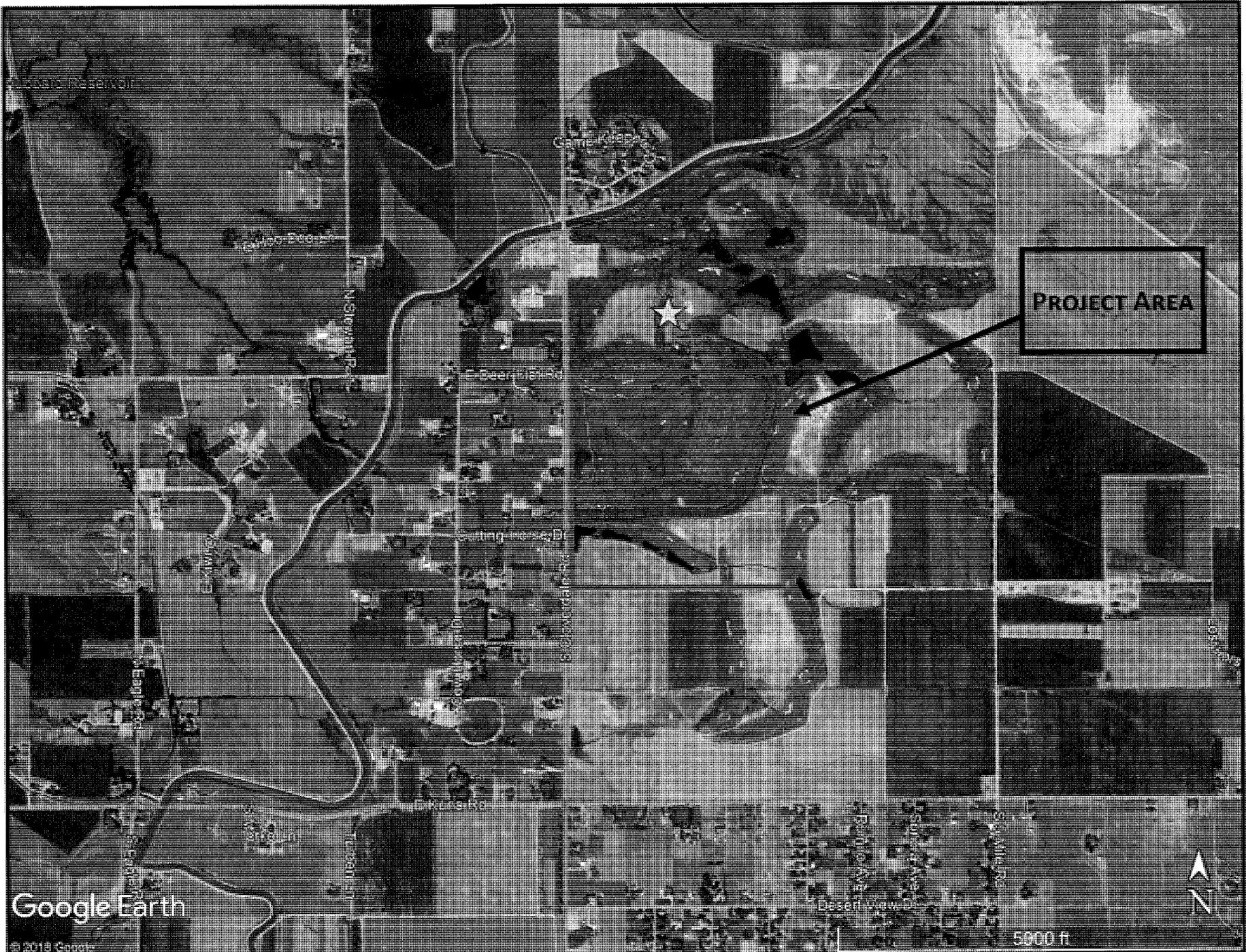
- Monday, April 1 from 6:00 p.m. to 7:00 p.m.
- Meeting will be held at 11102 S. Cloverdale Road at the Falcon Crest Golf Course event tent. Meeting location is shown on enclosed map.

The subdivision project is located on the east side of S. Cloverdale Road, south of Falcon Crest Golf Course. The subdivision consists of approximately 42.2 acres (see reverse side for project location.) An application will be submitted to the City of Kuna consisting of a Preliminary Plat. The property is currently zoned R-6.

Should you have any questions prior to the meeting or cannot attend, please do not hesitate to contact me at [wshrief@jub.com](mailto:wshrief@jub.com) or at 208-376-7330.

Sincerely,  
**J-U-B ENGINEERS, Inc.**

Wendy Shrief, AICP  
Planner



Google Earth

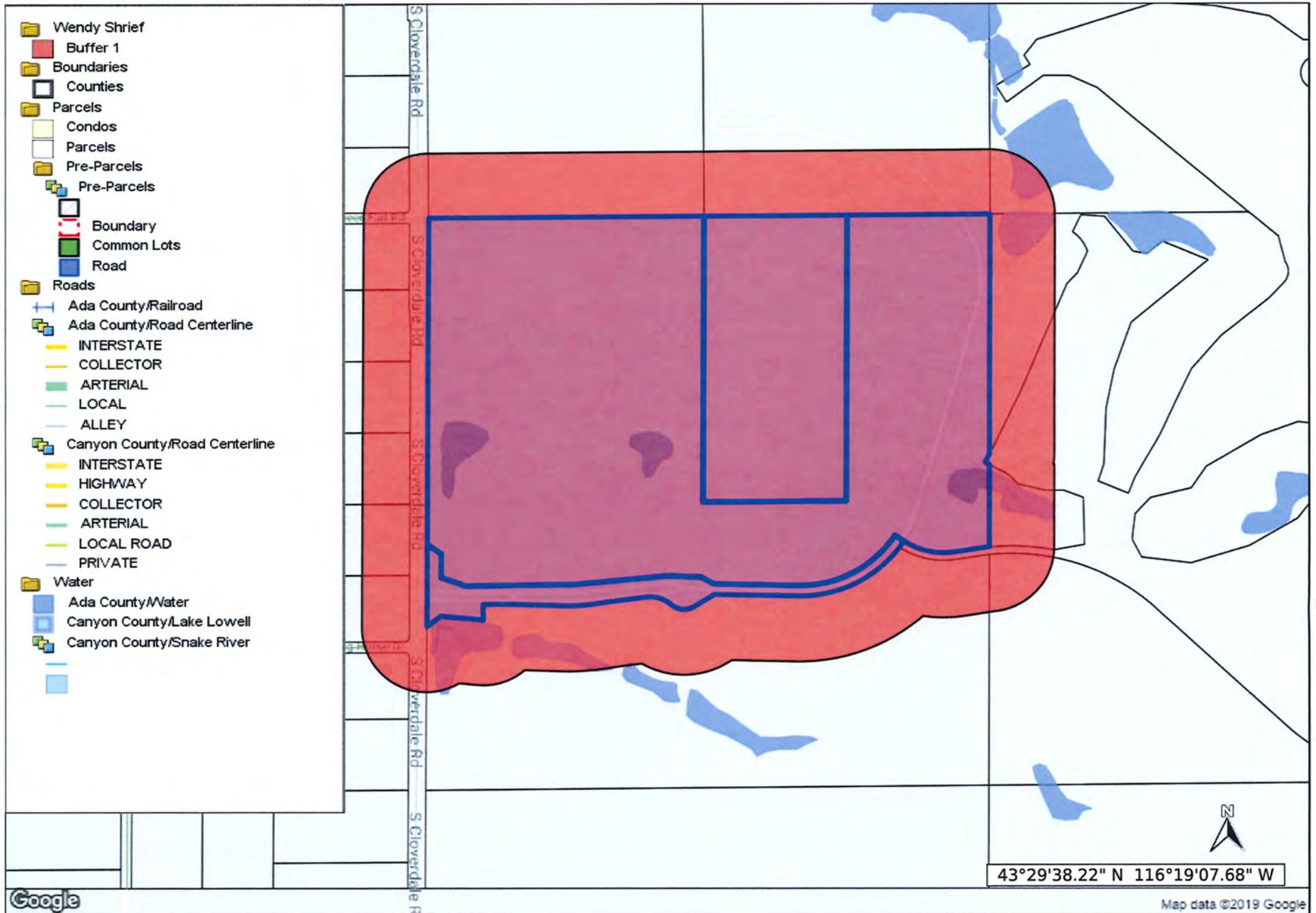
© 2018 Google

5000 ft

Robin Hood Subdivision—Vicinity Map



Neighborhood Meeting Location



County	Parcel	Primary Owner	Property Address	Subdivision	Property City	Owner Address
Ada	R1479650090	HULSEY DALLAS ANDREW	11985 S CLOVERDALE RD	CLOVERDALE RIDGE ESTATES	KUNA, ID 83634-0000	11985 S CLOVERDALE RD
Ada	R1479650300	KULCHAK JAMES MICHAEL	11671 S CLOVERDALE RD	CLOVERDALE RIDGE ESTATES	KUNA, ID 83634-0000	11671 S CLOVERDALE RD
Ada	R1479660050	JOHNSON RODNEY D	11225 S CLOVERDALE RD	CLOVERDALE RIDGE ESTATES NO 02 BI	KUNA, ID 83634-0000	11225 S CLOVERDALE RD
Ada	R1479660000	VICK RICHARD S	11457 S CLOVERDALE RD	CLOVERDALE RIDGE ESTATES NO 02 BI	KUNA, ID 83634-0000	11457 S CLOVERDALE RD
Ada	R1479660025	MEZIN FAMILY TRUST	11325 S CLOVERDALE RD	CLOVERDALE RIDGE ESTATES NO 02 BI	KUNA, ID 83634-0000	11325 S CLOVERDALE RD
Ada	R1479660075	HISEL JOHN E JR	6225 E DEER FLAT RD	CLOVERDALE RIDGE ESTATES NO 02 BI	KUNA, ID 83634-0000	6225 E DEER FLAT RD
Ada	R1479650240	HENNINGFELD BRADLEY J	11893 S CLOVERDALE RD	CLOVERDALE RIDGE ESTATES	KUNA, ID 83634-0000	11893 S CLOVERDALE RD
Ada	R1479650330	RUHS JOHN F	11589 S CLOVERDALE RD	CLOVERDALE RIDGE ESTATES	KUNA, ID 83634-0000	11589 S CLOVERDALE RD
Ada	R1479680000	BENTLEY E B	6388 E DEER FLAT RD	CLOVERDALE RIDGE ESTATES NO 02 BI	KUNA, ID 83634-0000	6388 E DEER FLAT RD
Ada	R1479650270	PETERSON DANIEL L	6303 E CUTTING HORSE DR	CLOVERDALE RIDGE ESTATES	KUNA, ID 83634-0000	6303 E CUTTING HORSE DR
Ada	S1415341100	FALCON CREST LLC	11102 S CLOVERDALE RD	2N 1E 15	KUNA, ID 83634-0000	2528 N CLOVERDALE RD
Ada	S1415336000	FALCON CREST LLC	11102 S CLOVERDALE RD	2N 1E 15	KUNA, ID 83634-0000	2528 N CLOVERDALE RD
Ada	S1422417300	FALCON CREST LLC	S FIVE MILE RD	2N 1E 22	KUNA, ID 83634-0000	2528 N CLOVERDALE RD
Ada	S1415430000	FALCON CREST LLC	11102 S CLOVERDALE RD	2N 1E 15	KUNA, ID 83634-0000	2528 N CLOVERDALE RD
Ada	S1422110050	FALCON CREST LLC	11102 S CLOVERDALE RD	2N 1E 22	KUNA, ID 83634-0000	2528 N CLOVERDALE RD
Ada	S1422314810	FALCON CREST LLC	E KUNA RD	2N 1E 22	KUNA, ID 83634-0000	2528 N CLOVERDALE RD
Ada	S1422212000	FALCON CREST LLC	11102 S CLOVERDALE RD	2N 1E 22	KUNA, ID 83634-0000	2528 N CLOVERDALE RD
Ada	S1422212400	FALCON CREST LLC	11102 S CLOVERDALE RD	2N 1E 22	KUNA, ID 83634-0000	2528 N CLOVERDALE RD



# City of Kuna COMMITMENT TO PROPERTY POSTING

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

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

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

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

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

*[Handwritten signature]*

Applicant/agent signature

*5/9/19*

Date

**received**  
*5.16.19*

Exhibit  
*A2g*

**DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
FALCON CREST**

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALCON CREST is made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2018, by M3 Acquisitions, L.L.C., an Arizona limited liability company (“Grantor” and “Class B Member”).

**received**  
5.16.19

Exhibit  
A2c

TABLE OF CONTENTS

Page

ARTICLE I: RECITALS ..... 1

    1.1 Property Covered..... 1

    1.2 Residential Development ..... 1

    1.3 Purpose of Declaration ..... 1

ARTICLE II: DECLARATION ..... 1

ARTICLE III: DEFINITIONS..... 2

    3.1 “Architectural Design Guidelines” ..... 2

    3.2 “Articles” ..... 2

    3.3 “Assessments” ..... 2

    3.4 “Association” ..... 2

    3.5 “Association Rules” ..... 2

    3.6 “Board” ..... 2

    3.7 “Building Lot” ..... 2

    3.8 “Bylaws” ..... 2

    3.9 “Common Area” ..... 2

    3.10 “Declaration” ..... 2

    3.11 “Design Review Committee” ..... 2

    3.12 “Grantor” ..... 3

    3.13 “Improvement” ..... 3

    3.14 “Limited Assessment” ..... 3

    3.15 “Member” ..... 3

    3.16 “Owner” ..... 3

    3.17 “Person” ..... 3

    3.18 “Plat” ..... 3

    3.19 “Property” ..... 3

    3.20 “Regular Assessment” ..... 3

    3.21 “Special Assessment” ..... 3

    3.22 “Supplemental Declaration” ..... 4

    3.23 “Falcon Crest” ..... 4

    3.24 “Falcon Crest Common Area” ..... 4

ARTICLE IV: GENERAL AND SPECIFIC RESTRICTIONS..... 4

    4.1 Structures – Generally ..... 4

    4.2 Antennae..... 5

    4.3 Insurance Rates ..... 5

    4.4 No Further Subdivision ..... 6

    4.5 Signs ..... 6

    4.6 Nuisances ..... 6

    4.7 Exterior Maintenance; Owner’s Obligations..... 6

    4.8 Grading and Drainage ..... 7

    4.9 No Hazardous Activities ..... 7

    4.10 Unsightly Articles ..... 7

4.11 No Temporary Structures ..... 7

4.12 No Unscreened Boats, Campers and Other Vehicles ..... 7

4.13 Sewage Disposal Systems ..... 7

4.14 No Mining or Drilling ..... 8

4.15 Energy Devices, Outside ..... 8

4.16 Vehicles ..... 8

4.17 Animals/Pets..... 8

4.18 Landscaping ..... 8

4.19 Exemption of Grantor..... 9

4.20 Water Rights Appurtenant to Subdivision Lands..... 10

4.21 Commencement of Construction..... 10

4.22 Roof Material ..... 10

4.23 Design Criteria ..... 10

ARTICLE V: FALCON CREST HOMEOWNERS ASSOCIATION ..... 10

5.1 Organization of Falcon Crest Homeowners Association ..... 10

5.2 Membership..... 10

5.3 Voting..... 10

5.4 Board of Directors and Officers ..... 11

5.5 Power and Duties of the Association ..... 11

5.6 Personal Liability ..... 15

5.7 Budgets and Financial Statements..... 16

5.8 Meetings of Association..... 16

ARTICLE VI: LIGHT MAINTENANCE OF STORM WATER FACILITIES..... 16

6.1 Maintenance Manual ..... 16

6.2 ACHD Storm Water Drainage System..... 16

6.3 Drainage ..... 17

6.4 ACHD Assessment and Lien Rights ..... 17

ARTICLE VII: PRIVATE STREETS ..... 17

7.1 Private Streets and Gates..... 17

7.2 Easement for Private Streets.. ..... 17

7.3 Maintenance of Private Streets..... 17

ARTICLE VIII: RIGHTS TO COMMON AREAS ..... 18

8.1 Use of Falcon Crest Common Area ..... 18

8.2 Designation of Common Area..... 18

8.3 Delegation of Right to Use..... 18

8.4 Storm Water Swales ..... 18

8.5 Commercial Area Sign Easement ..... 19

8.6 Damages ..... 19

ARTICLE IX: PRESSURIZED IRRIGATION..... 19

9.1 Irrigation District Service..... 19

9.2 Pressurized Irrigation for Commercial Area ..... 19

ARTICLE X: ASSESSMENTS ..... 19

10.1	Covenant to Pay Assessments .....	19
10.2	Regular Assessments .....	20
10.3	Special Assessments .....	20
10.4	Limited Assessments .....	21
10.5	Uniform Rate of Assessment .....	21
10.6	Assessment Period .....	21
10.7	Notice and Assessment Due Date .....	22
10.8	Estoppel Certificate .....	22
10.9	Special Notice and Quorum Requirements .....	22
ARTICLE XI: ENFORCEMENT OF ASSESSMENTS; LIENS .....		22
11.1	Right to Enforce .....	22
11.2	Assessment Liens .....	23
11.3	Method of Foreclosure .....	23
11.4	Required Notice .....	23
11.5	Subordination to Certain Trust Deeds .....	24
11.6	Rights of Mortgagees .....	24
ARTICLE XII: INSPECTION OF ASSOCIATION'S BOOKS AND RECORDS .....		24
12.1	Member's Right of Inspection .....	24
12.2	Rules Regarding Inspection of Books and Records .....	24
ARTICLE XIII: DESIGN REVIEW COMMITTEE .....		24
13.1	Creation .....	24
13.2	Grantor's Right of Appointment .....	25
13.3	Review of Proposed Construction .....	25
13.4	Meetings of the Design Review Committee .....	26
13.5	No Waiver of Future Approvals .....	26
13.6	Compensation of Members .....	26
13.7	Inspection of Work .....	27
13.8	Non-Liability of Design Review Committee Members .....	27
13.9	Variances .....	28
ARTICLE XIV: EASEMENTS .....		28
14.1	Easements of Encroachment .....	28
14.2	Easements of Access .....	28
14.3	Drainage and Utility Easements .....	29
14.4	Rights and Duties Concerning Utility Easements .....	29
14.5	Driveway Easements .....	30
14.6	Disputes as to Sharing of Costs .....	30
14.7	General Landscape Easement .....	30
14.8	Overhang Easement .....	30
14.9	Maintenance and Use Easement Between Walls and Lot Lines .....	30
ARTICLE XV: MISCELLANEOUS .....		30
15.1	Term .....	30
15.2	Amendment .....	31

15.3	Mortgage Protection .....	31
15.4	Notices .....	31
15.5	Enforcement and Non-Waiver .....	32
15.6	Interpretation .....	32
15.7	Successors and Assigns .....	33

## ARTICLE I: RECITALS

1.1 Property Covered. The property potentially subject to this Declaration of Covenants, Conditions and Restrictions for Falcon Crest ("Declaration") is the property legally described on **Exhibit A** attached hereto and made a part hereof ("Property"). Grantor intends to develop the Property in multiple phases. The first phase of Falcon Crest, as reflected on the final plat attached hereto as **Exhibit B**, is hereby made subject to the terms of this Declaration. Future phases may be made subject to the terms of this Declaration by subsequent amendment identifying each final phase upon recording of the final plat therefor.

1.2 Residential Development. Falcon Crest is a residential development, which Grantor currently intends to develop into several unique residential neighborhoods. The Property may contain parcels of Common Area. Development plans for the Property in existence prior to or following the effective date of this Declaration are subject to change at any time by Grantor, and impose no obligation on Grantor as to how the Property is to be developed or improved. Within the residential development, limited purpose sub-associations may be formed where appropriate.

1.3 Purpose of Declaration. The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions and equitable servitudes (collectively "Restrictions") that will apply to the entire development and use of all portions of the Property. The Restrictions are designed to preserve the Property's value, desirability and attractiveness, to ensure a well-integrated, high-quality development, and to guarantee adequate maintenance of the Common Area, and the Improvements located thereon in a cost effective and administratively efficient manner.

## ARTICLE II: DECLARATION

Grantor hereby declares that the Property, and each lot, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness of the Property. The terms, covenants, conditions, easements and restrictions set forth herein: shall run with the land constituting the Property, and with each estate therein, and shall be binding upon all persons having or acquiring any right, title or interest in the Property or any lot, parcel or portion thereof; shall inure to the benefit of every lot, parcel or portion of the Property and any interest therein; and shall inure to the benefit of and be binding upon Grantor, Grantor's successors in interest and each grantee or Owner and such grantee's or Owner's respective successors in interest, and may be enforced by Grantor, by any Owner or such Owner's successors in interest, or by the Association.

Notwithstanding the foregoing, no provision of this Declaration shall be construed as to prevent or limit Grantor's right to complete development of the Property and to construct improvements thereon, nor Grantor's right to maintain model homes, construction, sales or leasing offices or similar facilities on any portion of the Property, including the Common Area or

any public right-of-way, nor Grantor's right to post signs incidental to construction, sales or leasing.

### ARTICLE III: DEFINITIONS

3.1 "Architectural Design Guidelines" shall mean guidelines established by Grantor governing residential design and landscaping within the Property, to be administered and amended by the Design Review Committee.

3.2 "Articles" shall mean the Articles of Incorporation of an Association or other organizational or charter documents of an Association.

3.3 "Assessments" shall mean those payments required of Owners, Association Members, including Regular, Special and Limited Assessments of any Association as further defined in this Declaration.

3.4 "Association" shall mean the corporation or limited liability company, its successors and assigns, established by Grantor to exercise the powers and to carry out the duties set forth in this Declaration or any Supplemental Declaration. Grantor shall have the power, in its discretion, to name the Association the "Falcon Crest Homeowners Association, Inc.," or any similar name which fairly reflects its purpose.

3.5 "Association Rules" shall mean those rules and regulations promulgated by the Association governing conduct upon and use of the Property under the jurisdiction or control of the Association, the imposition of fines and forfeitures for violation of Association Rules and regulations, and procedural matters for use in the conduct of business of the Association.

3.6 "Board" shall mean the Board of Directors or other governing board or individual, if applicable, of the Association.

3.7 "Building Lot" shall mean one or more lots within the Property as specified or shown on any Plat and/or by Supplemental Declaration, upon which Improvements may be constructed. The term "Building Lot" shall include single-family residential lots, but shall not include the Common Area.

3.8 "Bylaws" shall mean the Bylaws of an Association.

3.9 "Common Area" shall mean any or all parcels of Falcon Crest Common Area, and shall include, without limitation, all such parcels that are designated as private streets or drives, common open space, common landscaped areas as reflected on final plats for each phase.

3.10 "Declaration" shall mean this Declaration as it may be amended from time to time.

3.11 "Design Review Committee" shall mean the committee created by the Grantor or an Association pursuant to Article XII hereof.

3.12 “Grantor” shall mean M3 Acquisitions, L.L.C., an Arizona limited liability company, or its successor(s) in interest, or any person or entity to whom the rights under this Declaration are expressly transferred by M3 Acquisitions, L.L.C., an Arizona limited liability company, or its successor(s).

3.13 “Improvement” shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed or placed upon, under or in any portion of the Property, including but not limited to buildings, fences, streets, drives, driveways, sidewalks, bicycle paths, curbs, landscaping, wildlife habitat improvements, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, recreational facilities, and fixtures of any kind whatsoever.

3.14 “Limited Assessment” shall mean a charge against a particular Owner and such Owner’s Building Lot, directly attributable to the Owner, equal to the cost incurred by the Association for corrective action performed pursuant to the provisions of this Declaration or any Supplemental Declaration, including interest thereon as provided in this Declaration or a Supplemental Declaration.

3.15 “Member” shall mean each person or entity holding a membership in the Association.

3.16 “Owner” shall mean the person or other legal entity holding fee simple interest of record to a Building Lot which is a part of the Property, and sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation.

3.17 “Person” shall mean any individual, partnership, corporation or other legal entity.

3.18 “Plat” shall mean any subdivision plat covering any portion of the Property as recorded at the office of the County Recorder, Ada County, Idaho, as the same may be amended by duly recorded amendments thereof.

3.19 “Property” shall mean those portions of the Property described on **Exhibit A** attached hereto and incorporated herein by this reference, including each lot, parcel and portion thereof and interest therein, including all necessary water rights associated with or appurtenant to such property.

3.20 “Regular Assessment” shall mean the portion of the cost of maintaining, improving, repairing, managing and operating the Common Areas and all Improvements located thereon, and the other costs of an Association which is to be levied against the Property of and paid by each Owner to the Association, pursuant to the terms hereof or the terms of this Declaration or a Supplemental Declaration.

3.21 “Special Assessment” shall mean the portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments which are authorized and to be paid by each Owner to the Association pursuant to the provisions of this Declaration or a Supplemental Declaration.

3.22 “Supplemental Declaration” shall mean any supplemental declaration including additional covenants, conditions and restrictions that might be adopted with respect to any portion of the Property.

3.23 “Falcon Crest” shall mean the Property.

3.24 “Falcon Crest Common Area” shall mean all real property in which the Association holds an interest or which is held or maintained, permanently or temporarily, for the common use, enjoyment and benefit of the entire Falcon Crest and each Owner therein, which real property is legally described on the final plat for each phase. Falcon Crest Common Area may be established from time to time by Grantor on any portion of the Property by describing it on a plat, by granting or reserving it in a deed or other instrument, or by designating it pursuant to this Declaration or any Supplemental Declaration. Falcon Crest Common Area may include easement and/or license rights.

#### ARTICLE IV: GENERAL AND SPECIFIC RESTRICTIONS

4.1 Structures – Generally. All structures are to be designed, constructed and used in such a manner as to promote compatibility between the types of use contemplated by this Declaration.

4.1.1 Use, Size and Height of Dwelling Structure. All Building Lots shall be used exclusively for purposes allowed on the final plat which includes said lot.

4.1.2 Design Review Committee Review. No Improvements which will be visible above ground or which will ultimately affect the visibility of any above ground Improvement shall be built, erected, placed or materially altered on or removed from the Property unless and until the building plans, specifications, and plot plan have been reviewed in advance by the Design Review Committee and the same have been approved in writing. The review and approval or disapproval may be based upon the following factors: design and style elements, mass and form, topography, setbacks, finished ground elevations, architectural symmetry, drainage, color, materials, physical or aesthetic impacts on other properties, including Common Areas, artistic conformity to the terrain and the other Improvements on the Property, and any and all other factors which the Design Review Committee, in its reasonable discretion, deem relevant. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of the Improvements. This Declaration is not intended to serve as authority for the Design Review Committee to control the interior layout or design of residential structures except to the extent incidentally necessitated by use, size and height restrictions.

4.1.3 Setbacks and Height. No residential or other structure shall be placed nearer to the Building Lot lines or built higher than permitted by the Plat in which the Building Lot is located, by any applicable zoning restriction, by any conditional use permit, or by a building envelope designated either by Grantor or the applicable Design Review Committee whichever is more restrictive. Please refer to the Architectural Design Guidelines for specific setback requirement for each neighborhood.

4.1.4 Accessory Structures. Detached Garages, outbuildings, and storage sheds shall not be more than 150 sq. ft. in size and no higher than 8 ft. in height, unless approved by the Design Review Committee. The locations of such structures are subject to approval of the Design Review Committee. Detached garages built after the initial construction of the home must conform to the Architectural Design Guidelines and shall be submitted to the Design Review Committee for review and approval prior to construction. Permanent Basketball Standards are not permitted on the roof or walls of the dwelling, and Temporary Standards shall be stored indoors overnight. No playhouses, playground equipment, pools, pool slides, diving boards, hot tubs, spas, or similar items shall extend higher than five (5) feet above the finished graded surface of the Building Lot upon which such item(s) are located unless approved in advance.

4.1.5 Driveways. All access driveways shall be constructed in accordance with the Architectural Design Guidelines.

4.1.6 Sidewalks. Sidewalks shall be set back from the edge of the right-of-way in accordance with local ordinances. Owners shall be responsible for maintenance of landscaping between the street and the sidewalk adjacent to their lots.

4.1.7 Mailboxes. Grantor shall provide community designated mailboxes and stands. All Mailboxes shall be installed in conformance with Postal Service Requirements, and shall be of consistent design and material. Mailbox maintenance shall be the responsibility of the Association.

4.1.8 Fencing. All fencing will be reviewed and approved in advance by the Design Review Committee and be constructed in accordance with the Architectural Design Guidelines.

4.1.9 Lighting. Fixtures, standards and all exposed accessories shall be harmonious with building design, and shall be as approved by the applicable Design Review Committee in accordance with the Architectural Design Guidelines. Other approved exterior lighting shall include normal front door entry, garage and other entries to the home providing they do not exceed 100 watts each and do not otherwise illuminate neighboring properties, as more specifically described in the Architectural Design Guidelines.

4.1.10 Garages. Each dwelling unit shall have an attached or detached fully enclosed garage adequate for a minimum of two (2), and a maximum of five (5) standard size automobiles. For specific criteria, see the Architectural Design Guidelines.

4.2 Antennae. No exterior radio antenna, television antenna, satellite dish antenna or other antenna of any type are permitted. Satellite dishes are to be placed in consideration of neighbors and neighboring views. It is required, whenever possible as deemed by the Design Review Committee that satellite dishes be placed on the far back corner of the dwelling

4.3 Insurance Rates. Nothing shall be done or kept on any Building Lot which will increase the rate of insurance on any other portion of the Property without the approval of the

Owner of such other portion, nor shall anything be done or kept on the Property or a Building Lot which would result in the cancellation of insurance on any property owned or managed by any such Association or which would be in violation of any law.

4.4 No Further Subdivision. No Building Lot may be further subdivided.

4.5 Signs. No sign of any kind shall be displayed to the public view without the approval of the applicable Design Review Committee, except: (1) such signs as may be used by Grantor in connection with the development of the Property and sale of Building Lots; (2) "For Sale" signs shall be limited to one sign per residence, not to exceed six square feet; (3) temporary signs naming the contractors, the architect, and the lending institution for a particular construction operation; (4) such signs identifying Falcon Crest, or informational signs, of customary and reasonable dimensions as prescribed by the Design Review Committee may be displayed on or from the Common Area; Streamers flags and other similar advertising or attention attracting devices are expressly prohibited. "For Rent" and "For Lease" signs shall not be permitted. Without limiting the foregoing, no sign shall be placed in the Common Area without the prior written approval of the Board. Additionally, Grantor may have owners remove signs for any reason. If Grantor has a standard marketing or sale sign, Owner is required to use the standard sign in lieu of individual builder or sales sign.

4.6 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including Common Area or vacant Building Lots, and no odor shall be permitted to arise there from so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants, or to any other property in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or to other property in the vicinity or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Association), flashing lights or search lights, shall be located, used or placed on the Property without the prior written approval of the Association.

4.7 Exterior Maintenance; Owner's Obligations. No Improvement shall be permitted to fall into disrepair, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner shall permit any Improvement, including trees and landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, or damages property or facilities on or adjoining their Building Lot which would otherwise be the Associations' responsibility to maintain, the Board of the Association, upon fifteen (15) days prior written notice to the Owner of such property, shall have the right to correct such condition, and to enter upon such Owner's Building Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association, as the case may be, for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in Article IX of this Declaration. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due.

Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefore, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments. Each Owner shall have the remedial rights set forth herein if the applicable Associations fail to exercise their rights within a reasonable time following written notice by such Owner.

4.8 Grading and Drainage. Lot grading shall be kept to a minimum and Buildings are to be located for preservation of the existing grade(s) except for natural lots (lots which were not mass graded by the Grantor). For natural lots the Builder shall submit a grading plan for review and approval of the Design Review Committee. Builder is expressly responsible to ensure proper drainage and run off from said Building Lot. Builders are required to retain drainage on the lot or toward the street, with no drainage to adjoining lots. Exposed gutters and downspouts shall be painted to match the surfaces to which they are attached, unless otherwise approved in writing by the Design Review Committee. The use of decorative copper gutters and downspouts is subject to the approval of the Design Review Committee.

4.9 No Hazardous Activities. No activities shall be conducted on the Property, and no Improvements constructed on any property which are or might be unsafe or hazardous to any person or property.

4.10 Unsightly Articles. No unsightly articles shall be permitted to remain on any Building Lot so as to be reasonably visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, recyclables, and trash shall be kept at all times in such containers and in areas approved by the applicable Design Review Committee. No clothing or fabrics shall be hung, dried or aired in such a way as to be visible to other property, and no equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, plant waste, metals, bulk material, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any Building Lot except within an enclosed structure or as appropriately screened from view. No vacant residential structures shall be used for the storage of building materials other than for the construction of that residential structure.

4.11 No Temporary Structures. No house trailer, mobile home, tent (other than for short term individual use), shack or other temporary building, improvement or structure shall be placed upon any portion of the Property, except temporarily as may be required by construction activity undertaken on the Property.

4.12 No Unscreened Boats, Campers and Other Vehicles. No boats, trailers, campers, all-terrain vehicles, motorcycles, recreational vehicles, bicycles, dilapidated or unrepaired and unsightly vehicles or similar equipment shall be placed upon any portion of the Property (including, without limitation, streets, parking areas and driveways) unless the same are enclosed by a structure concealing them from view in a manner approved by the applicable Design Review Committee. To the extent possible, garage doors shall remain closed at all times.

4.13 Sewage Disposal Systems. No individual sewage disposal system shall be used on the Property. Each Owner shall connect the appropriate facilities on such Owner's Building Lot to the Kuna City Sewer System and pay all charges assessed therefore.

4.14 No Mining or Drilling. No portion of the Property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, rocks, stones, sand, gravel or earth other than by the Grantor. This paragraph shall not prohibit exploratory drilling or coring which is necessary to construct a residential structure or Improvements or irrigation water wells, or excavation and removal of materials during the course of construction by the Grantor.

4.15 Energy Devices, Outside. No energy production devices, including but not limited to generators of any kind and solar energy devices, shall be constructed or maintained on any portion of the Property without the written approval of the applicable Design Review Committee, except for heat pumps shown in the plans approved by the Design Review Committee. This paragraph shall not apply to passive solar energy systems incorporated into the approved design of a residential structure, subject to the review and approval of the Design Review Committee.

4.16 Vehicles. The use of all vehicles within areas other than public streets, including but not limited to trucks, automobiles, bicycles, motorcycles and snowmobiles, shall be subject to all Association Rules, which may prohibit or limit the use thereof within Falcon Crest. On-street parking shall be permitted except where expressly prohibited. No parking spot or stall shall be permitted in any side, front or backyard. Vehicles parked on a driveway shall not extend into any sidewalk or bike path or pedestrian path.

4.17 Animals/Pets. No animals, birds, insects, pigeons, poultry, reptiles, or livestock shall be kept on the Property unless the presence of such creatures does not constitute a nuisance. This paragraph does not apply to the keeping of up to two (2) domesticated dogs, up to two (2) domesticated house cats, and other household pets which do not unreasonably bother or constitute a nuisance to others. Without limiting the generality of the foregoing, consistent and/or chronic barking by dogs shall be considered a nuisance. Each dog in Falcon Crest shall be kept on a leash, curbed, and otherwise controlled at all times when such animal is off the premises of its owner. Such owner shall clean up any animal defecation immediately from the Common Area or public right-of-way. Failure to do so may result, at the Board's discretion, with a Limited Assessment levied against such animal owner. The construction of dog runs or other pet enclosures shall be subject to applicable Design Review Committee approval, shall be appropriately screened, and shall be maintained in a sanitary condition. Dog runs or other pet enclosures shall be placed a minimum of ten (10) feet from the side and/or rear Building Lot line, shall not be placed in any front yard of a Building Lot, and shall be screened from view so as not to be visible from Common Area or an adjacent Building Lot. The keeping of animals shall at all times comply with Kuna City Ordinances.

4.18 Landscaping. Builders shall be responsible for front yard landscapes and individual automatic sprinkler systems. Landscaping on said Building Lot shall be in conformance with the landscape plan approved by the Association, and as approved by the applicable Design Review Committee. The minimum front, rear, and side yard landscaping set forth shall be installed within thirty (30) days of substantial completion of the home on said Building Lot, weather permitting. Rear yard landscaping on Building Lots abutting community open space shall be installed within sixty 60 days of closing, weather permitting. Prior to

construction of Improvements, the Owner (or any Association to which such responsibility has been assigned) shall provide adequate irrigation and maintenance of existing trees and landscaping, shall control weeds, and maintain the Owner's (or Association's) property in a clean and safe condition free of debris or any hazardous condition. All trees located on common Building Lot lines shall be the joint responsibility of the adjoining Building Lot owners. All landscaped Common Areas shall be irrigated by an underground sprinkler system.

The Board and/or applicable Design Review Committee may adopt rules regulating landscaping permitted and required. In the event that any Owner shall fail to install and maintain landscaping in conformance with such rules or shall allow such Owner's landscaping to deteriorate to a dangerous, unsafe, unsightly or unattractive condition, the Board, upon fifteen (15) days' prior written notice to such Owner, shall have the right to correct such condition and to enter upon such Owner's property for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments as set forth in Article IX.

Following commencement of any construction of any Improvement, construction shall be diligently pursued and completed as soon as reasonably practical. All front yard landscaping on a Building Lot, unless otherwise specified by the applicable Design Review Committee, shall be completed as soon as reasonably practical, and not to exceed thirty (30) days following completion of the residential structure on such Building Lot. Gravel, lava rock or extensive paved surfaces (excluding normal driveway access and entry pathways) will not be permitted. Landscaping minimums are more specifically described in the Architectural Design Guidelines.

Owners of lots that have not been built upon are required to keep the lot free of debris, regardless of the source of the debris. Owners must additionally spray weeds in accordance with local ordinances and mow the lot if necessary. Failure to comply with this requirement may result in the work being accomplished by the HOA, which may then bill and lien the lot to cover the cost of compliance with this landscaping requirement.

4.19 Exemption of Grantor. Nothing contained herein shall limit the right of Grantor to subdivide or re-subdivide any portion of the Property, to grant licenses, to reserve rights-of-way and easements with respect to Common Area to utility companies, public agencies or others, or to complete excavation, grading and construction of Improvements to and on any portion of the Property owned by Grantor, or to alter the foregoing and its construction plans and designs, or to construct such additional Improvements as Grantor deems advisable in the course of development of the Property so long as any Building Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing and maintaining on the Property such structures and displays as may be reasonably necessary for the conduct of Grantor's business of completing the work and disposing of the same by sales lease or otherwise. Grantor shall have the right at any time prior to acquisition of title to a Building Lot by a purchaser from Grantor to grant, establish and/or reserve on that Building Lot additional licenses, reservations and rights-of-way to Grantor, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Grantor may use any structures owned by Grantor on the Property as model home complexes or real estate sales or leasing offices. Grantor need not seek or obtain Design Review

Committee approval of any Improvement constructed or placed by Grantor on any portion of the Property owned by Grantor. The rights of Grantor hereunder may be assigned by Grantor to any successor in interest in connection with Grantor's interest in any portion of the Property, by an express written assignment recorded in the Office of the Ada County Recorder.

4.20 Water Rights Appurtenant to Subdivision Lands. Within one hundred twenty (120) days of the date of the recording of this Declaration, Grantor shall transfer from the Property subject to this Declaration, and within the boundaries of an irrigation entity, as defined in said Section 31-3805, Idaho Code, all necessary water rights and assessment obligations appurtenant to the Property to the Association.

4.21 Commencement of Construction. Any Owner of a Building Lot shall, within a period of nine (9) months following the date of purchase of a Building Lot from Grantor, commence the construction of a dwelling structure in compliance with the restrictions herein, and such construction shall be completed within six (6) months thereafter. The term "commence the construction" as used in this paragraph, shall require actual physical construction activities upon such dwelling structure upon such Building Lot.

4.22 Roof Material. All roofing materials to be as referenced in the Architectural Design Guidelines. Color to be approved by the Design Review Committee.

4.23 Design Criteria. The general and specific restrictions contained in this Article IV are detailed in the Architectural Design Guidelines. In the event of a conflict between specific restrictions in this Article IV and the Architectural Design Guidelines, the Architectural Design Guidelines shall take precedence.

#### ARTICLE V: FALCON CREST HOMEOWNERS ASSOCIATION

5.1 Organization of Falcon Crest Homeowners Association. Falcon Crest Homeowners Association, Inc. ("Association") shall be initially organized by Grantor as a non-profit corporation under the provisions of the Idaho Code relating to non-profit corporations and shall be charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws and this Declaration. Neither the Articles nor the Bylaws shall be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

5.2 Membership. Each Owner, by virtue of being an Owner and for so long as such ownership is maintained, shall be a Member of the Association and no Owner shall have more than one membership in the Association per residence. Memberships in the Association shall be appurtenant to the Building Lot or other portion of the Property owned by such Owner. The memberships in the Association shall not be transferred, pledged, assigned or alienated in any way except upon the transfer of Owner's title and then only to the transferee of such title. Any attempt to make a prohibited membership transfer shall be void and will not be reflected on the books of the Association.

5.3 Voting. Voting in the Association shall be carried out by Members who shall cast the votes attributable to the Building Lots which they own, or attributable to the Building Lots

owned by Grantor. The number of votes any Member may cast on any issue is determined by the number of Building Lots which the Member, including Grantor, owns. When more than one person holds an interest in any Building Lot, all such persons shall be Members but shall share the votes attributable to the Building Lot. For voting purposes, the Association shall have two (2) classes of Members as described below.

5.3.1 Class A Members. Owners other than Grantor shall be known as Class A Members. Each Class A Member shall be entitled to cast one (1) vote for each Building Lot owned by such Class A Member on the day of the vote.

5.3.2 Class B Members. The Grantor shall be known as the Class B Member, and shall be entitled to one thousand (1,000) votes for each Building Lot of which Grantor is the Owner. The Class B Member shall cease to be a voting Member in the Association when all Building Lots within the Property have been sold.

Fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter being put to a vote. When an Owner casts a vote, it will thereafter be presumed conclusively for all purposes that such Owner was acting with authority and consent of all joint Owners of the Building Lot(s) from which the vote derived. The right to vote may not be severed or separated from the ownership of the Building Lot to which it is appurtenant, except that any Owner may give a revocable proxy, or may assign such Owner's right to vote to a lessee, mortgagee, beneficiary or contract purchaser of the Building Lot concerned, for the term of the lease, mortgage, deed of trust or contract. Any sale, transfer or conveyance of such Building Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the Owner, subject to any assignment of the right to vote to a lessee, mortgagee, or beneficiary as provided herein.

5.4 Board of Directors and Officers. The affairs of the Association shall be conducted and managed by a Board of Directors ("Board") and such officers as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to time. The Board of the Association shall be elected in accordance with the provisions set forth in the Association Bylaws.

5.5 Power and Duties of the Association.

5.5.1 Powers. The Association shall have all the powers of a corporation organized under the general corporation laws of the State of Idaho subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws, and this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Common Area and the Declaration's other assets, including water rights when and if received from Grantor, and affairs and the performance of the other responsibilities herein assigned, including without limitation:

5.5.1.1 Assessments. The power to levy Assessments on any Owner or any portion of the Property and to force payment of such Assessments, all in accordance with the provisions of this Declaration. An Association set up fee of \$250.00 shall be charged upon the initial closing of each Building Lot, and an Association transfer fee of \$400.00 shall be charged upon each subsequent sale of each Building Lot. The initial Assessment shall be \$225.00 per quarter, due on the first day of each calendar quarter, which amount is subject to change by the Board of Directors of the Association. The Board has the authority to raise dues annually by no more than 20% (excluding Special Assessments and Limited Assessments); any dues increase of more than 20% shall require affirmative majority vote of the Members.

5.5.1.2 Right of Enforcement. The power and authority from time to time in its own name, on its own behalf, or on behalf of any Owner who consents thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or the Articles or the Bylaws, including the Association Rules adopted pursuant to this Declaration, and to enforce by injunction or otherwise, all provisions hereof.

5.5.1.3 Delegation of Powers. The authority to delegate its power and duties to committees, officers, employees, or to any person, firm or corporation to act as manager, and to contract for the maintenance, repair, replacement and operation of the Common Area.

5.5.1.4 Association Rules. The Association has the power to adopt, amend and repeal by majority vote of the Board such rules and regulations as the Association deems reasonable. The Association may govern the use of the Common Areas, including but not limited to the use of private streets by the Owners, their families, invitees, licensees, lessees or contract purchasers; provided, however, that any Association Rules shall apply equally to all Owners and shall not be inconsistent with this Declaration, the Articles or Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any conflict between such Association Rules and any other provisions of this Declaration, or the Articles or Bylaws, the provisions of the Association Rules shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency. The rules may include the right to assess and collect fines for violation of the Rules.

5.5.1.5 Emergency Powers. The power, exercised by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry

shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

5.5.1.6 Licenses, Easements and Rights-of-Way. The power to grant and convey to any third party such licenses, easements and rights-of-way in, on or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment of the Common Area, and for the preservation of the health, safety, convenience and the welfare of the Owners, for the purpose of constructing, erecting, operating or maintaining:

5.5.1.6.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services; and

5.5.1.6.2 Public sewers, storm drains, water drains, stormwater swales, and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities.

5.5.1.6.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

5.5.1.6.4 The right to grant such licenses, easements and rights-of-way are hereby expressly reserved to the Association and may be granted at any time prior to twenty-one (21) years after the death of the issue of the individuals executing this Declaration on behalf of Grantor who are in being as of the date hereof.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of Falcon Crest Common Area. Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of Falcon Crest Common Area (other than Local Common Area), including the repair and replacement of property damaged or destroyed by casualty loss.

Specifically, the Association shall, at Grantor's sole discretion, operate and maintain all properties owned by Grantor which are designated by Grantor for temporary or permanent use by Members of the Association.

5.5.2.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

5.5.2.3 Maintenance of Berms, Retaining Walls and Fences. Maintain the berms, retaining walls, fences, stormwater swales and water amenities within Common Area. Maintain the water amenities constructed by Grantor or Association located in that certain easement or Common Area in, over and through Building Lots as shown on the Plat.

5.5.2.4 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against Falcon Crest Common Area or against Falcon Crest, the Association and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other federal, state or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax exempt corporation.

5.5.2.5 Water and Other Utilities. Acquire, provide and/or pay for water, sewer, garbage disposal, recyclables, refuse and rubbish collection, electrical, telephone and gas and other necessary services for Falcon Crest Common Area, and to manage for the benefit of Falcon Crest all water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership or otherwise.

5.5.2.6 Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, including, without limitation the following policies of insurance:

5.5.2.6.1 Fire insurance including those risks embraced by coverage of the type known as the broad form "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment and fixtures located within Falcon Crest Common Area.

5.5.2.6.2 Comprehensive public liability insurance insuring the Board, the Association, the Grantor and the individual grantees and agents and employees of each of the foregoing against any liability incident to the ownership and/or use of Falcon Crest Common Area. Limits of liability of such coverage shall be as follows: Not less than One Million and No/100 Dollars (\$1,000,000.00) per person and One Million

and No/100 Dollars (\$1,000,000.00) per occurrence with respect to personal injury or death, and One Million and No/100 Dollars (\$1,000,000.00) per occurrence with respect to property damage.

5.5.2.6.3 Full coverage directors' and officers' liability insurance with a limit of at least One Million and No/100 Dollars (\$1,000,000.00).

5.5.2.6.4 Such other insurance, including motor vehicle insurance and Workmen's Compensation insurance, to the extent necessary to comply with all applicable laws and indemnity, faithful performance, fidelity and other bonds as the Board shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

5.5.2.6.5 The Association shall be deemed trustee of the interests of all Owners in connection with any insurance proceeds paid to the Association under such policies, and shall have full power to receive such Owner's interests in such proceeds and to deal therewith.

5.5.2.6.6 Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

5.5.2.7 Rule Making. Make, establish, promulgate, amend and repeal such Association Rules as the Board shall deem advisable.

5.5.2.8 Newsletter. If it so elects, prepare and distribute a newsletter in paper or electronic form on matters of general interest to Association Members, the cost of which shall be included in Regular Assessments.

5.5.2.9 Design Review Committee. Appoint and remove members of the Design Review Committee, subject to the provisions of this Declaration.

5.5.2.10 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or Bylaws, including, without limitation, the recordation of any claim of lien with the Ada County Recorder, as more fully provided herein.

5.6 Personal Liability. No Member of the Board, or member of any committee of the Association, or any officer of the Association, or the Grantor, or the manager, if any, shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on the account of any act, omission, error or negligence of

the Association, the Board, the manager, if any, or any other representative or employee of the Association, the Grantor, or the Design Review Committee, or any other committee, or any officer of the Association, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

5.7 Budgets and Financial Statements. Financial statements for the Association shall be prepared regularly and copies shall be distributed to each Member of the Association as follows:

5.7.1 A pro forma operating statement or budget, for each fiscal year shall be distributed not less than thirty (30) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable, identified by the Building Lot number and the name of the person or entity assigned.

5.7.2 Within ninety (90) days after the close of each fiscal year, the Association shall cause to be prepared and delivered to each Owner, a balance sheet as of the last day of the Association's fiscal year and annual operating statements reflecting the income and expenditures of the Association for its last fiscal year.

5.8 Meetings of Association. Each year the Association shall hold at least one meeting of the Members, according to the schedule for such meetings established by the Bylaws; provided, that such meeting shall occur no earlier than January 15 and no later than May 31 each year. Only Members shall be entitled to attend Association meetings, and all other persons may be excluded. Notice for all Association meetings, regular or special, shall be given by regular mail to all Members, and any person in possession of a Building Lot, not less than ten (10) days nor more than thirty (30) days before the meeting and shall set forth the place, date and hour of the meeting and the nature of the business to be conducted. All meetings shall be held within the Property or as close thereto as practical at a reasonable place selected by the Board. The presence at any meeting in person of the Class B Member where there is such a Member, and of any Class A Members representing Owners holding at least thirty percent (30%) of the total votes of all Class A Members, shall constitute a quorum. If any meeting cannot be held because a quorum is not present, the Members present may adjourn the meeting to a time not less than ten (10) days nor more than thirty (30) days from the time the original meeting was scheduled. A second meeting may be called as the result of such an adjournment, provided notice is given as provided above. At any such meeting properly called, the presence of any Member shall constitute a quorum.

## ARTICLE VI: LIGHT MAINTENANCE OF STORM WATER FACILITIES

6.1 Maintenance Manual. Operation and maintenance of the storm water facilities at Falcon Crest shall be governed in accordance with a maintenance manual that may be modified from time to time at the direction of the Board of the Association.

6.2 ACHD Storm Water Drainage System. Lots for ACHD facilities and easements are as reflected on the Final Plat for Falcon Crest Subdivision No. 1. The Ada County Highway District ("ACHD") storm water drainage system in Falcon Crest encumbered by that certain First

Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015, as Instrument No. 2015-103256, official records of Ada County, Idaho, and incorporated herein by this reference as if set forth in full ("Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section Idaho Code Section 40-2302. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

6.3 Drainage. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage, and is first approved in writing by the Design Review Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Property is completed by Grantor, or that drainage which is shown on any plans approved by the Design Review Committee and/or ACHD, which may include drainage from Common Area over any Building Lot in the Property.

6.4 ACHD Assessment and Lien Rights. ACHD shall be entitled to levy assessments to the Association for the reasonable costs of all required maintenance and repairs to the storm water drainage system. ACHD shall be entitled to a continuing pro rata lien on all lots for such unpaid assessments for maintenance and repair to the storm water drainage system.

## ARTICLE VII: PRIVATE STREETS

7.1 Private Streets and Gates. Declarant hereby elects to provide access to the Lots in the Subdivision by a system or systems of private streets and control gates ("Private Streets") to be constructed by Declarant and owned and operated by the Association. The Private Streets are designated on the Plat for \_\_\_\_\_ and shall hereafter be dedicated and restricted to the perpetual and indefeasible right of ingress and egress over and across the same for the exclusive use and benefit of the Owners and occupants of Phase 1, their guests, and their invitees. The Private streets shall be owned, maintained, and controlled by the Association for the benefit of each Lot and Owner, and to provide access to public streets.

7.2 Easement for Private Streets. There is hereby reserved for the use and benefit of the Declarant and granted for the use and benefit of each Lot, and for the use and benefit of each Owner and Occupant, and for the use and benefit of the Association, and their successors and assigns, for the purposes incident to such use, development and maintenance of the Subdivision, the following permanent, perpetual, non-exclusive easement, for common ingress and egress over and across the private street serving the Subdivision located entirely on Lot \_\_\_ of the Subdivision providing common access within the Subdivision to the public streets, as depicted on the Plat for ingress and egress to all of the Lots benefited thereby.

7.3 Maintenance of Private Streets. In addition to the powers delegated to it by the Articles, Bylaws and this Declaration, without limiting the generality thereof, the Association or its authorized agents, if any, shall have the obligation to conduct all business affairs of common interest to all Owners in Phase 1 and to maintain, repair and clean the Private Streets. Such

maintenance obligation shall include snow removal, resealing and patching as and when necessary, replacing and repaving when necessary to the same standard as adjacent public streets, and replacement of all gates. The Owners Phase 1 shall be assessed for the costs of maintaining the Private Streets.

## ARTICLE VIII: RIGHTS TO COMMON AREAS

8.1 Use of Falcon Crest Common Area. Every Owner shall have a right to use each parcel of Falcon Crest Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to the following provisions:

8.1.1 The right of the Association to levy and increase Assessments;

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

8.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be permitted by the Articles and Bylaws and agreed to by the Members. No dedication or transfer of said Common Area shall be effective unless an instrument agreeing to such dedication or transfer signed by Members representing two-thirds (2/3) of each class of Members has been recorded.

8.1.4 The right of such Association to prohibit the construction of structures or Improvements on all Common Areas.

8.1.5 The right of such Association to prohibit structures, Improvements, including manicured lawns and nursery plants.

8.2 Designation of Common Area. Grantor shall designate and reserve Falcon Crest Common Area in the Declaration, Supplemental Declarations and/or recorded Plats, deeds or other instruments and/or as otherwise provided herein.

8.3 Delegation of Right to Use. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules of the Association, such Owner's right of enjoyment to the Falcon Crest Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Falcon Crest Common Area, to the general public, and such delegation to the general public shall be for a fee set by Grantor or Association.

8.4 Storm Water Swales. Stormwater swales may be located within Ada County Highway District right-of-way. Any swale shall be maintained by Owners' Association in a common lot. Any planting in or tampering with the swales is expressly prohibited.

8.5 Commercial Area Sign Easement. Lot Owners in the commercial mixed-use area shall be entitled to place signage in the Common Area adjacent to their properties along Cloverdale Road subject to Association approval of the plans and required approvals from local government authorities.

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

#### ARTICLE IX: PRESSURIZED IRRIGATION

9.1 Irrigation District Service. Grantor will construct on the Common Area a pressurized irrigation pond and pumping station to be owned and operated by the Association. WATER FROM THE IRRIGATION WATER SYSTEM IS NOT DRINKABLE; EACH LOT OWNER SHALL BE RESPONSIBLE TO ENSURE THAT IRRIGATION WATER WITHIN THE BOUNDARIES OF SUCH OWNER'S LOT IS NOT CONSUMED BY ANY PERSON OR USED FOR CULINARY PURPOSES.

9.2 Pressurized Irrigation for Commercial Area. The Association shall provide access to the pressurized irrigation system for the benefit of Owners in the adjacent commercial area, and shall be entitled to charge reasonable rates to Owners in the commercial area for access and use to the pressurized irrigation system.

#### ARTICLE X: ASSESSMENTS

10.1 Covenant to Pay Assessments. By acceptance of a deed to any property in Falcon Crest, each Owner of such property hereby covenants and agrees to pay when due all Assessments or charges made by the Association, including all Regular, Special and Limited Assessments and charges made against such Owner pursuant to the provisions of this Declaration or other applicable instrument. Grantor is specifically excluded from any obligation to pay Assessments; however, Grantor intends to provide operational funds to the Association on an as-needed basis, in Grantor's absolute discretion, until such time as the Property has been developed.

10.1.1 Assessment Constitutes Lien. Such Assessments and charges together with interest, costs and reasonable attorneys' fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the property against which each such Assessment or charge is made.

10.1.2 Assessment is Personal Obligation. Each such Assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such property beginning with the time when the Assessment falls due. The personal obligation for delinquent Assessments shall not pass to such Owner's successors

in title unless expressly assumed by them but shall remain such Owner's personal obligation regardless of whether he remains an Owner.

10.2 Regular Assessments. All Owners, specifically excluding the Grantor, are obligated to pay Regular Assessments to the treasurer of the Association on a schedule of payments established by the Board.

10.2.1 Purpose of Regular Assessments. The proceeds from Regular Assessments are to be used to pay for all costs and expenses incurred by the Association, including legal and attorneys' fees and other professional fees, for the conduct of its affairs, including without limitation the costs and expenses of construction, improvement, protection, maintenance, repair, management and operation of the Common Areas, including all Improvements located on such areas owned and/or managed and maintained by such Association, and an amount allocated to an adequate reserve fund to be used for repairs, replacement, maintenance and improvement of those elements of the Common Area, or other property of the Association that must be replaced and maintained on a regular basis (collectively "Expenses").

10.2.2 Computation of Regular Assessments. The Association shall compute the amount of its Expenses on an annual basis. The Board shall compute the amount of Regular Assessments owed beginning the first day of the third month following the month in which the closing of the first sale of a Building Lot occurred in Falcon Crest for the purposes of the Association's Regular Assessment ("Initiation Date"). Thereafter, the computation of Regular Assessments shall take place not less than thirty (30) or more than sixty (60) days before the beginning of each fiscal year of the Association. The computation of the Regular Assessment for the period from the Initiation Date until the beginning of the next fiscal year shall be reduced by an amount which fairly reflects the fact that such period was less than one year.

10.2.3 Amounts Paid by Owners. The Board can require, in its discretion or as provided in the Articles or Bylaws, payment of Regular Assessments in monthly, quarterly, semi-annual or annual installments. The Regular Assessment to be paid by any particular Owner, but specifically excluding Grantor, for any given fiscal year shall be computed as follows:

10.2.3.1 As to the Association's Regular Assessment, each Owner shall be assessed and shall pay an amount computed by multiplying the Association's total advance estimate of Expenses by the fraction produced by dividing the Building Lots attributable to the Owner by the total number of Building Lots in the Property.

10.3 Special Assessments.

10.3.1 Purpose and Procedure. In the event that the Board of the Association shall determine that its respective Regular Assessment for a given calendar year is or will be inadequate to meet the Expenses of such Association for any reason, including but not limited to costs of construction, reconstruction, unexpected repairs or replacement of

capital improvements upon the Common Area, attorney's fees and/or litigation costs, other professional fees, or for any other reason, the Board thereof shall determine the approximate amount necessary to defray such Expenses and levy a Special Assessment against the portions of the Property within its jurisdiction which shall be computed in the same manner as Regular Assessments. No Special Assessment shall be levied which exceeds twenty percent (20%) of the budgeted gross Expenses of such Association for that fiscal year, without the vote or written assent of a majority of the Owners voting on such Special Assessment. The Board shall, in its discretion, determine the schedule under which such Special Assessment will be paid.

10.3.2 Consistent Basis of Assessment. Every Special Assessment levied by and for the Association shall be levied and paid upon the same basis as that prescribed for the levying and payment of Regular Assessments for such Association.

10.4 Limited Assessments. Notwithstanding the above provisions with respect to Regular and Special Assessments, a Board may levy a Limited Assessment and/or a fine against a Member as a remedy to reimburse the Association for costs incurred in bringing the Member and/or such Member's Building Lot into compliance with the provisions of the governing instruments for Falcon Crest. No Limited Assessments and/or fines may be imposed upon a Member for a violation of the terms of this Declaration by a Member unless the following requirements are complied with by the Board:

10.4.1 A majority vote by the Board shall be required prior to imposing any Limited Assessment or fine on a Member for a violation of any covenants and restrictions pursuant to the rules and regulations of the Association;

10.4.2 Written notice by personal service or certified mail of the meeting during which such vote is to be taken shall be made to the Member at least thirty (30) days prior to the meeting;

10.4.3 In the event the Member begins resolving the violation prior to the meeting, no Limited Assessment and/or fine shall be imposed so long as the Member continues to address the violation in good faith until fully resolved; and

10.4.4 No portion of any Limited Assessment and/or fine may be used to increase the remuneration of any Member of the Board or an agent of the Board.

10.5 Uniform Rate of Assessment. Unless otherwise specifically provided herein, Regular and Special Assessments shall be fixed at a uniform rate per Building Lot for all Members of the Association.

10.6 Assessment Period. Unless otherwise provided in the Articles or Bylaws, the Assessment period shall commence on January 1 of each year and terminate December 31 of the year in which the Initiation Date occurs. The first Assessment shall be pro-rated according to the number of months remaining in the fiscal year and shall be payable in installments as determined by the Board.

10.7 Notice and Assessment Due Date. Ten (10) days prior written notice of Regular and Special Assessments shall be sent to the Owner of every Building Lot subject thereto, and to any person in possession of such Building Lot. The due dates for installment payment of Regular Assessments and Special Assessments shall be the first day of each month unless some other due date is established by the Board. Each installment of the Regular Assessment or Special Assessment shall become delinquent if not paid within ten (10) days after the levy thereof. The Association may bring an action against the delinquent Owner and may foreclose the lien against such Owner's Building Lot as more fully provided herein. Each Owner is personally liable for Assessments, together with all interest, costs and attorneys' fees, and no Owner may exempt such Owner from such liability by a waiver of the use and enjoyment of the Common Areas, or by lease or abandonment of such Owner's Building Lot.

10.8 Estoppel Certificate. The Association, upon at least ten (10) days prior written request, shall execute, acknowledge and deliver to the party making such request, a statement in writing stating whether or not, to the knowledge of the Association, a particular Building Lot Owner is in default under the provisions of this Declaration, and further stating the dates to which any Assessments have been paid by the Owner. Any such certificate delivered pursuant to this paragraph may be relied upon by any prospective purchaser or mortgagee of the Owner's Building Lot. Reliance on such Certificate may not extend to any default as to which the signor shall have had no actual knowledge.

10.9 Special Notice and Quorum Requirements. Notwithstanding anything to the contrary contained in either the Bylaws or the Articles, written notice of any meeting called for the purpose of levying a Special Assessment, or for the purpose of obtaining a membership vote in connection with an increase in the Regular Assessment, shall be sent to all Members of the Association and to any person in possession of a Building Lot in the applicable Tract, not less than fifteen (15) days nor more than thirty (30) days before such meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of the total votes of the Association shall constitute a quorum. If such quorum is not present, subsequent meetings may be called subject to the same notice requirement, and the required quorum at the subsequent meetings shall be fifty percent (50%) of the quorum required at the preceding meeting. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

#### ARTICLE XI: ENFORCEMENT OF ASSESSMENTS; LIENS

11.1 Right to Enforce. The Association has the right to collect and enforce its Assessments pursuant to the provisions hereof. Each Owner of a Building Lot, upon becoming an Owner of such Building Lot, shall be deemed to covenant and agree to pay each and every Assessment provided for in this Declaration and agrees to the enforcement of all Assessments in the manner herein specified. In the event an attorney or attorneys are employed for the collection of any Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, each Owner agrees to pay reasonable attorney's fees in addition to any other relief or remedy obtained against such Owner. The Board or its authorized representative may enforce the obligations of the Owners to pay such Assessments by commencement and maintenance of a suit at law or in equity, or the Board may

exercise the power of foreclosure and sale pursuant to paragraph 10.3 to enforce the liens created hereby. A suit to recover a money judgment for an unpaid Assessment shall be maintainable without foreclosing or waiving the lien hereinafter provided.

## 11.2 Assessment Liens.

11.2.1 Creation. There is hereby created a claim of lien with power of sale on each and every Building Lot to secure payment of any and all Assessments levied against such Building Lot pursuant to this Declaration together with interest thereon at the maximum rate permitted by law and all costs of collection which may be paid or incurred by the Association making the Assessment in connection therewith, including reasonable management and attorneys' fees. All sums assessed in accordance with the provisions of this Declaration shall constitute a lien on such respective Building Lots upon recordation of a claim of lien with the Ada County Recorder. Such lien shall be prior and superior to all other liens or claims created subsequent to the recordation of the notice of delinquency and claim of lien except for tax liens for real property taxes on any Building Lot and Assessments on any Building Lot in favor of any municipal or other governmental assessing body which, by law, would be superior thereto.

11.2.2 Claim of Lien. Upon default of any Owner in the payment of any Regular, Special or Limited Assessment issued hereunder, the Association may cause to be recorded in the office of the Ada County Recorder a claim of lien. The claim of lien shall state the amount of such delinquent sums and other authorized charges (including the cost of recording such notice), a sufficient description of the Building Lot(s) against which the same have been assessed, and the name of the record Owner thereof. Each delinquency shall constitute a separate basis for a notice and claim of lien, but any number of defaults may be included within a single notice and claim of lien. Upon payment to the Association of such delinquent sums and charges in connection therewith or other satisfaction thereof, the Association shall cause to be recorded a further notice stating the satisfaction of relief of such delinquent sums and charges. The Association may demand and receive the cost of preparing and recording such release before recording the same.

11.3 Method of Foreclosure. Such lien may be foreclosed by appropriate action in court or by sale by the Association establishing the Assessment, its attorney or other person authorized to make the sale. Such sale shall be conducted in accordance with the provisions of the Idaho Code applicable to the exercise of powers of sale permitted by law. The Board is hereby authorized to appoint its attorney, any officer or director of the Association, or any title company authorized to do business in Idaho as trustee for the purpose of conducting such power of sale or foreclosure.

11.4 Required Notice. Notwithstanding anything contained in this Declaration to the contrary, no action may be brought to foreclose the lien created by recordation of the notice of delinquency and claim of lien, whether judicially, by power of sale or otherwise, until the expiration of thirty (30) days after a copy of such claim of lien has been deposited in the United States mail, certified or registered, postage prepaid, to the Owner of the Building Lot(s) described in such notice of delinquency and claim of lien, and to the person in possession of such

Building Lot(s), and a copy thereof is recorded by the Association in the Office of the Ada County Recorder.

11.5 Subordination to Certain Trust Deeds. The lien for the Assessments provided for herein in connection with a given Building Lot shall not be subordinate to the lien of any deed of trust or mortgage except the lien of a first deed of trust or first mortgage given and made in good faith and for value that is of record as an encumbrance against such Building Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in paragraph 10.6 with respect to a first mortgagee who acquires title to a Building Lot, the sale or transfer of any Building Lot shall not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether before, on, or after the date of such sale or transfer, nor shall such sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

11.6 Rights of Mortgagees. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat the rights of the Beneficiary under any deed of trust upon a Building Lot made in good faith and for value, and recorded prior to the recordation of such amendment, provided that after the foreclosure of any such deed of trust such Building Lot shall remain subject to this Declaration as amended.

## ARTICLE XII: INSPECTION OF ASSOCIATION'S BOOKS AND RECORDS

12.1 Member's Right of Inspection. The membership register, books of account and minutes of meetings of the Board and committees of the Association shall be made available for inspection and copying by any Member of the Association or by such Member's duly appointed representatives, at any reasonable time and for a purpose reasonably related to such Member's interest as a Member at the office of the Association or at such other place as the Board of such Association shall prescribe. No Member or any other person shall copy the membership register for the purposes of solicitation of or direct mailing to any Member of the Association.

12.2 Rules Regarding Inspection of Books and Records. The Board shall establish reasonable rules with respect to:

12.2.1 Notice to be given to the custodians of the records by the persons desiring to make the inspection.

12.2.2 Hours and days of the week when such an inspection may be made.

12.2.3 Payment of the cost of reproducing copies of documents requested pursuant to this Article XI.

## ARTICLE XIII: DESIGN REVIEW COMMITTEE

13.1 Creation. Within thirty (30) days of the date on which the Grantor first conveys a Building Lot to an Owner, Grantor shall appoint three (3) individuals to serve on Falcon Crest Design Review Committee. Each member shall hold office until such time as such member has

resigned or has been removed, or such member's successor has been appointed, as provided herein. A member of the Design Review Committee need not be an Owner. Members of the Design Review Committee may be removed by the person or entity appointing them at any time without cause.

13.2 Grantor's Right of Appointment. At any time, and from time to time, prior to fifteen (15) years after the recording date of this Declaration in which Grantor is the Owner of any of the Property, Grantor shall have the exclusive right to appoint and remove all members of the Design Review Committee. At all other times, the Association Board shall have the right to appoint and remove all members of the Design Review Committee. If a vacancy on the Design Review Committee occurs and a permanent replacement has not yet been appointed, Grantor or the Board, as the case may be, may appoint an acting member to serve for a specified temporary period not to exceed one (1) year.

13.3 Review of Proposed Construction. The Design Review Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties as from time to time shall be assigned to it by the Board, including the inspection of construction in progress to assure its conformance with plans approved by the Design Review Committee. The Board shall have the power to determine, by rule or other written designation consistent with this Declaration, which types of Improvements shall be submitted for Design Review Committee review and approval. The Design Review Committee shall have the power to hire an architect or engineer, licensed with the State of Idaho, or other design consultant in its discretion, to assist the Design Review Committee in its review of proposals or plans and specifications submitted to the Design Review Committee. The Design Review Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the habitat of the Common Areas, or appearance of the surrounding area of the Property as a whole, that the appearance of any structure affected thereby will be in harmony with the surrounding structures, and that the upkeep and maintenance thereof will not become a burden on the Association.

13.3.1 Conditions on Approval. The Design Review Committee may condition its approval of proposals or plans and specifications upon such changes therein as it deems appropriate, and/or upon the agreement of the Owner submitting the same ("Applicant") to grant appropriate easements to the Association for the maintenance thereof, and/or upon the agreement of the Applicant to reimburse the Association for the cost of maintenance, and may require submission of additional plans and specifications or other information before approving or disapproving material submitted.

13.3.2 Design Review Committee Rules and Fees. The Design Review Committee also may establish rules and/or guidelines setting forth procedures for and the required content of the applications and plans submitted for approval. Such rules may require a fee to accompany each application for approvals or additional factors which it will take into consideration in reviewing submissions. The Design Review Committee shall determine the amount of such fee in a reasonable manner. Such fees shall be used to defray the costs and expenses of the Design Review Committee, including the cost and

expense of hiring an architect or engineer licensed by the State of Idaho, as provided above, or for such other purposes as established by the Board, and such fee shall be refundable to the extent not expended for the purposes herein stated.

Such rules and guidelines may establish, without limitation, specific rules and regulations regarding design and style elements, landscaping and fences and other structures such as animal enclosures as well as special architectural guidelines applicable to Building Lots located adjacent to public and/or private open space. The Design Review Committee may amend or revise the rules and regulations from time to time, only with board approval and notice to homeowners.

13.3.3 Detailed Plans. The Design Review Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, landscaping plans, drainage plans, elevation drawings and descriptions or samples of exterior material and colors. Until receipt by the Design Review Committee of any required plans and specifications, the Design Review Committee may postpone review of any plan submitted for approval.

13.3.4 Design Review Committee Decisions. Decisions of the Design Review Committee and the reasons therefore shall be transmitted by the Design Review Committee to the Applicant at the address set forth in the application for approval within twenty-one (21) days after filing all materials required by the Design Review Committee. Any materials submitted pursuant to this Article XII shall be deemed approved unless written disapproval by the Design Review Committee shall have been mailed to the Applicant within twenty-one (21) days after the date of filing said materials with the Design Review Committee. Final approval of any plans by the Design Review Committee shall be valid for a period of one (1) year, after which period the approval shall expire.

13.4 Meetings of the Design Review Committee. The Design Review Committee shall meet from time to time as necessary to perform its duties hereunder. The Design Review Committee may from time to time by resolution unanimously adopted in writing, designate an Design Review Committee representative (who may, but need not be one of its members) to take any action or perform any duties for and on behalf of the Design Review Committee, except the granting of variances pursuant to paragraph 12.9. In the absence of such designation, the vote of any two (2) members of the Design Review Committee, or the written consent of any two (2) members of the Design Review Committee taken without a meeting, shall constitute an act of the Design Review Committee.

13.5 No Waiver of Future Approvals. The approval of the Design Review Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Design Review Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent.

13.6 Compensation of Members. The members of the Design Review Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred

by them in the performance of their duties hereunder and except as otherwise agreed by the Board.

13.7 Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

13.7.1 Upon the completion of any work for which approved plans are required under this Article XII, the Owner shall give written notice of completion to the Design Review Committee.

13.7.2 Within sixty (60) days thereafter, the Design Review Committee or its duly authorized representative shall inspect such Improvement. If the Design Review Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner in writing of such non-compliance within such sixty (60) day period, specifying the particular noncompliance, and shall require the Owner to remedy the same.

13.7.3 If upon the expiration of thirty (30) days from the date of such notification, or any longer time the Design Review Committee determines to be reasonable, the Owner shall have failed to remedy such noncompliance, the Design Review Committee shall notify the Board in writing of such failure. Upon notice and hearing, as provided in the Bylaws, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of the announcement of the Board ruling unless the Board specifies a longer time as reasonable. If the Owner does not comply with the Board ruling within such period, the Board, at its option, may either remove the non-complying improvement or remedy the non-compliance, and the Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a Limited Assessment against such Owner for reimbursement pursuant to this Declaration.

13.7.4 If for any reason the Design Review Committee fails to notify the Owner of any noncompliance within sixty (60) days after receipt of the written notice of completion from the Owner, the work shall be deemed to be in accordance with the approved plans.

13.8 Non-Liability of Design Review Committee Members. Neither the Design Review Committee nor any member thereof, nor its duly authorized Design Review Committee representative, shall be liable to the Association, or to any Owner or Grantee for any loss, damage or injury arising out of or in any way connected with the performance of the Design Review Committee's duties hereunder, unless due to the willful misconduct or bad faith of the Design Review Committee. The Design Review Committee shall review and approve or disapprove, at its discretion, all plans submitted to it for any proposed improvement, alteration or addition, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and to the Property generally. The Design Review

Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of building, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of any plan or design from the standpoint of structural safety or conformance with building or other codes.

13.9 Variances. The Design Review Committee, at its discretion, may authorize variances from compliance with any of the architectural provisions of this Declaration, including restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. However no variances will be granted for construction of structures or Improvements, including without limitation manicured lawns, in the Common Areas. Such variances must be evidenced in writing, must be signed by at least two (2) members of the Design Review Committee, and shall become effective upon recordation in the office of the County Recorder of Ada County. If such variances are granted, no violation of the covenants, conditions or restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Building Lot and particular provision hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting such Owner's use of the Building Lot, including but not limited to zoning ordinances or requirements imposed by any governmental or municipal authority.

#### ARTICLE XIV: EASEMENTS

14.1 Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Building Lot and such portion or portions of the Common Area adjacent thereto or as between adjacent Building Lots due to the unwillful placement or settling or shifting of the Improvements including but not limited to structures, walkways, bike paths, sidewalks and driveways constructed, reconstructed or altered thereon in accordance with the terms of this Declaration. Easements of encroachment shall be valid only so long as they exist, and the rights and obligations of Owners shall not be altered in any way because of encroachments, settling or shifting of the Improvements; provided, however, that in no event shall a valid easement for encroachment occur due to the willful act or acts of an Owner. In the event a structure on any Building Lot is partially or totally destroyed, and then repaired or rebuilt, the Owners of each Building Lot agree that minor encroachments over adjoining Building Lots that existed prior to the encroachment may be reconstructed pursuant to the easement granted by this paragraph.

14.2 Easements of Access. Grantor expressly reserves for the benefit of all the Property reciprocal easements of access, ingress and egress for all Owners to and from their respective Building Lots for installation and repair of utility services, for drainage of water over, across and upon adjacent Building Lots, and Common Areas, resulting from the normal use of adjoining Building Lots or Common Areas, and for necessary maintenance and repair of any Improvement including fencing, retaining walls, lighting facilities, mailboxes and sidewalk abutments, trees and landscaping. Such easements may be used by Grantor, and by all Owners,

their guests, tenants and invitees, residing on or temporarily visiting the Property, for pedestrian walkways, vehicular access and such other purposes reasonably necessary for the use and enjoyment of a Building Lot or Common Area.

14.3 Drainage and Utility Easements. Notwithstanding anything expressly or impliedly contained herein to the contrary, this Declaration shall be subject to all easements heretofore or hereafter granted by Grantor for the installation and maintenance of utilities and drainage facilities that are required for the development of the Property. In addition, Grantor hereby reserves for the benefit of any Association the right to grant additional easements and rights-of-way over the Property and/or a Tract, as appropriate, to utility companies and public agencies as necessary or expedient for the proper development of the Property until close of escrow for the sale of the last Building Lot in the Property to a purchaser.

14.3.1 Improvement of Drainage and Utility Easement Areas. The Owners of Building Lots are hereby restricted and enjoined from constructing any Improvements upon any drainage or utility easement areas as shown on the Plat of Falcon Crest or otherwise designated in any recorded document which would interfere with or prevent the easement from being used for such purpose; provided, however that the Owner of such Building Lots and the Grantor, Association or designated entity with regard to the landscaping easement described in this Article XIII, shall be entitled to install and maintain landscaping on such easement areas, and also shall be entitled to build and maintain fencing on such easement areas subject to approval by the Association Design Review Committee, so long as the same would not interfere with or prevent the easement areas from being used for their intended purposes; provided, that any damage sustained to Improvements on the easement areas as a result of legitimate use of the easement area shall be the sole and exclusive obligation of the Owner of the Building Lot whose Improvements were so damaged.

14.4 Rights and Duties Concerning Utility Easements. The rights and duties of the Owners of the Building Lots within the Property with respect to utilities shall be governed by the following:

14.4.1 Wherever utility house connections are installed within the Property, which connections or any portions thereof lie in or upon Building Lots owned by an Owner other than the Owner of the Building Lot served by the connections, the Owner of the Building Lot served by the connections shall have the right, and is hereby granted an easement to the full extent necessary therefore, to enter upon any Building Lot or to have their agent enter upon any Building Lot within the Property in or upon which said connections or any portion thereof lie, to repair, replace and generally maintain the connections as and when it may be necessary.

14.4.2 Whenever utility house connections are installed within the Property, which connections serve more than one Building Lot, the Owner of each Building Lot served by the connections shall be entitled to full use and enjoyment of such portions of said connections as service such Owner's Building Lot.

14.5 Driveway Easements. Whenever a driveway is installed within the Property which in whole or in part lies upon a Building Lot owned by an Owner other than the Owner of the Building Lot served, or installed to serve more than one Building Lot, the Owner of each Building Lot served or to be served by such driveway shall be entitled to full use and enjoyment of such other Building Lot as required to service such Owner's Building Lot or to repair, replace or maintain such driveway.

14.6 Disputes as to Sharing of Costs. In the event of a dispute between Owners with respect to the repair or rebuilding of utility connections or driveways, or with respect to the sharing of the cost therefore, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to the Board which shall decide the dispute and, if appropriate, make an appropriate Assessment against any or all of the Owners involved on behalf of the prevailing Owner(s), which Assessment shall be collected and enforced in the manner provided by this Declaration for Limited Assessments.

14.7 General Landscape Easement. An easement is hereby reserved to each appropriate Association, its contractors and agents, to enter those portions of Building Lots, for the purpose of installing, maintaining, replacing and restoring exterior landscaping, and natural vegetation and habitat. Such landscaping activity shall include, by way of illustration and not of limitation, the mowing of lawns, irrigation, sprinkling, tree and shrub trimming and pruning, walkway improvement, seasonal planting and such other landscaping activities within the Property as such Association shall determine to be necessary from time to time.

14.8 Overhang Easement. There shall be an exclusive easement appurtenant to each Building Lot over the Common Areas for overhanging eaves, and for any projections from the buildings, which projections shall not extend beyond the eave line.

14.9 Maintenance and Use Easement Between Walls and Lot Lines. Whenever the wall of a structure, or a fence or retaining wall, constructed on a Building Lot under plans and specifications approved by the Design Review Committee is located within three (3) feet of the lot line of such Building Lot, the Owner of such Building Lot is hereby granted an easement over and on the adjoining Building Lot (not to exceed 3 feet from the Building Lot line) for purposes of maintaining and repairing such wall or fence and eaves or other overhangs, and the Owner of such adjoining Building Lot is hereby granted an easement for landscaping purposes over and on the area lying between the lot line and such structure or fence so long as such use does not cause damage to the structure or fence. The Association has the right to enter onto any Building Lot to repair and/or replace any fencing located along the Common Area boundary line, and the Association is granted an easement (not to exceed 5 feet from the Building Lot line) for such purposes. Owners are prohibited from repairing or replacing any Common Area boundary fencing, and the Association may bill an Owner for such Owner's proportionate share of fencing maintenance performed by the Association.

#### ARTICLE XV: MISCELLANEOUS

15.1 Term. The easements created hereunder shall be perpetual, subject only to extinguishment by the holders of such easements as provided by law. The covenants, conditions, restrictions and equitable servitudes of this Declaration shall run until December 31, 2040, unless

amended as herein provided. After December 31, 2040, such covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each, unless extinguished by a written instrument executed by Members holding at least three-fourths (3/4) of the voting power of the Association and such written instrument is recorded with the Ada County Recorder. Further provided that the Association shall not be dissolved without the prior written approval of the City of Kuna and Ada County Highway District, such consent not to be unreasonably withheld provided that a responsible successor organization shall agree to perform those maintenance responsibilities arising from applicable city and county governmental requirements.

## 15.2 Amendment.

15.2.1 By Grantor. Except as provided in paragraph 14.3 below, until the recordation of the first deed to a Building Lot in the Property, the provisions of this Declaration may be amended, modified, clarified, supplemented, added to (collectively, "amendment") or terminated by Grantor by recordation of a written instrument setting forth such amendment or termination. Any amendment affecting only a particular Tract may be made by Grantor by an amendment to this Declaration at any time up to the recordation of the first deed to a Building Lot in such Tract.

15.2.2 By Owners. Except where a greater percentage is required by express provision in this Declaration, the provisions of this Declaration, other than this Article XIV, any amendment shall be by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying and attesting that such amendment has been approved by the vote or written consent of Owners representing more than fifty percent (50%) of the votes in the Association, and such amendment shall be effective upon its recordation with the Ada County Recorder. Any amendment to this Article XIV shall require the vote or written consent of Members holding ninety-five percent (95%) of the voting power of the Association.

15.2.3 Effect of Amendment. Any amendment of this Declaration approved in the manner specified above shall be binding on and effective as to all Owners and their respective properties notwithstanding that such Owners may not have voted for or consented to such amendment. Such amendments may add to and increase the covenants, conditions, restrictions and easements applicable to the Property but shall not prohibit or unreasonably interfere with the allowed uses of such Owner's property which existed prior to the said amendment.

15.3 Mortgage Protection. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat or render invalid the rights of the beneficiary under any first deed of trust upon a Building Lot made in good faith and for value, and recorded prior to the recordation of such amendment, provided that after foreclosure of any such first deed of trust such Building Lot shall remain subject to this Declaration, as amended.

15.4 Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been

deposited in the United States mail, postage prepaid, addressed to any person at the address given by such person to the Association for the purpose of service of such notice, or to the residence of such person if no address has been given to the Association. Such address may be changed from time to time by notice in writing to the Association, as provided in this paragraph.

15.5 Enforcement and Non-Waiver.

15.5.1 Right of Enforcement. Except as otherwise provided herein, any Owner of any Building Lot shall have the right to enforce any or all of the provisions hereof against any property within the Property and Owners thereof.

15.5.2 Violations and Nuisances. The failure of any Owner of a Building Lot to comply with any provision hereof, or with any provision of the Articles or Bylaws of any Association, is hereby declared a nuisance and will give rise to a cause of action in the Grantor, the Association or any Owner Building Lot(s) within the Property for recovery of damages or for negative or affirmative injunctive relief or both. However, any other provision to the contrary notwithstanding, only Grantor, the Association, the Board, or a duly authorized agent of any of them, may enforce by self-help any of the provisions hereof only if such self-help is preceded by reasonable notice to the Owner.

15.5.3 Violation of Law. Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth in this Declaration and any or all enforcement procedures in law and equity.

15.5.4 Remedies Cumulative. Each remedy provided herein is cumulative and not exclusive.

15.5.5 Non-Waiver. The failure to enforce any of the provisions herein at any time shall not constitute a waiver of the right to enforce any such provision.

15.6 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Property. This Declaration shall be construed and governed under the laws of the State of Idaho.

15.6.1 Restrictions Construed Together. All of the provisions hereof shall be liberally construed together to promote and effectuate the fundamental concepts of the development of the Property as set forth in the recitals of this Declaration.

15.6.2 Restrictions Severable. Notwithstanding the provisions of the foregoing paragraph 15.6.1, each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision herein.

15.6.3 Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each including the masculine, feminine and neuter.

15.6.4 Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

15.7 Successors and Assigns. All references herein to Grantor, Owners, any Association or person shall be construed to include all successors, assigns, partners and authorized agents of such Grantor, Owners, Association or person.

[remainder of page is intentionally blank]

IN WITNESS WHEREOF, Grantor has set its hand this \_\_\_\_ day of \_\_\_\_\_, 2018.

M3 Acquisitions, L.L.C.,  
an Arizona limited liability company

By: M3 Builders, L.L.C.,  
an Arizona limited liability company

Its: Manager

By: The M3 Companies, L.L.C.,  
an Arizona limited liability company

Its: Sole member

By: \_\_\_\_\_  
William I. Brownlee, Manager

STATE OF \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared William I. Brownlee, known or identified to me to be the Manager of The M3 Companies, L.L.C., the limited liability company that is the Sole Member of M3 Builders, L.L.C., the limited liability company that is the Manager of **M3 Acquisitions, L.L.C.**, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY  
POTENTIALLY SUBJECT TO THIS DECLARATION**

**EXHIBIT B**

**FINAL PLAT FOR FALCON CREST  
PHASE 1**



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho )  
                          )  
County of Ada )

1. Falcon Crest Holdings LLC , 4222 E Camelback Rd, Ste H100  
Name Address  
Phoenix , AZ 85018  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my  
permission to JUB Engineers, Inc. 250 S Beechwood Ave, Boise, ID 83709  
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 15<sup>th</sup> day of May, 2019

[Signature]  
Signature

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



Marianne Arko  
Notary Public for Idaho Arizona

Residing at: Maricopa, Arizona

My commission expires: 06/17/2022

received  
5.16.19





# City of Kuna Design Review Application

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

FILE NO.: 19-03-S, 19-14-DR  
CROSS REF.: \_\_\_\_\_  
FILES: \_\_\_\_\_

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

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

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

### Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/> Date of pre- application meeting : <u>April 11, 2019</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>		<input type="checkbox"/>
<input checked="" type="checkbox"/> A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>		<input type="checkbox"/>
<input checked="" type="checkbox"/> Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.		<input type="checkbox"/>
<input checked="" type="checkbox"/> One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.		<input type="checkbox"/>
<input checked="" type="checkbox"/> One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').		<input type="checkbox"/>
<input checked="" type="checkbox"/> Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.		<input type="checkbox"/>

**received**  
5.16.19

Exhibit  
**A3**

X

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

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

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

N/A

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

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

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

### Site Plan

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

## Landscape and Streetscape Plan

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

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

### **Building Elevations**

Applicant  
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)  
*Note: Four (4) elevations to include all sides of development and must be in color*

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff  
Use

### **Lighting Plan**

Applicant  
Use

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

*Note: The City encourages use of "dark sky" lighting fixtures*

Placement of all light fixtures shown on elevations and landscaping plans

Staff  
Use

### **Roof Plans**

Applicant  
Use

Size and location of all roof top mechanical units

Staff  
Use

# Design Review Application

Applicant: Wendy Shrief, JUB Engineers, Inc. Phone: 208-376-7330

Owner

Representative

Fax/Email: wshrief@jub.com

Applicant's Address: 250 S. Beechwood Ave., Ste. 20, Boise, ID

Zip: 83709

Owner: Falcon Crest, LLC

Phone: \_\_\_\_\_

Owner's Address: 2528 N Cloverdale Rd., Boise, ID

Email: \_\_\_\_\_

Zip: 83709

Represented By: *(if different from above)* Same as above.

Phone: \_\_\_\_\_

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

Email: \_\_\_\_\_

Zip: \_\_\_\_\_

Address of Property: 11102 S. Cloverdale Rd., Kuna, ID

Zip: 83634

Distance from Major  
Cross Street:

0.60 miles

Street  
Name(s):

E Kuna Road and  
S. Cloverdale Road

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

BUILDING DESIGN REVIEW  
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION  
 STAFF LEVEL APPLICATION

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

Construct a new subdivision with required landscaped buffers and common areas.

1. Dimension of Property: \_\_\_\_\_

2. Current Land Use(s): Agriculture

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

North: Falcon Crest Golf Course

South: Vacant

East: Falcon Crest Golf Course

West: Rural Residential

4. Is the project intended to be phased, if so what is the phasing time period? \_\_\_\_\_

Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: There will approximately 116 lots (including residential and common lots)

6. Building heights: N/A Number of stories: N/A

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

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

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

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

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

	MATERIAL		COLOR
Roof:	<u>N/A</u>	/	<u>N/A</u>

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

N/A

% of Wood application:	<u>N/A</u>	/	<u>N/A</u>
------------------------	------------	---	------------

% EIFS: <small>(Exterior Insulation Finish System)</small>	<u>N/A</u>	/	<u>N/A</u>
---	------------	---	------------

% Masonry:	<u>N/A</u>	/	<u>N/A</u>
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% Face Block:	<u>N/A</u>	/	<u>N/A</u>
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% Stucco:	<u>N/A</u>	/	<u>N/A</u>
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& other material(s):	<u>N/A</u>	/	<u>N/A</u>
----------------------	------------	---	------------

List all other materials:	<u>N/A</u>		
---------------------------	------------	--	--

Windows/Doors: <small>(Type of window frames &amp; styles / doors &amp; styles, material)</small>	<u>N/A</u>	/	<u>N/A</u>
--	------------	---	------------

Soffits and fascia material:	<u>N/A</u>	/	<u>N/A</u>
------------------------------	------------	---	------------

Trim, etc.:	<u>N/A</u>	/	<u>N/A</u>
-------------	------------	---	------------

Other:	<u>N/A</u>	/	<u>N/A</u>
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9. Please identify Mechanical Units: N/A

Type/Height: N/A

Proposed Screening Method: N/A

10. Please identify trash enclosure: (size, location, screening & construction materials) N/A

11. Are there any irrigation ditches/canals on or adjacent to the property? N/A

If yes, what is the name of the irrigation or drainage provider? N/A

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

Type: Vinyl, wrought iron, and solid wall with lattice.



Signature of Applicant Wendy Shuf Date 5/14/19  
City staff comments:  
\_\_\_\_\_  
\_\_\_\_\_

Signature of receipt by City Staff \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADDITIONAL INFORMATION:**  
(Please list page number and item in reference)

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J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

May 13, 2019

Wendy Howell, PCED  
Planning and Zoning Director  
City of Kuna  
Kuna, Idaho 83643

**RE: ROBINHOOD SUBDIVISION – LANDSCAPING DESIGN REVIEW**

Dear Ms. Howell:

On behalf of our client, M3 Companies, LLC, please accept this application for Design Review of the landscaping elements for Robinhood Subdivision located on S. Cloverdale Road, in Kuna, Idaho at 11102 S Cloverdale Rd, Kuna, ID. Robinhood Subdivision includes a total of 116 lots on 36.72 acres.

**Design Review**

The landscaping proposed in this development includes elements that are outlined in Chapter 17 of the Kuna City Code.

As noted on the enclosed plans, the landscaping shall be installed in accordance with Chapter 17 of the Kuna City Code. Maintenance will be provided by the homeowner's association for the development.

No alternative compliance requests are being made with this application. The enclosed application has been submitted in accordance with the requirements of the City of Kuna. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,

Wendy Shrief, AICP  
J-U-B ENGINEERS, Inc.

received  
5.16.19

Exhibit  
A2F



J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

September 12, 2019

Wendy Howell, PCED  
Planning and Zoning Director  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

**RE: ROBINHOOD SUBDIVISION –REZONE**

Dear Ms. Howell:

On behalf of our client, M3 ID Falcon Crest, LLC, please accept this request for a Rezone Application to rezone a portion of Robinhood Subdivision to R-6 from R-12. The proposed development is located on the east side of S. Cloverdale Road immediately adjacent to the existing Falcon Crest Golf Course. The subject property has been annexed into the City of Kuna. The address for the subject property is 11102 S Cloverdale Rd, Kuna, Idaho.

**Rezone Application**

Our client is proposing to rezone an approximately 25.08 acre parcel in Robinhood Subdivision which is currently zoned R-12 to R-6 zoning. The rezone will result in a decrease in allowable density. An exhibit showing the location of the area to be rezoned is attached as a part of this application.

A Neighborhood Meeting notice was sent to all neighbors within 450' of the project boundaries. The Neighborhood Meeting was held on September 11, 2019.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna and will comply with all applicable local, state and federal requirements. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,  
J-U-B ENGINEERS, Inc.

Wendy Shrief, AICP

NEW YORK CANAL

R-6

FALCON CREST GOLF COURSE

R-12

E. DEER FLAT ROAD

CLOVERDALE RIDGE ESTATES SUBDIVISION

S. CLOVERDALE ROAD

R-12 TO R-6

CUTTING HORSE DR

R-6



SCALE IN FEET



J-U-B ENGINEERS, INC.

FALCON CREST  
KUNA, IDAHO  
REZONE VICINITY MAP

Plot Date: 9/11/2019 11:04 AM. Plotted By: Everett Emmert  
C:\msd\upna\17019\FALCONCREST\SUBDIVISION\CAD\EXHIBITS\REZONE EXHIBIT.DWG  
C:\msd\upna\17019\FALCONCREST\SUBDIVISION\CAD\EXHIBITS\REZONE EXHIBIT.DWG

LAST UPDATED: 9/11/2019  
FALCONCREST REZONE EXHIBIT



ROBINHOOD SUBDIVISION  
ZONE R-12 TO R-6  
LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

**COMMENCING** at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter-corner of said Section 22; Thence continuing along said west line, North 00°42'27" East, 1142.35 feet; Thence departing from said west line, South 89°17'33" East, 48.00 feet to the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records; Thence departing from said easterly right-of-way line, South 55°00'22" East, 79.02 feet; Thence South 00°42'27" West, 110.67 feet; Thence South 70°31'04" East, 85.38 feet; Thence South 89°17'33" East, 440.03 feet; Thence North 86°39'34" East, 21.08 feet to the **POINT OF BEGINNING**;

Thence N 00°36'05" W, 230.04 feet;

Thence N 73°23'45" W, 47.82 feet;

Thence N 49°58'04" W, 84.86 feet;

Thence N 35°04'13" W, 85.12 feet;

Thence N 24°40'27" W, 85.69 feet;

Thence N 08°49'29" W, 460.11 feet;

Thence N 11°08'36" W, 506.18 feet;

Thence S 78°48'01" E, 355.07 feet;

Thence N 84°05'51" E, 51.29 feet;

Thence N 68°00'12" E, 596.38 feet;

Thence S 21°59'48" E, 42.82 feet;

Thence S 21°40'51" W, 156.06 feet;

Thence S 60°39'42" W, 36.71 feet to the beginning of a non-tangent curve;

Thence along said non-tangent curve to the right an arc length of 54.81 feet, having a radius of 56.00 feet, a central angle of 56°04'34", a chord bearing of S 09°45'34" E and a chord length of 52.65 feet;

Thence S 18°16'43" W, 89.69 feet;

Thence S 66°51'30" W, 442.48 feet;

Thence S 56°08'46" W, 49.18 feet;

Thence S 30°17'23" W, 46.37 feet;

**J-U-B ENGINEERS, INC.**

Thence S 06°02'31" W, 43.10 feet;  
Thence S 15°29'35" E, 51.49 feet;  
Thence S 18°26'47" E, 52.22 feet;  
Thence S 22°02'23" E, 53.33 feet;  
Thence S 10°19'47" E, 50.57 feet;  
Thence S 01°41'08" E, 170.00 feet;  
Thence S 08°36'49" E, 54.53 feet;  
Thence S 43°41'14" E, 52.60 feet;  
Thence S 81°20'14" E, 52.60 feet;  
Thence S 10°09'44" E, 120.00 feet to the beginning of a non-tangent curve;  
Thence along said non-tangent curve to the left an arc length of 66.95 feet, having a radius of 201.50 feet, a central angle of 19°02'10", a chord bearing of N 70°19'11" E and a chord length of 66.64 feet;  
Thence N 60°48'05" E, 116.36 feet to the beginning of a curve;  
Thence along said curve to the right an arc length of 69.03 feet, having a radius of 373.50 feet, a central angle of 10°35'23", a chord bearing of N 66°05'47" E and a chord length of 68.93 feet to the beginning of a reverse curve;  
Thence along said reverse curve to the left an arc length of 56.49 feet, having a radius of 50.00 feet, a central angle of 64°43'56", a chord bearing of N 39°01'31" E and a chord length of 53.53 feet;  
Thence N 60°29'17" W, 61.32 feet;  
Thence N 50°32'11" W, 79.42 feet;  
Thence N 35°20'42" W, 79.20 feet;  
Thence N 19°05'05" W, 79.20 feet;  
Thence N 02°49'29" W, 79.20 feet;  
Thence N 13°26'08" E, 79.20 feet;  
Thence N 29°41'45" E, 79.20 feet;  
Thence N 45°57'22" E, 79.20 feet;  
Thence N 67°22'53" E, 78.51 feet;  
Thence N 79°51'40" E, 67.05 feet;  
Thence N 84°25'44" E, 73.72 feet;  
Thence S 72°04'52" E, 21.37 feet;  
Thence N 09°23'47" E, 106.17 feet;  
Thence N 17°05'11" E, 58.67 feet;  
Thence N 27°05'58" E, 152.56 feet;  
Thence N 34°44'51" E, 68.61 feet;  
Thence S 65°29'46" E, 95.99 feet;  
Thence N 03°19'30" E, 30.03 feet to the beginning of a curve;  
Thence along said curve to the left an arc length of 65.73 feet, having a radius of 100.00 feet, a central angle of 37°39'30", a chord bearing of N 15°30'15" W and a chord length of 64.55 feet to the beginning of a reverse curve;



**J-U-B ENGINEERS, INC.**

Thence along said reverse curve to the right an arc length of 94.26 feet, having a radius of 56.00 feet, a central angle of 96°26'19", a chord bearing of N 13°53'09" E and a chord length of 83.52 feet;  
 Thence N 43°58'57" W, 119.64 feet;  
 Thence N 68°00'12" E, 133.72 feet;  
 Thence S 43°58'57" E, 117.87 feet;  
 Thence S 10°05'24" E, 42.36 feet;  
 Thence S 16°42'00" W, 1,569.30 feet;  
 Thence S 86°39'34" W, 532.21 feet to the **POINT OF BEGINNING**.

TOGETHER WITH that portion of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County, Idaho, particularly described as follows:

**COMMENCING** at the southwest corner of said Section 22, from which the south quarter-corner of said Section 22 bears South 89°57'42" East, 2660.56 feet; Thence along the west line of said Section 22, North 00°42'47" East, 2650.93 feet to the west quarter-corner of said Section 22; Thence continuing along said west line, North 00°42'27" East, 1142.35 feet; Thence departing from said west line, South 89°17'33" East, 48.00 feet to the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records and the **POINT OF BEGINNING**;

Thence departing from said easterly right-of-way line, South 55°00'22" East, 79.02 feet;  
 Thence South 00°42'27" West, 110.67 feet; Thence South 70°31'04" East, 85.38 feet;  
 Thence North 89°17'33" West, 146.13 feet to said easterly right-of-way line;  
 Thence North 00°42'27" East, 182.66 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 25.08 acres, more or less.

Robert L. Kazarinoff, PLS



09/11/2019



# Neighborhood Meeting Certification

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

## GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Rezone Application

Date and time of neighborhood meeting: September 11, 2019 6:00 - 7:00

Location of neighborhood meeting: Falcon Crest Golf Course Event Tent

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 22 Township: 2N Range: 1E Total Acres: 36.72

Subdivision Name: Robinhood Subdivision Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: S. Cloverdale Tax Parcel Number(s): S142212410; S142212000

Adjacent to Falcon Crest Golf Course S142233700

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

## CURRENT PROPERTY OWNER:

Name: Falcon Crest LLC

Address: 11102 S. Cloverdale City: Kuna State: ID Zip: 83634

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

Name: Wendy Shrief Business (if applicable): JUB Engineers

Address: 250 S. Beechwood Ave. City: Boise State: ID Zip: 83709

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

\_\_\_\_\_

Re-zone

\_\_\_\_\_

Subdivision (Sketch Plat and/or Prelim. Plat)

Rezone from R-12 to R-6

Special Use

\_\_\_\_\_

Variance

\_\_\_\_\_

Expansion of Extension of a Nonconforming Use

\_\_\_\_\_

Zoning Ordinance Map Amendment

\_\_\_\_\_

**APPLICANT:**

Name: JUB Engineers / Wendy Shrief

Address: 250 S. Beechwood Ave.

City: Boise

State: ID

Zip: 83709

Telephone: 208.376.7330

Fax: \_\_\_\_\_

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

Signature: (Applicant)

Wg n20

Date

9/12/19

## NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9/12/19 Number of Attendees: 4

Meeting Location: Falcon Crest Golf Course

Description of Project Presented:

- Presented map showing proposed zoning change from R-12 to R-6

Attendee's comments:

Questions on timing of construction of project; impacts on traffic; impacts on existing wells; prices of homes in subdivision

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

Wendy Shrieff

Printed Name

Wendy Shrieff

Signature

9/12/19

Date

# SIGN IN SHEET

PROJECT NAME: Robinhood Subdivision Rezone

Date: 9/11/19

	Name	Address	Zip	Phone
1	Donna Young	26588 E. Deer Flat	83634	208 921-9172
2	Tray Young	" "	"	" "
3	Amy Ruhs.	<del>to</del> youngdm63@gmail.com		
4	Amy Ruhs.	11589 S claverdale Rd		775-293-2107
5	John Ruhs.	" "	"	775-293-2109
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*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

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

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

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

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

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

*Wj Adl*

Applicant/agent signature

*9/12/19*

Date

Jim and Michelle Tucker  
12131 W. Precept, Kuna, Idaho 83634

August 15, 2019

City of Kuna  
Planning and Zoning  
751 W 4th St, Kuna, ID 83634

RE: Robinhood Subdivision

We are writing to comment on the proposed **Robinhood Subdivision** at Falcon Crest Development. We live in Arrowrock Subdivision at the intersection of Kuna Mora and Cloverdale Road. We commute to State Street in Garden Valley each day for work. We make our comments without the benefit of seeing a plat or detailed proposal information.

We strongly encourage the City to consider the transportation plan for this 300-home development. Access currently on Cloverdale Road is backed up for many street crossings during commuter hours. Turning lanes and pull outs don't exist and the speed limit is 50 mph. The crossroad adjacent to the proposal, Kuna Road is a dead end and no other outlet exists than Cloverdale. Increasing traffic counts in this area will negatively impact the existing residents and commuters if this is not taken into consideration. We ask that the Developer be required to provide an alternative outlet, turning lanes and/or other solution to this problem.

As our community continues to grow, we must be proactive in protecting our citizens who have invested in their existing properties. Kuna is a great place to live and is a great place for potential growth, if planning is conducted in a strategic manner and the onus for change is placed on the parties profiting from development, rather than the existing homeowners.

Thank you,

*Michelle Tucker*

Cc: Ada County Highway District

**received**  
8.15.17